



Santa Ana Repositioning Project

3100 & 3120 W Central Ave.
Santa Ana, CA 92704

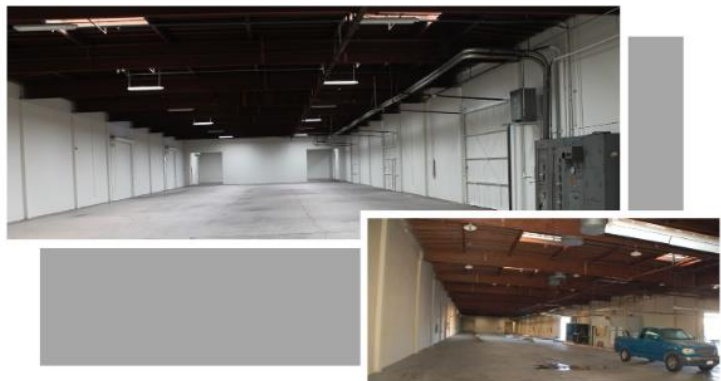
SITUATION

HPP purchased the 59,000 square foot property at 3100 Central Avenue in Santa Ana earlier this year. The property has been used for 4 decades as a manufacturing facility, and the previous owner had acquired adjacent properties during its ownership. HPP appreciated the zero lot line configuration of the project, which created a massive yard, but had relatively high site coverage — two characteristics that are not normally found in the same project.



ACTION PLAN

HPP needed to fully renovate the property's mechanical, lighting, roofing and office areas. The property also required a substantial cosmetic upgrade, which included painting the interior and exterior warehouse areas, newly redesigned and ADA compliant parking areas, all new landscaping, and state of the art LED interior and exterior lighting. Substantial demolition was undertaken in the warehouse as well as the main office areas to create a more modern and flexible office environment.



RESULTS

Finally, a cost efficient exterior treatment was sought to better unify the disparate buildings in the complex. This was accomplished by utilizing an aluminized panel and corrugated steel facade that incorporated additional window lights and all new storefronts. Installed on the two main buildings, it created a consistent exterior treatment that developed a unifying identity for the project. The results speak for themselves.