

TRI FREEWAY BUSINESS PARK

MULTI-TENANT BUSINESS PARK



- » Multi-Tenant Business Park
- » Unrivaled Freeway Visibility
- » Direct Access to Interstates (5) & (91) Freeway
- » Ample Parking
- » R&D/Industrial, Office Uses

TRI FREEWAY BUSINESS PARK
700 N. VALLEY STREET, ANAHEIM, CA

For more information, please contact:



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PROPERTY SUMMARY

The Tri-Freeway Business Park project will accommodate various uses including flex, industrial, and office with an abundance of parking. The project is in the heart of Anaheim, California & has direct freeway access to the 91 Freeway and Interstate (5).

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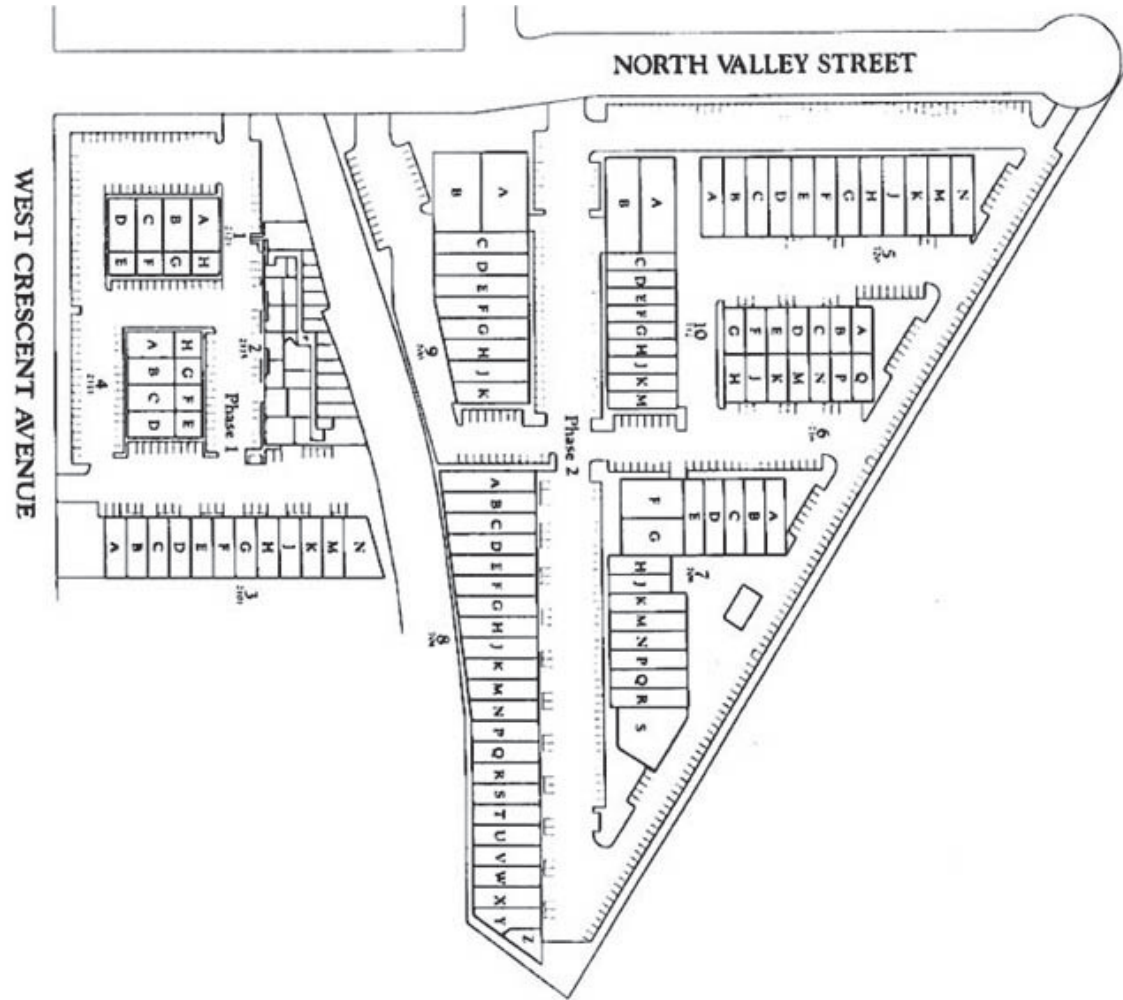


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SITE PLAN



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

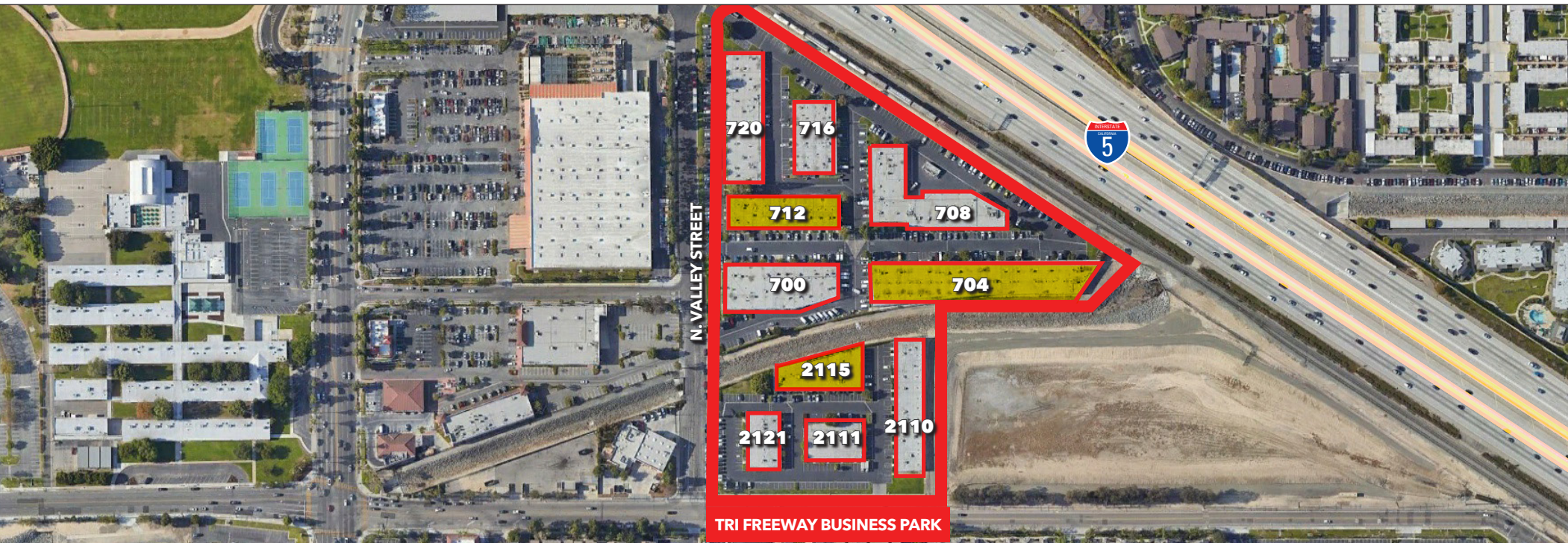
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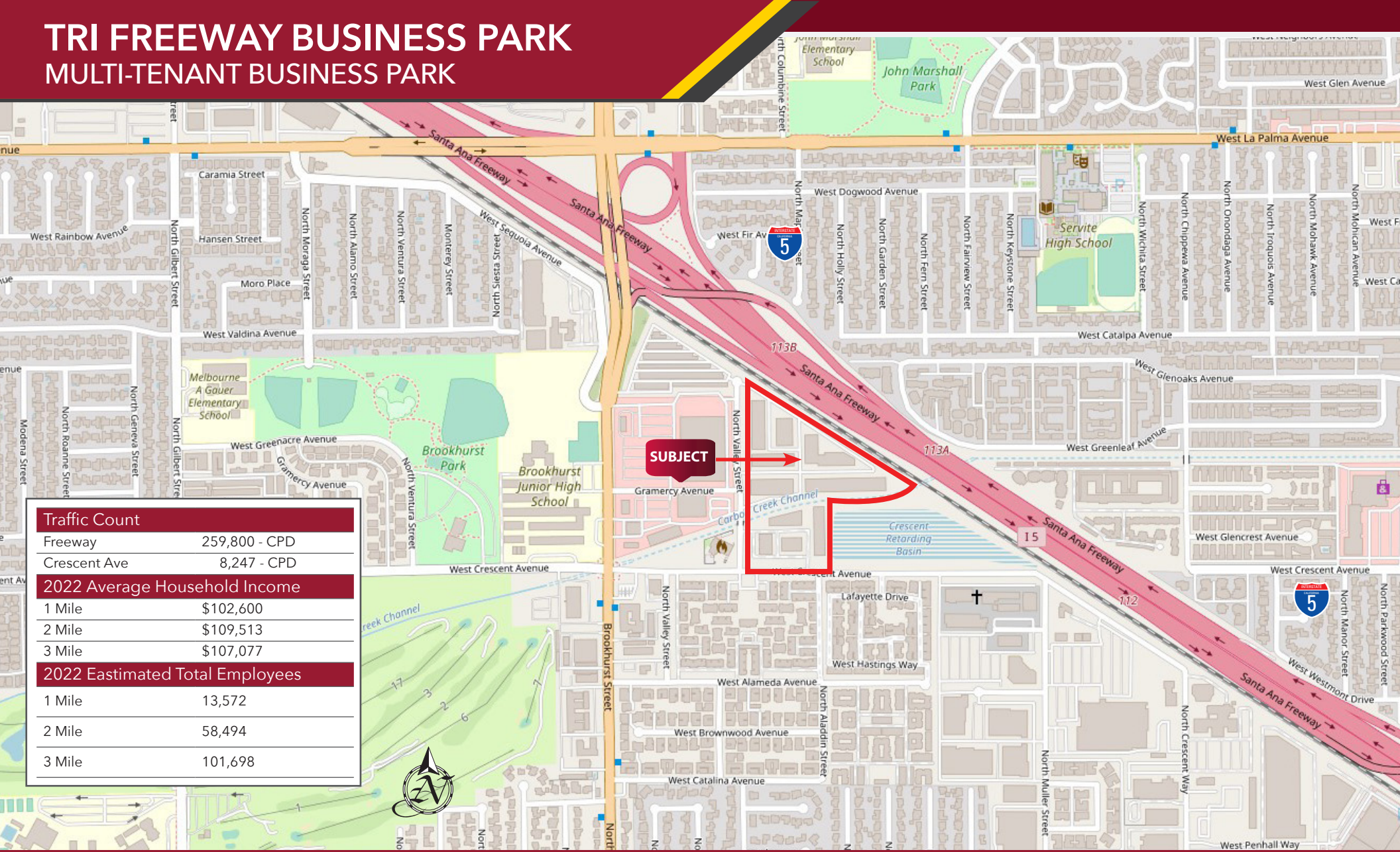
AVAILABLE PROPERTIES

BLDG	SUITE	SF	RATE/PSF	CONDITION TI's ETC
704 N VALLEY	G	± 1,898	CALL BROKERS	IMPROVEMENTS IN PROGRESS
704 N VALLEY	J	± 1,790	CALL BROKERS	MOVE IN READY
704 N VALLEY	K	± 1,791	CALL BROKERS	MOVE IN READY
704 N VALLEY	N	± 1,500	CALL BROKERS	MOVE IN READY
708 N VALLEY	H	± 1,320	CALL BROKERS	IMPROVEMENTS IN PROGRESS
708 N VALLEY	N	± 1,600	CALL BROKERS	IMPROVEMENTS IN PROGRESS
708 N VALLEY	R	± 1,586	CALL BROKERS	IMPROVEMENT IN PROGRESS
712 N VALLEY	A	± 3,000	CALL BROKERS	MOVE IN READY
712 N VALLEY	B	± 3,000	CALL BROKERS	MOVE IN READY
720 N VALLEY	C	± 2,000	CALL BROKERS	MOVE IN READY
2111 N VALLEY	A	± 2,000	CALL BROKERS	IMPROVEMENTS IN PROGRESS
2111 N VALLEY	D, E	± 2,500	CALL BROKERS	IMPROVEMENTS IN PROGRESS



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Traffic Count	
Freeway	259,800 - CPD
Crescent Ave	8,247 - CPD
2022 Average Household Income	
1 Mile	\$102,600
2 Mile	\$109,513
3 Mile	\$107,077
2022 Eastimated Total Employees	
1 Mile	13,572
2 Mile	58,494
3 Mile	101,698

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ANAHEIM, CA

Anaheim is Orange County's largest industrial submarket, containing 50.8 million SF of inventory. Industrial space users are attracted to the area's access via major freeway arteries to Inland Empire and the ports in Los Angeles and Long Beach, as well as its large logistics and warehousing workforce. Given its breadth of inventory, investment activity in Anaheim typically ranks among the highest across Orange County submarkets.

**Costar: According to CoStar, the largest purveyor of commercial real estate information*



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