

Spotlight / Commercial Real Estate

A weekly look at office and industrial real estate in the county.

PLACENTIA COMMERCIAL AND INDUSTRIAL REAL ESTATE

A look at commercial real estate data in Placentia as of June 30, 1989.

OFFICE BUILDINGS

Existing Buildings

Number	4
Total square feet	155,868
Vacant space	102,947
Vacancy rate	66.05

Buildings Under Construction

Number	None
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Monthly Lease Rates Per Square Foot

Existing Vacant Office Space	Space Under Construction
Average	\$1.50
Low	\$1.40
High	\$1.55
	None

High-Tech/Research & Development Space

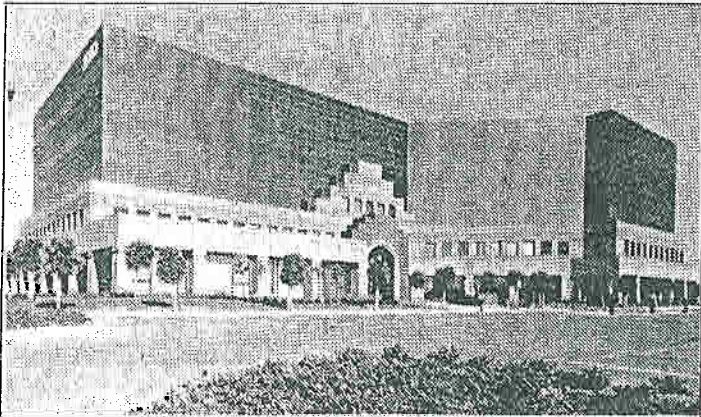
Sale price per square foot	Lease price per square foot
Average	—
Low	—
High	—
	Average
	Low
	High

Manufacturing/Warehouse Space

Sale price per square foot	Lease price per square foot
Average	\$64.63
Low	\$58.50
High	\$68.00
	Average
	Low
	High

Source: Coldwell Banker

FOCUS: 2020 BUILDING



Hutton Development's 2020 Building in Santa Ana contains 110,283 square feet and is 85% leased. The five-story office building is close to the Santa Ana Freeway, just west of the interchange of the Santa Ana and Costa Mesa freeways. Designed by McMahon Partners, it features blue reflective glass and contrasting peach-colored columns.

FACTS AND FIGURES

Address	2020 E. 1st St., Santa Ana
Developer	Hutton Development Co., Inc.
Architect	McMahon Partners
Broker	Hutton Realty Services
Financing	Mitsubishi Bank
Number of floors	5
Square feet	110,283
Use	Office
Cost (land and building)	\$18.5 million
Date completed	1985
Percentage of building leased	85%
Parking capacity	392
Rental cost per square foot	\$1.75

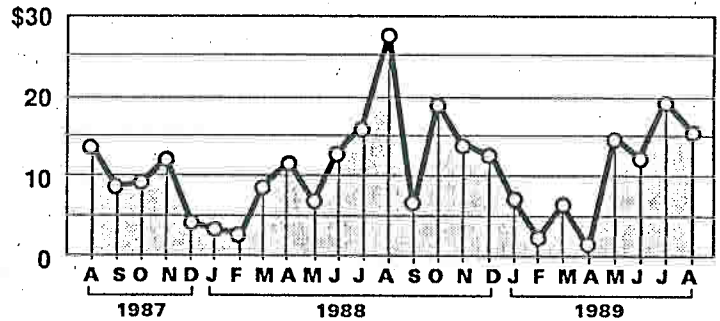
MAJOR TENANTS

	Square feet
Amplicon	22,414
Fabozzi & Prenovost	11,183
Greg Smith & Partners	10,402
Kobel & Associates	6,297

Source: Hubbert-Stewart Advertising & Public Relations

TRENDS: BUILDING PERMITS COUNTYWIDE

INDUSTRIAL BUILDING PERMITS BY MONTH, 1988-89



(Dollar amounts are in \$1,000s)

	Aug. '89	July '89	Aug. '88	Year to Date 1989	1988
Residential	\$174,013	\$223,018	\$174,291	\$1,508,304	\$1,686,091
Industrial	\$15,459	\$19,293	\$28,670	\$84,217	\$88,845
Office	\$53,660	\$20,687	\$70,124	\$263,344	\$307,540
Retail	\$8,994	\$6,443	\$23,361	\$118,111	\$155,625

Source: Construction Industry Research Board