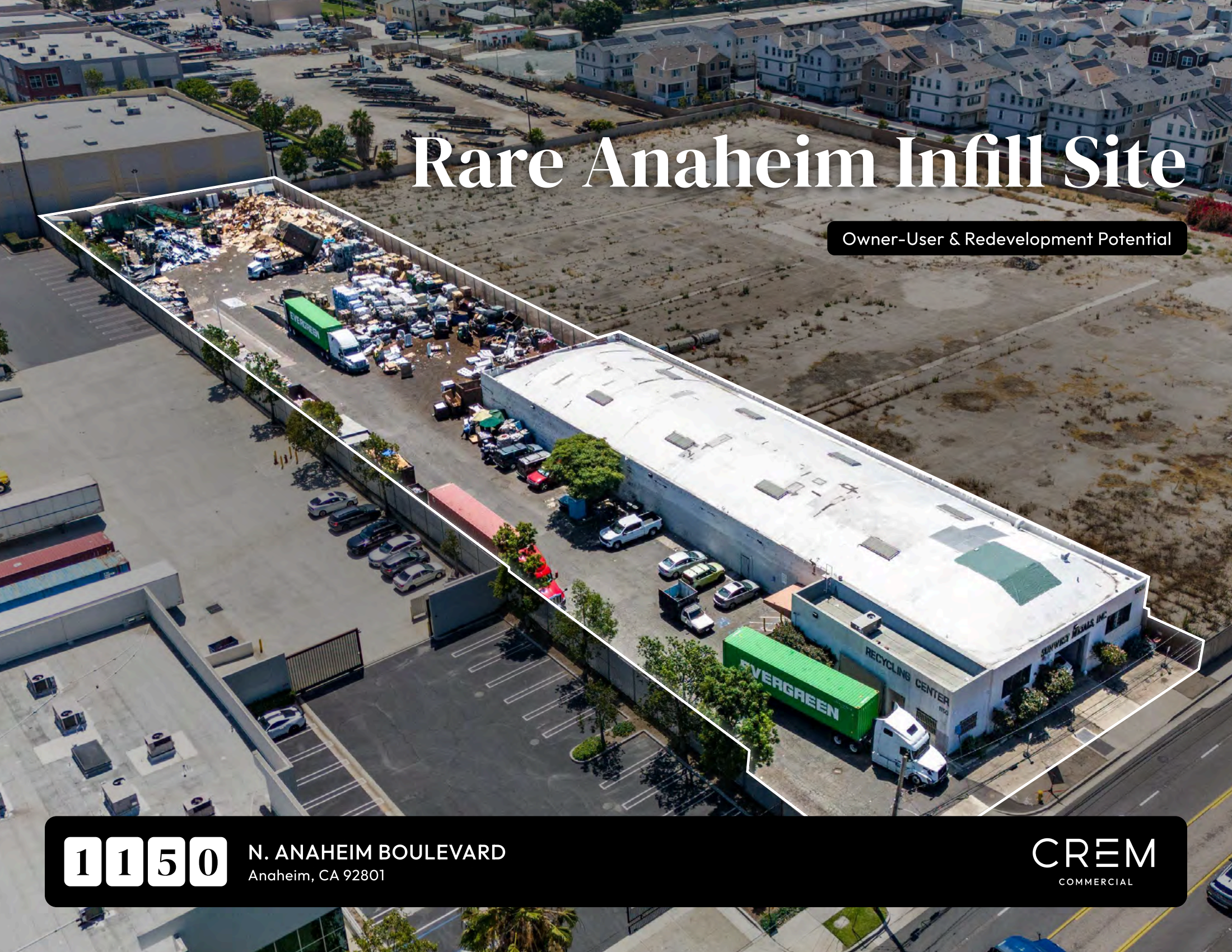


Rare Anaheim Infill Site

Owner-User & Redevelopment Potential



1150

N. ANAHEIM BOULEVARD
Anaheim, CA 92801

CREM
COMMERCIAL

RECYCLING CENTER

1150

SUNWEST METALS, INC.

1150

Executive Summary

The CREM Group is pleased to exclusively offer for sale 1150 N. Anaheim Boulevard, a rare opportunity to acquire an approximately 13,500-square-foot industrial facility situated on approximately 1.45 acres in the heart of Anaheim. The Property offers exceptional flexibility and may appeal to owner-users, investors, and developers seeking a well-located asset with multiple paths to value creation.

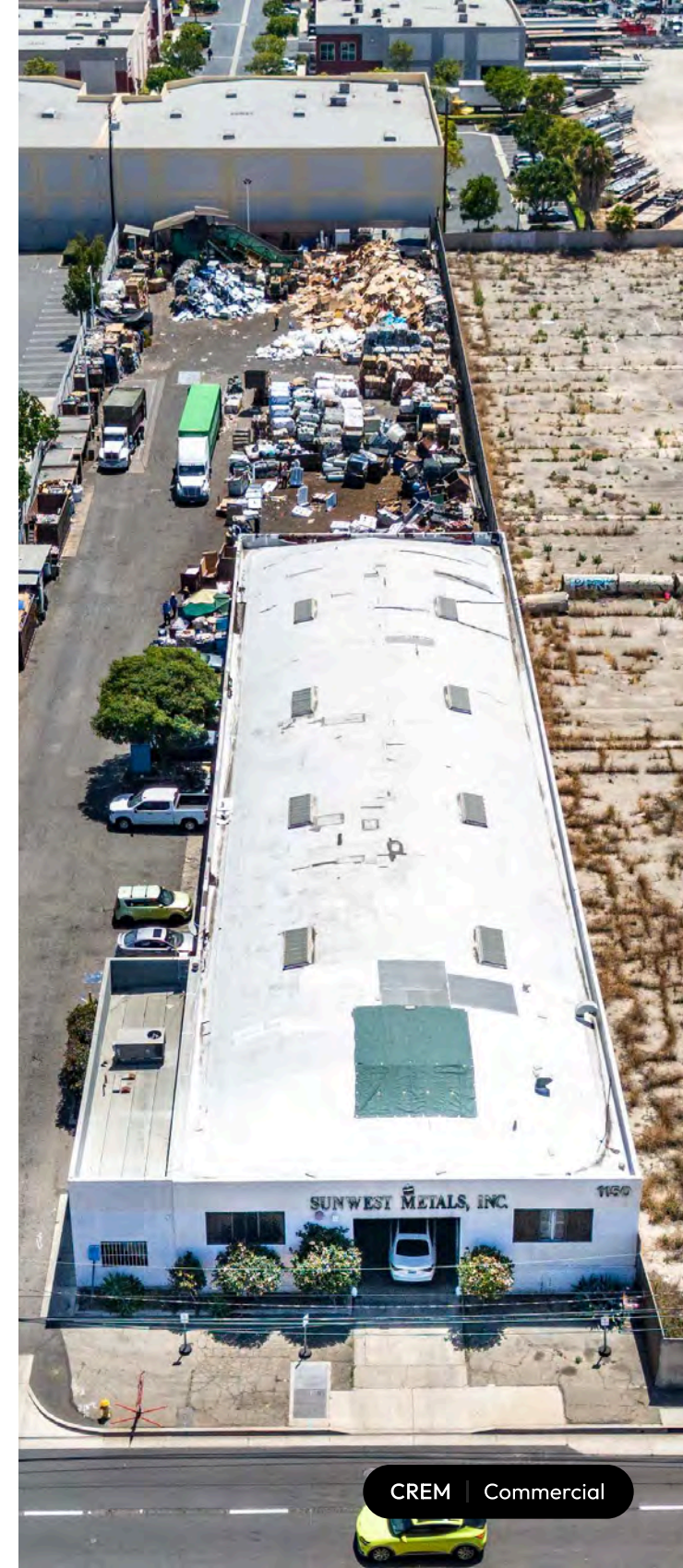


Historically operated as a recycling facility, the Property benefits from extensive existing infrastructure and a functional site layout capable of supporting a variety of industrial and outdoor storage uses. In addition, a substantial inventory of vehicles, equipment, operational systems, and business assets is available for acquisition, presenting a unique opportunity for a buyer seeking to continue a similar operation or establish a new industrial use with significantly reduced startup costs.

Beyond its existing utility, the Property is located within a rapidly evolving corridor experiencing significant public and private investment. Recent and planned residential developments in the immediate area, including a recently completed 162-unit Lennar community and a planned 269-unit multifamily project adjacent to the Property, highlight the continued transformation of the surrounding neighborhood and growing demand for housing in central Anaheim.

Strategically positioned along Anaheim Boulevard, the Property offers convenient access to Interstate 5, State Route 91, State Route 57, and State Route 22, as well as proximity to the Anaheim Regional Transportation Intermodal Center (ARTIC), one of Southern California's premier transportation hubs. The site also benefits from its proximity to major employment centers and regional attractions, including the Anaheim Packing District, Platinum Triangle, Disneyland Resort, Angel Stadium, and Honda Center.

Supported by strong demographics, including average household incomes exceeding \$112,000 within a three-mile radius, the Property presents a compelling opportunity to acquire a strategically located asset that can serve a variety of industrial, investment, or redevelopment objectives.



Property Details



ADDRESS: 1150 N. ANAHEIM BOULEVARD
ANAHEIM, CA 92801

PRICE: SUBMIT BEST OFFER

BUILDING SIZE: 13,500

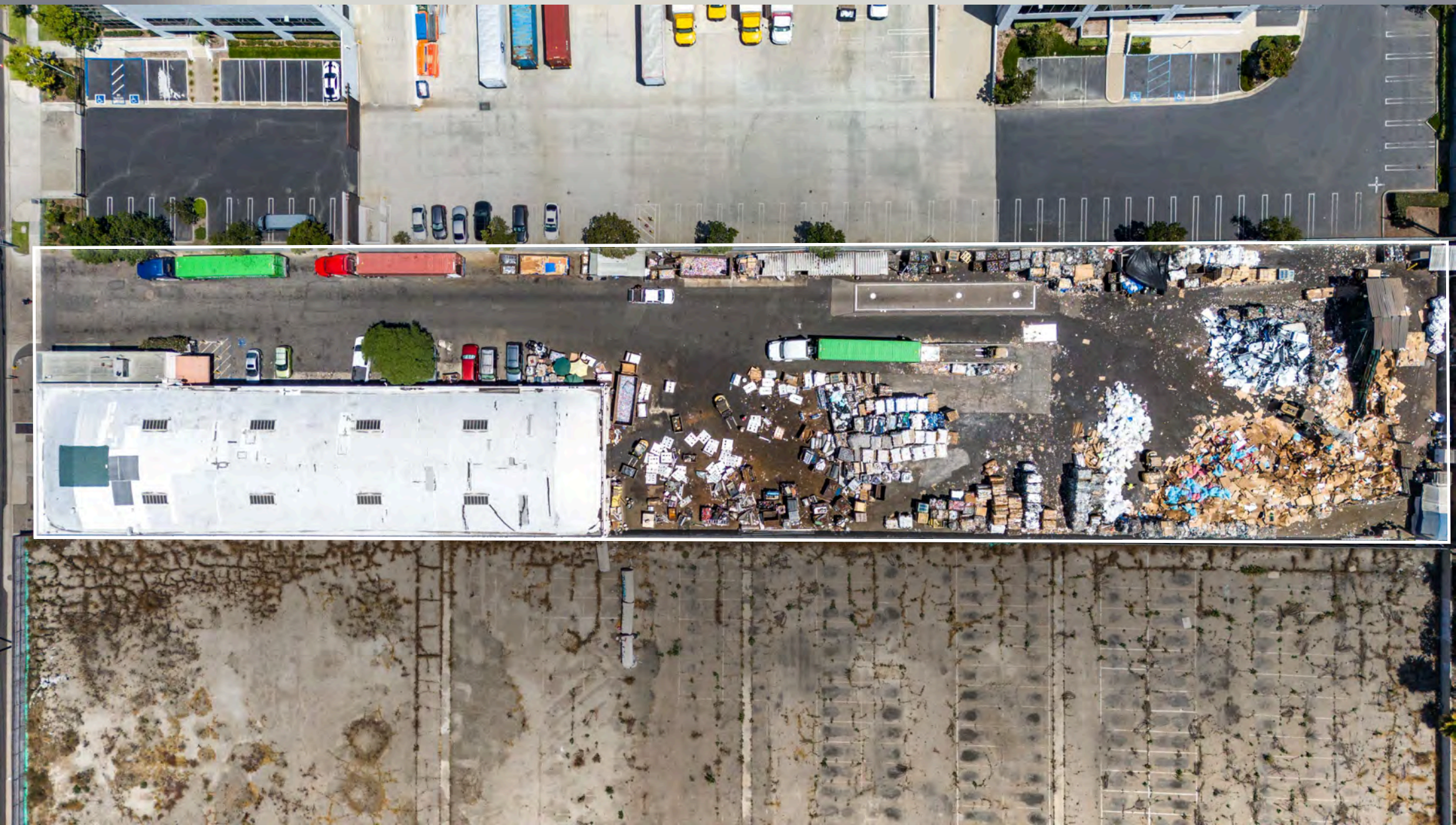
LAND SIZE: ±63,097 SF / ±1.45 AC

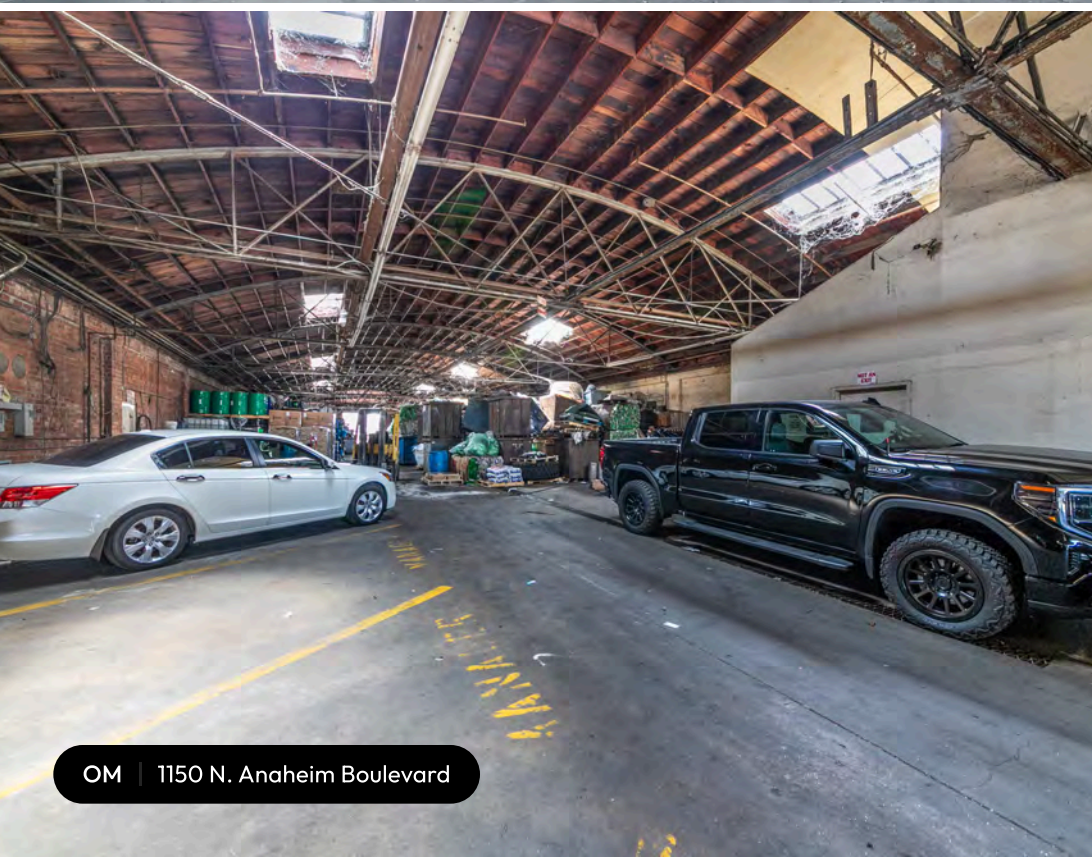
TYPE: INDUSTRIAL

YEAR BUILT: 1948

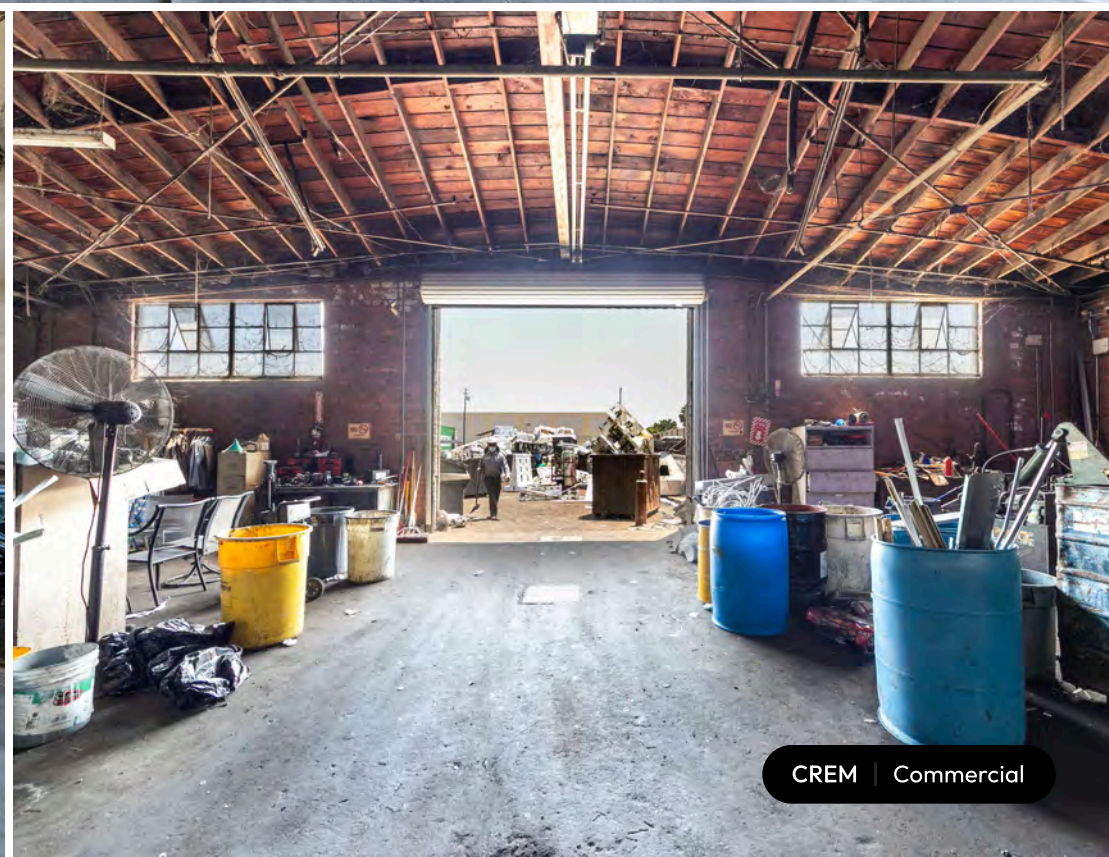
ZONING: I (INDUSTRIAL)

APN: 035-010-73





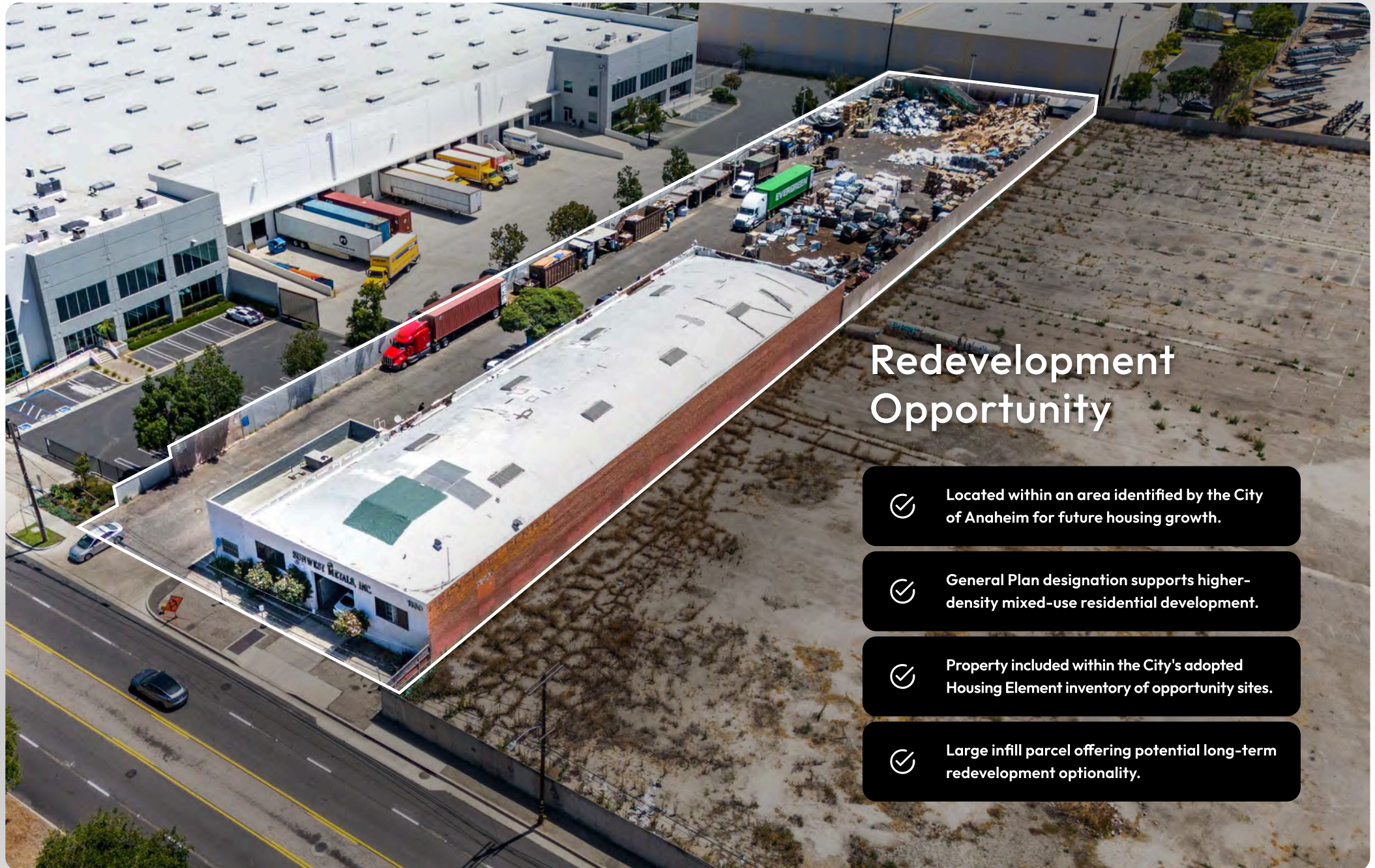
OM | 1150 N. Anaheim Boulevard



CREM | Commercial

Flexible Industrial Asset with Multiple Paths to Value

- ✔ 13,500 SF industrial facility situated on approximately 1.5 acres.
- ✔ Historically operated as a recycling facility with extensive existing infrastructure and site improvements.
- ✔ Rare low-coverage site providing substantial yard area, outdoor storage capacity, and vehicle circulation.
- ✔ Opportunity to acquire existing vehicles, equipment, operational systems, and business assets separately.
- ✔ Suitable for industrial users requiring outdoor storage, fleet parking, equipment staging, processing, distribution, or contractor operations.



Redevelopment Opportunity



Located within an area identified by the City of Anaheim for future housing growth.



General Plan designation supports higher-density mixed-use residential development.



Property included within the City's adopted Housing Element inventory of opportunity sites.



Large infill parcel offering potential long-term redevelopment optionality.



Strategic Anaheim Location

- ✔ Frontage along Anaheim Boulevard with convenient access to Interstate 5, State Route 91, State Route 57, and State Route 22.
- ✔ Proximity to the Anaheim Regional Transportation Intermodal Center (ARTIC), providing Metrolink, Amtrak, regional bus, and future transit connectivity.
- ✔ Centrally located within Orange County's employment, entertainment, and transportation corridors.

Surrounded by Significant Investment & Development Activity

- ✔ Adjacent to a planned 269-unit multifamily development and Lennar's recently completed 162-unit residential community at Anaheim Boulevard and La Palma Avenue.
- ✔ Minutes from the Platinum Triangle, Anaheim Packing District, Disneyland Resort, Angel Stadium, and Honda Center.
- ✔ Positioned within a rapidly evolving corridor benefiting from continued public and private investment.

Strong Demographics

- ✔ Average household income exceeds \$112,000 within a three-mile radius.
- ✔ Dense surrounding population base supporting residential, commercial, and industrial demand.

Existing Industrial Facility Highlights

1150

OVERVIEW

13,500 SF industrial facility situated on approximately 1.5 acres.

Rare low-coverage industrial site with approximately 20% building coverage, providing substantial yard area and operational flexibility.

Large secured and fenced industrial yard suitable for outdoor storage, fleet operations, equipment storage, and material handling.

Existing recycling and metals processing facility with decades of operational history.

Front and rear grade-level loading access facilitating truck circulation and operational efficiency.

Significant existing operational infrastructure available for acquisition, including balers, forklifts, roll-off trucks, trailers, containers, software systems, and related business assets.

Accommodates truck, trailer, container, and equipment storage with extensive paved yard area.

Functional site layout suitable for a variety of industrial owner-user applications.

Opportunity for immediate occupancy and continued operation without the lead time and capital expenditure associated with developing a comparable facility.

EXISTING OPERATIONAL INFRASTRUCTURE

In addition to the real estate, a purchaser may acquire a substantial inventory of equipment, vehicles, material handling systems, software, and operational infrastructure utilized in connection with the Property's long-standing recycling and metals processing operation. For buyers seeking to continue a similar use, the availability of these assets presents an opportunity to acquire an established operational platform rather than assembling equipment and infrastructure independently.

PROCESSING & MATERIAL HANDLING EQUIPMENT

Enterprise two-ram baler with conveyor system and auto-tie functionality

60-foot digital truck scale

Three digital scales (5,000-pound capacity each)

One Komatsu 3-yard wheel loader

Four Hyster 60 forklifts

One Hyster 80 forklift with rotator attachment

Four piggyback forklifts

Existing Industrial Facility Highlights

1150

TRANSPORTATION & COLLECTION FLEET

Nine roll-off trucks

Four tractors with 40-foot trailers and piggyback hookups

More than 100 forty-yard roll-off containers

More than 100 smaller material collection and storage containers

TECHNOLOGY & ADMINISTRATIVE SYSTEMS

Complete Recycling Operation Manager software platform

Integrated computer system utilized throughout the operation

Security system

Telephone system

Video surveillance system

ADDITIONAL INFORMATION

The equipment, vehicles, software systems, containers, and other business assets described herein are available for acquisition in conjunction with the real estate. Interested parties should contact Broker for additional information regarding the assets and terms of acquisition.

Redevelopment Overview

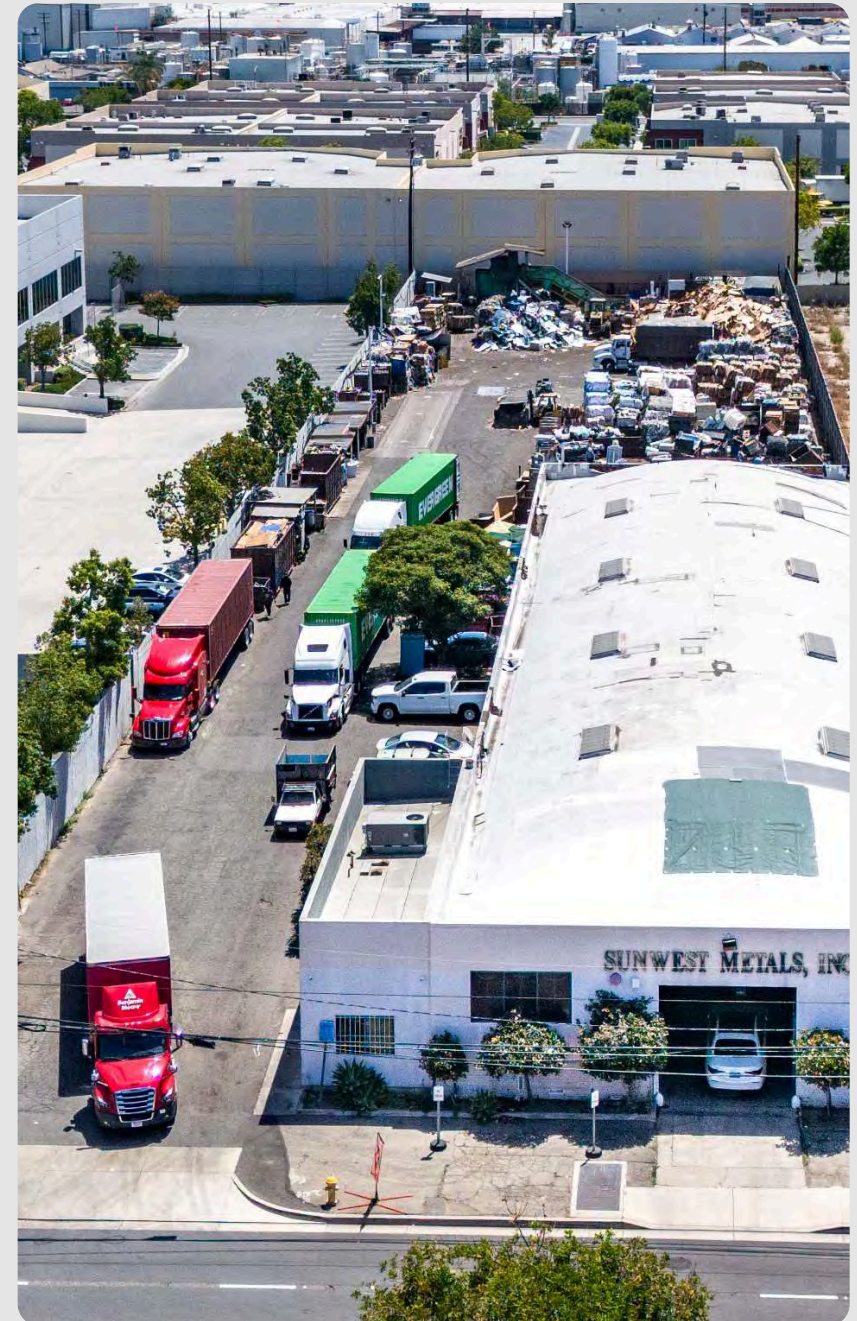
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ANAHEIM HOUSING ELEMENT OPPORTUNITY SITE

The Property is identified as Unique ID #48 within the City of Anaheim's adopted 2021-2029 Housing Element inventory of opportunity sites. The site is designated Mixed-Use High (MU-H) and was included by the City as a parcel capable of accommodating future residential development as part of Anaheim's Regional Housing Needs Allocation (RHNA) planning efforts.

HOUSING ELEMENT INVENTORY SUMMARY

Housing Element ID:	48
APN:	035-010-73
General Plan Designation:	Mixed-Use High (MU-H)
Existing Zoning:	Industrial (I)
Proposed Implementing Zoning:	C3IP (MU-H)
Maximum Density:	60 DU/AC
Assumed Density:	48 DU/AC (80% of Maximum)
Assumed Residential Capacity:	69 Units
Maximum Building Height:	75 Feet
Recreation Area Requirement:	200 SF per Dwelling Unit



Redevelopment Overview

1150

HOUSING ELEMENT DESIGNATION

According to Anaheim's adopted Housing Element, the Property was identified as a housing opportunity site with an assumed residential capacity of 69 dwelling units. The City's analysis applies an assumed density of 48 dwelling units per acre, representing approximately 80% of the maximum density permitted under the Mixed-Use High designation. The Property is included within Anaheim's inventory of sites intended to accommodate future housing growth and satisfy Regional Housing Needs Allocation (RHNA) requirements.

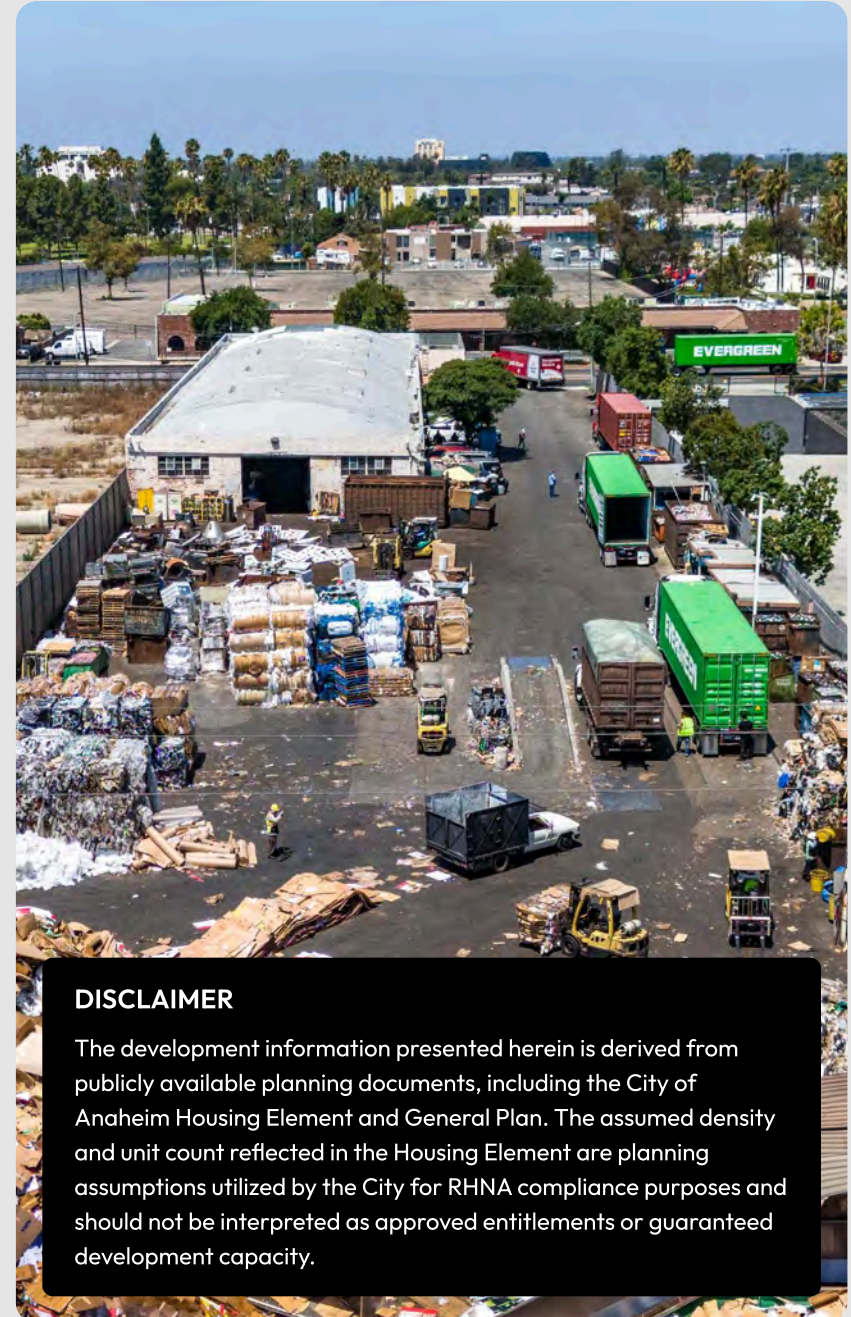
REDEVELOPMENT CHARACTERISTICS IDENTIFIED BY THE CITY OF ANAHEIM

As part of its Housing Element analysis, the City identified the Property as exhibiting multiple redevelopment factors utilized by the City to evaluate non-vacant sites for future housing opportunities. Specifically, the Property was identified as exhibiting Redevelopment Factors 1, 2, and 4 as defined by the City's Housing Element.

REDEVELOPMENT FACTOR DESCRIPTION

- | | |
|-----------|--|
| Factor 1: | Existing structure constructed prior to 1990 |
| Factor 2: | Existing use does not include residential units |
| Factor 3: | Presence of surface parking and/or underutilized land area |

According to the Housing Element, these factors are indicators associated with an increased likelihood of redevelopment and are used by the City in evaluating candidate housing opportunity sites.



DISCLAIMER

The development information presented herein is derived from publicly available planning documents, including the City of Anaheim Housing Element and General Plan. The assumed density and unit count reflected in the Housing Element are planning assumptions utilized by the City for RHNA compliance purposes and should not be interpreted as approved entitlements or guaranteed development capacity.

ANAHEIM PACKING DISTRICT

DISNEYLAND

PALMILLA & BRISA BY LENNAR - 162 RESIDENTIAL UNITS

LA PALMA PARK

PLANNED 269-UNIT, FOUR STORY RESIDENTIAL DEVELOPMENT





ORANGEF AIR MARKETPLACE

FULLERTON METROCENTER

COSTCO

MCDONALD'S

ASPECT APARTMENTS - 329 UNITS

WALMART

LOWE'S

24 HOUR FITNESS

91 FREEWAY
215,000+ VPD



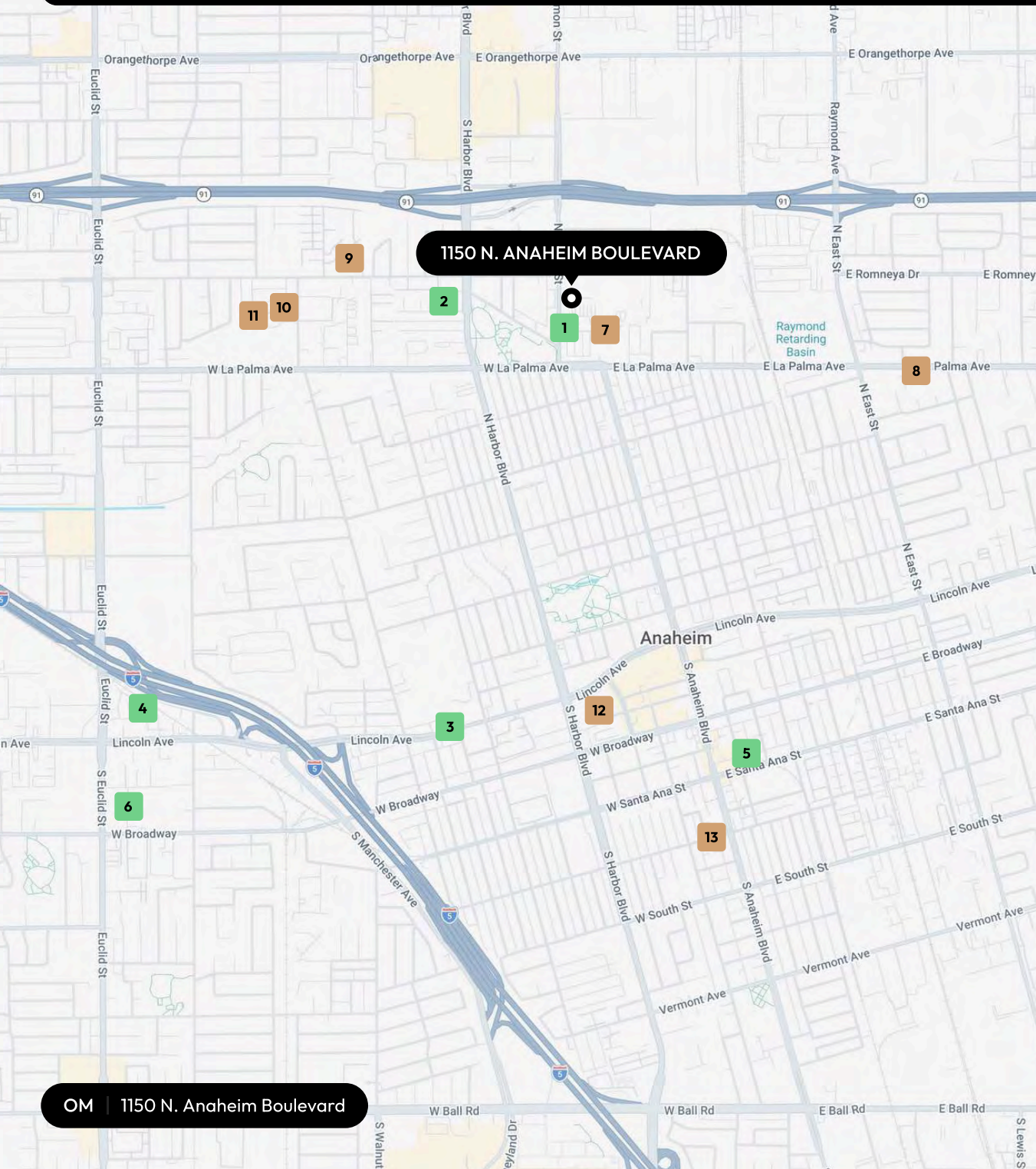
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Nearby Development

Over 800 new residential units approved or planned within less 1.5 miles of the subject property.

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1150 N. ANAHEIM BOULEVARD

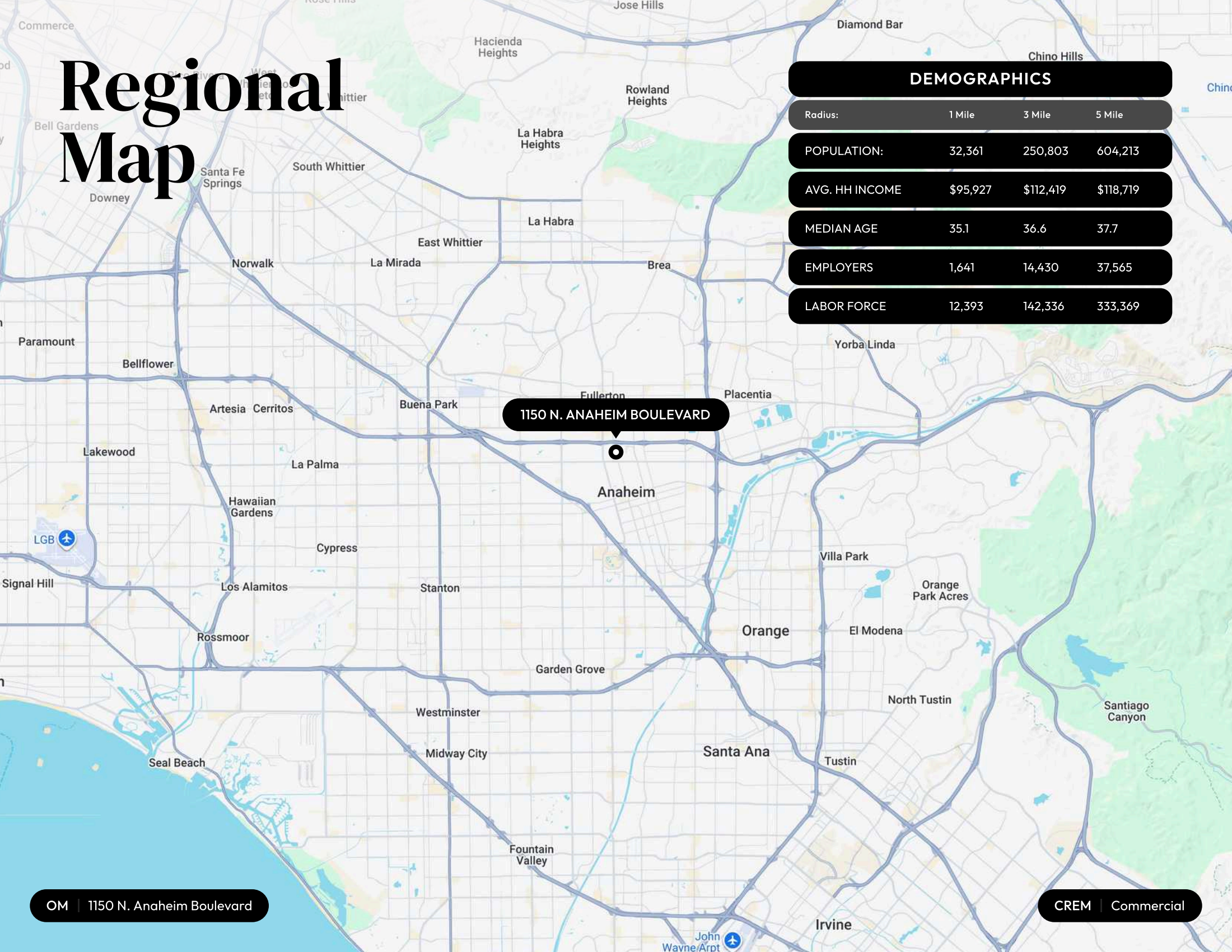
APPROVED

- 1** **The Invitation**
269-unit, Four-story multifamily residential development
- 2** **1075 N Harbor Blvd**
31 Single-family attached townhomes
- 3** **Lincoln Colony**
43-unit, Four-story apartment building
- 4** **Lincoln at Euclid**
101-unit townhome project
- 5** **The Mill**
56 attached single-family residential units
- 6** **1661 W Broadway**
34 single-family attached townhomes

IN REVIEW

- 7** **Meritage Development**
90-unit multifamily development
- 8** **1272 E La Palma Ave**
16-unit apartment building
- 9** **Romney Apartments**
42-unit apartment building
- 10** **Century Communities**
48-unit apartment building
- 11** **Anaheim 47**
48-unit three-story single-family attached development
- 12** **The Barn**
Mixed-use project with 58 apartment units and ground floor retail
- 13** **Renaissance at Packing House**
34-townhomes

Regional Map



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	32,361	250,803	604,213
AVG. HH INCOME	\$95,927	\$112,419	\$118,719
MEDIAN AGE	35.1	36.6	37.7
EMPLOYERS	1,641	14,430	37,565
LABOR FORCE	12,393	142,336	333,369

1150 N. ANAHEIM BOULEVARD

Anaheim

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Location Overview

Anaheim is the largest city in Orange County and one of Southern California's most prominent economic and tourism hubs, with a population of more than 340,000 residents and a daytime population that swells significantly due to its employment base and visitor activity. The city is internationally recognized as the home of Disneyland Resort, which attracts millions of visitors annually, and is also home to major entertainment and sports destinations including Angel Stadium and the Honda Center. Anaheim's diverse economy is supported by tourism, manufacturing, healthcare, logistics, technology, and professional services sectors.

Strategically located in the heart of Orange County, Anaheim offers exceptional regional connectivity through Interstates 5, 57, and 91, as well as State Routes 22, 55, and 241. The city is served by the Anaheim Regional Transportation Intermodal Center (ARTIC), providing Metrolink, Amtrak, and regional transit access throughout Southern California. Anaheim is also situated approximately 30 miles from the Ports of Los Angeles and Long Beach, 15 miles from John Wayne Airport, and 35 miles from Los Angeles International Airport (LAX), providing convenient access to major domestic and international transportation gateways.



In recent years, Anaheim has experienced substantial public and private investment, highlighted by the continued expansion of the Platinum Triangle, Anaheim Resort District, and mixed-use developments throughout the city. These projects have enhanced Anaheim's position as a premier destination for business, entertainment, housing, and employment. Combined with its central location, robust transportation infrastructure, highly educated workforce, and strong regional demographics, Anaheim continues to serve as one of Southern California's most dynamic and influential cities.

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 1150 N. Anaheim Boulevard, Anaheim, CA 92801 (“Property”) and is not to be used for any other purpose.

The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

Neither The CREM Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The CREM Group with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The CREM Group and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and recipient of these materials shall not look to Owner or The CREM Group, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner from any liability with respect hereto.

Get In Touch With Us!

FOR MORE INFORMATION.



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