



1200

1200 NORTH JEFFERSON STREET STE R
ANAHEIM, CA 92807

RIVERBEND
INDUSTRIAL CENTER

Brochure



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Property Summary



FOR SALE |



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for industrial and flex space investors in the Orange County area. This meticulously maintained 1,704 SF building, constructed in 1985, offers a prime location within an Industrial Zone. Boasting versatile zoning, this property is perfectly suited for a wide range of industrial and flex space uses. Its strategic position provides easy access for transportation and logistics needs. With a strong foundation and ample space, this property presents an ideal canvas for customization and expansion. Don't miss the chance to capitalize on this sought-after investment prospect in the thriving Orange County industrial market.

PROPERTY HIGHLIGHTS

- 1,704 SF industrial/flex space building
- Built in 1985
- Zoned for industrial use

OFFERING SUMMARY

Sale Price:	\$695,000
Number of Units:	1
Lot Size:	3,049 SF
Building Size:	1,704 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	24	395	3,198
Total Population	65	1,119	9,283
Average HH Income	\$114,338	\$108,882	\$133,991

Property Description



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LOCATION DESCRIPTION

Located in Anaheim, CA, the property benefits from its proximity to the thriving Orange County market. With a robust industrial and manufacturing presence, the area offers a strong network of suppliers and potential business partners. Nearby, the Anaheim Canyon Business Center and the Canyon Plaza Shopping Center provide convenient amenities and services. The property is also in close proximity to major transportation routes, including the 91 and 55 freeways, offering seamless access for logistics and distribution needs. Orange County's vibrant economy and strategic location make it an ideal choice for industrial and manufacturing investors looking to establish or expand their operations.

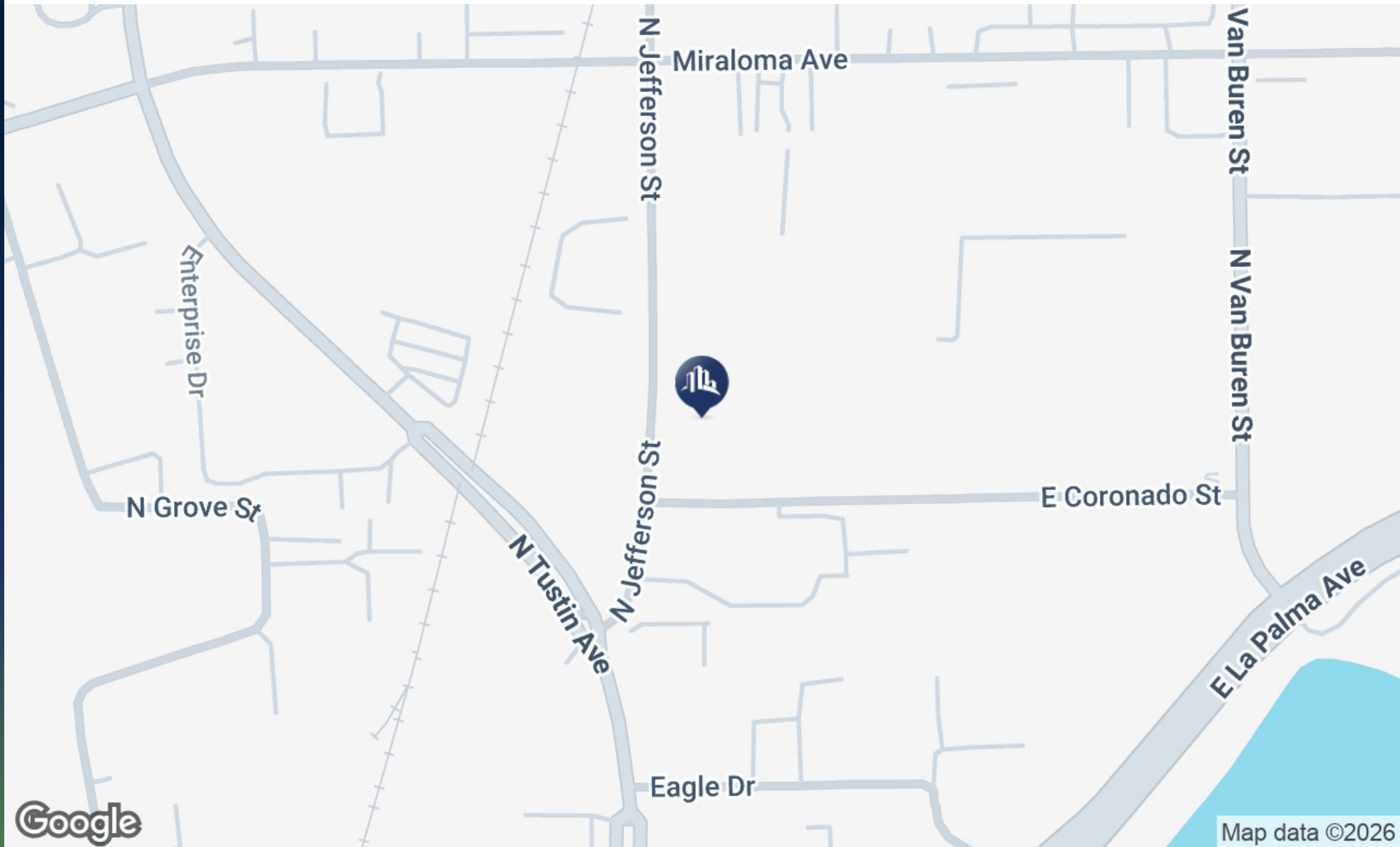
SITE DESCRIPTION

Located within the established Riverbend Industrial Park in Anaheim, 1200 N. Jefferson Street, Suite R is a $\pm 1,704$ -square-foot industrial condominium offering a functional office and warehouse configuration. The unit features approximately two-thirds warehouse space, a grade-level roll-up door, six designated parking spaces, and convenient access to the 91, 55, and 57 freeways. Delivered vacant, the property provides an attractive opportunity for an owner-user seeking a well-located small-bay industrial facility for light manufacturing, distribution, service, showroom, contractor, or related business operations.

EXTERIOR DESCRIPTION

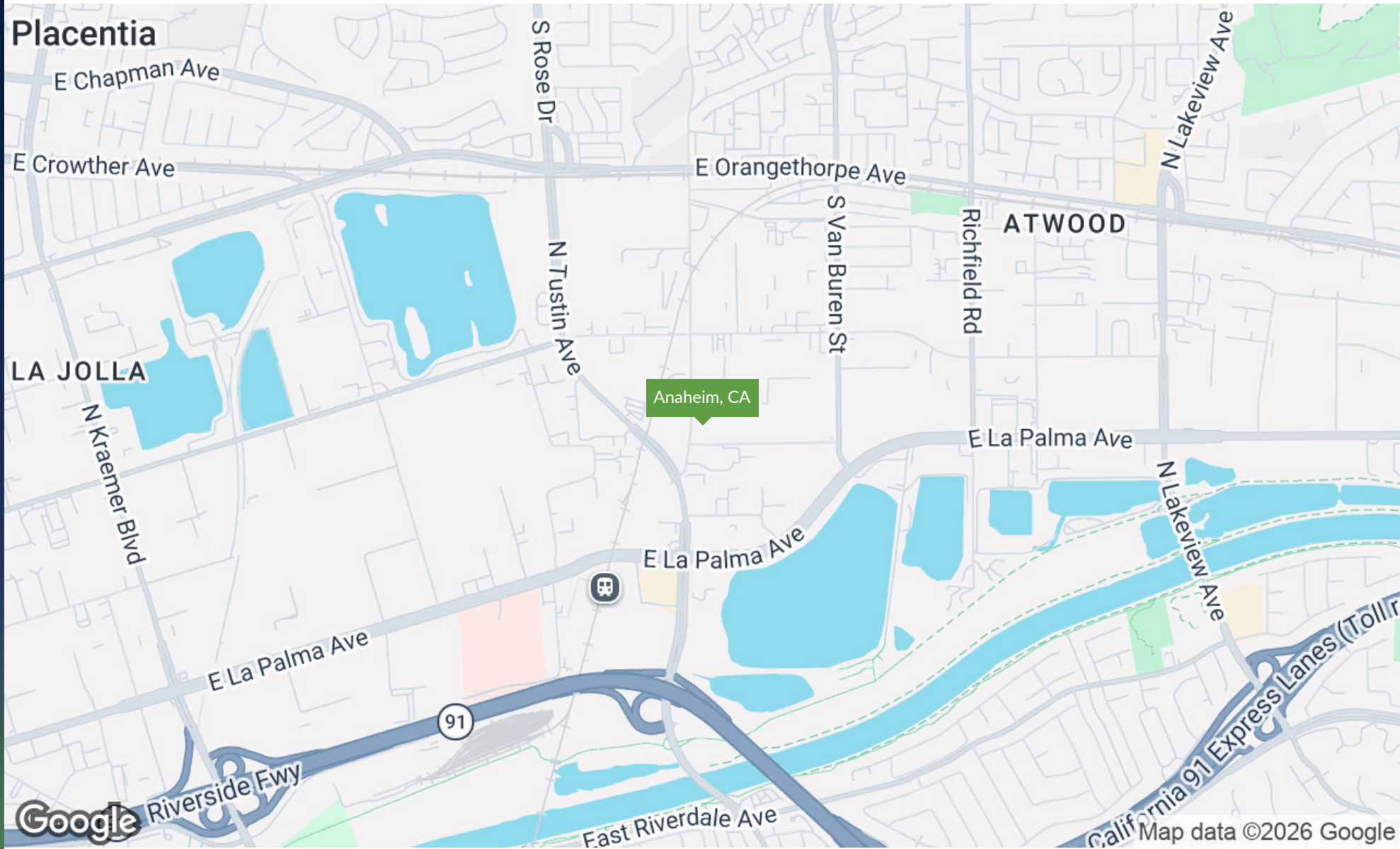
The property features a professional concrete tilt-up industrial exterior with a recessed storefront entrance, full-height glass windows, and direct pedestrian access from the parking area. Mature landscaping and a covered walkway create an attractive, business-friendly appearance, while the aerial view shows a well-maintained multi-tenant industrial complex with ample surface parking, wide internal drive aisles, and convenient street access. The building's functional design and established industrial setting make it well suited for office, showroom, service, light manufacturing, or warehouse users.

Location Map



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Regional Map



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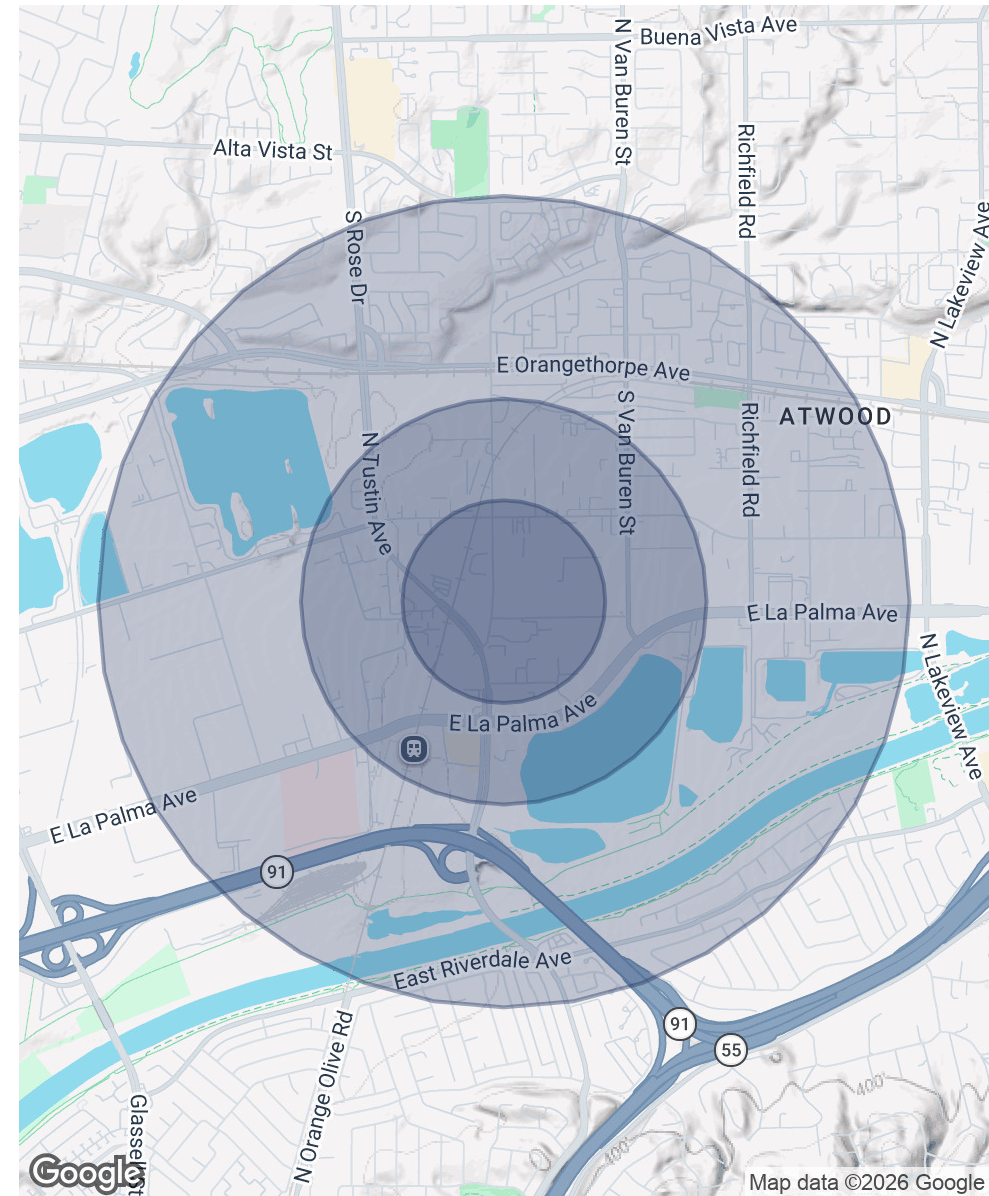
Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	65	1,119	9,283
Average Age	36.3	34.2	39.5
Average Age (Male)	34.1	34.0	38.2
Average Age (Female)	35.4	34.1	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	24	395	3,198
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$114,338	\$108,882	\$133,991
Average House Value	\$1,067,192	\$845,730	\$807,613

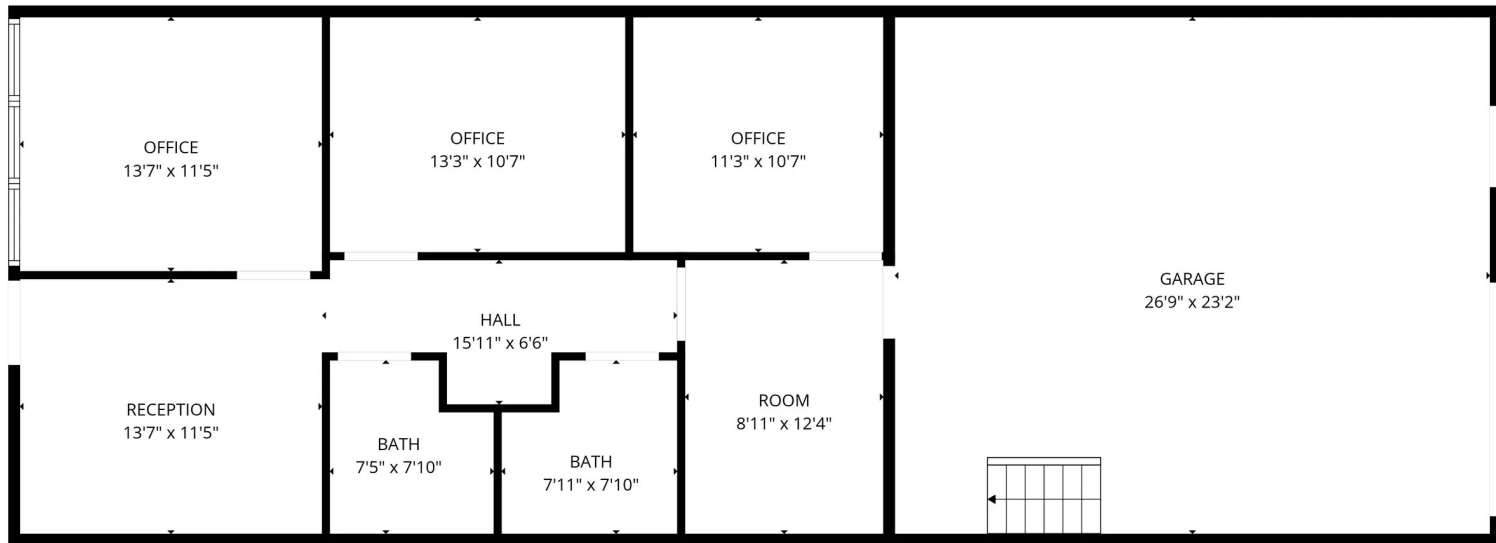
2023 American Community Survey (ACS)



Floor Plans



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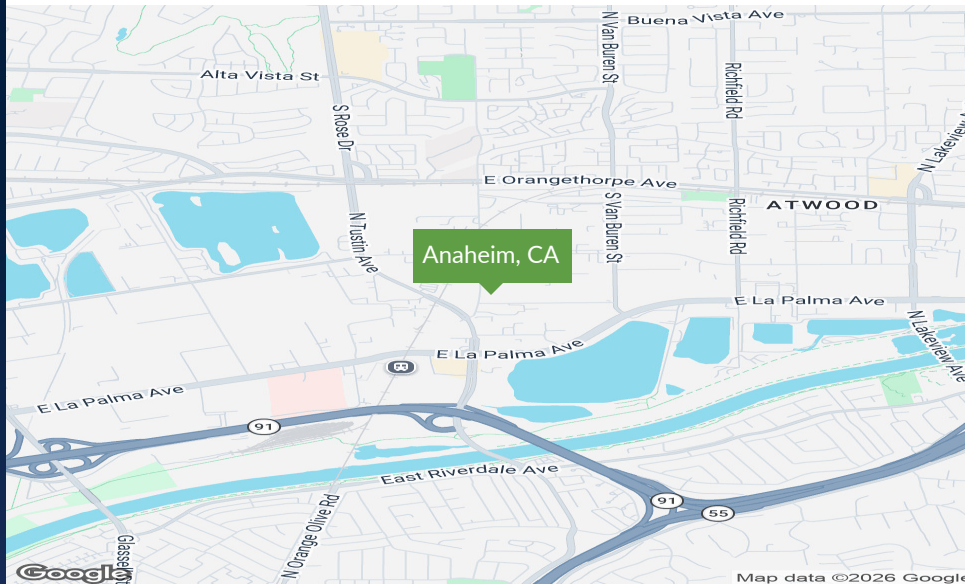
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Additional Photos



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City Information



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LOCATION DETAILS

Market	Orange County
Sub Market	Anaheim
County	Orange
Cross Streets	North Jefferson Street and E Coronado Street
Township	Anaheim
Street Parking	Yes East Side of Street
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	91 Freeway, 57 Freeway
Nearest Airport	John Wayne

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