

5130 E. Hunter Avenue
Anaheim, CA 92807

FOR SALE OPPORTUNITY

±10,111 SF Industrial Warehouse / Showroom

Floor Systems

**AVISON
YOUNG**

Please do not disrupt Tenant. Tours must be coordinated with at least 24 hours notice.

01 PROPERTY SUMMARY

PROPERTY ADDRESS	5130 East Hunter Avenue, Anaheim, CA 92807
BUILDING SIZE / LAND SIZE:	±10,111 SF 0.48 AC / ±21,000 SF
SPACE AVAILABLE:	±10,111 SF
SALE PRICE:	Withheld <i>*Delivered vacant upon closing escrow</i>
FLOORS	Single Story
ROLL-UP DOORS	1 Active, 2 Total
CLEAR HEIGHT	16'
SUBMARKET / COUNTY	Anaheim Orange County
ZONING	SP 2015-1
PARCEL NUMBER	346-201-05
PARCELL ACCESS	East Hunter Ave. / Kellogg Dr.



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02 AMMENITIES & HIGHLIGTS

An exceptional opportunity to acquire a well located industrial warehouse/showroom in the desirable **Anaheim Submarket**. Located at 5130 E. Hunter Avenue, Anaheim, CA 92807, this 10,111 SF reinforced concrete building sits on a generous 0.48-acre lot (21,000 SF total). Built in 1982, the property features a 16' clear height, two drive-in doors (147" w x 150" h), a highly improved office area, and is equipped with sprinklers. Currently owner-occupied by a single tenant (Floor Systems Inc.), this asset presents a prime owner/user or investor opportunity.



Freestanding Building



Multipurpose



Building Signage



OC/IE Accessible



Upgraded Office Finishes



Accessible to 91/55 Freeways



03 EXTERIOR PHOTOS



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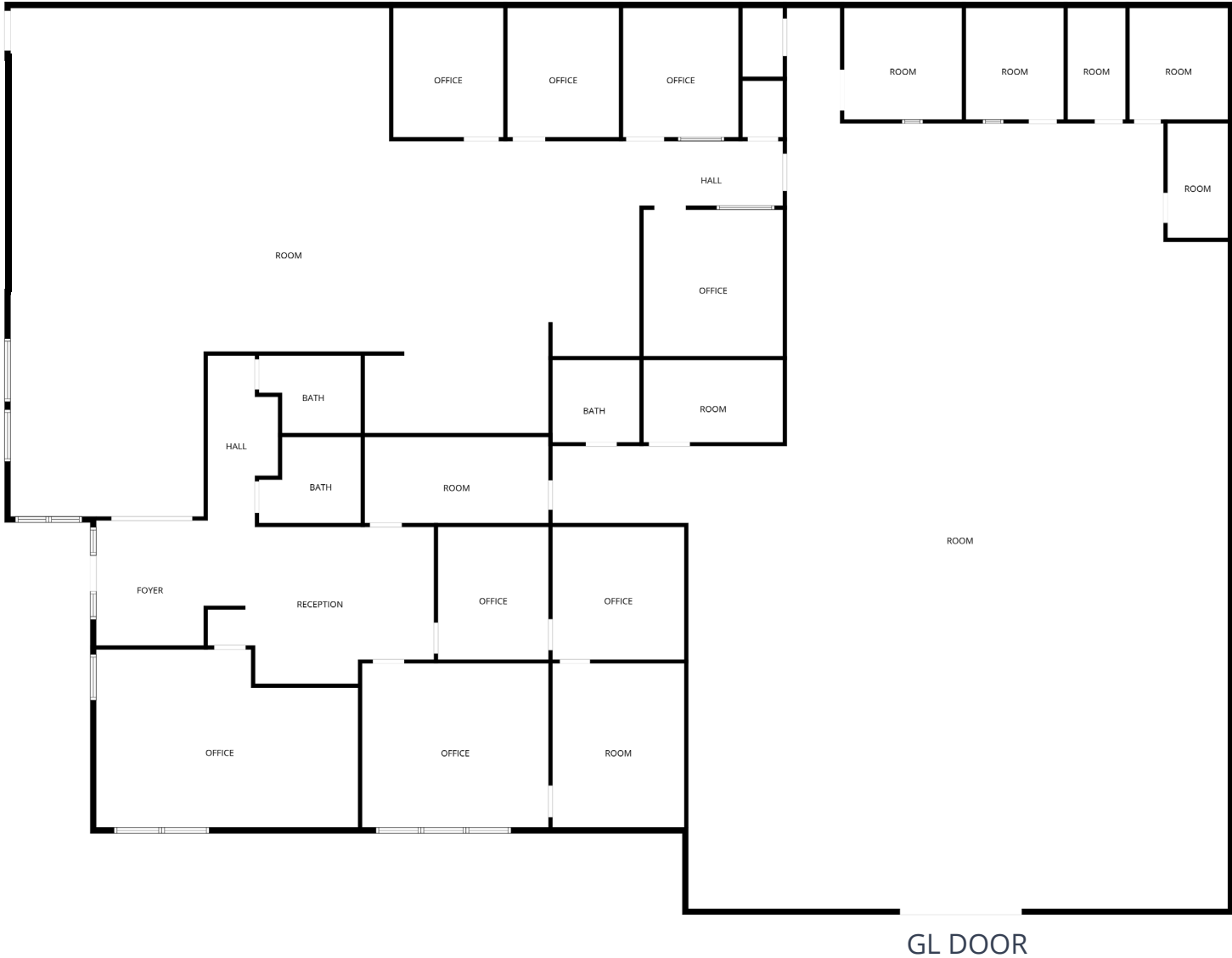
04 INTERIOR PHOTOS



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05 FLOOR PLAN

Total Available Space: ± 10,111 SF

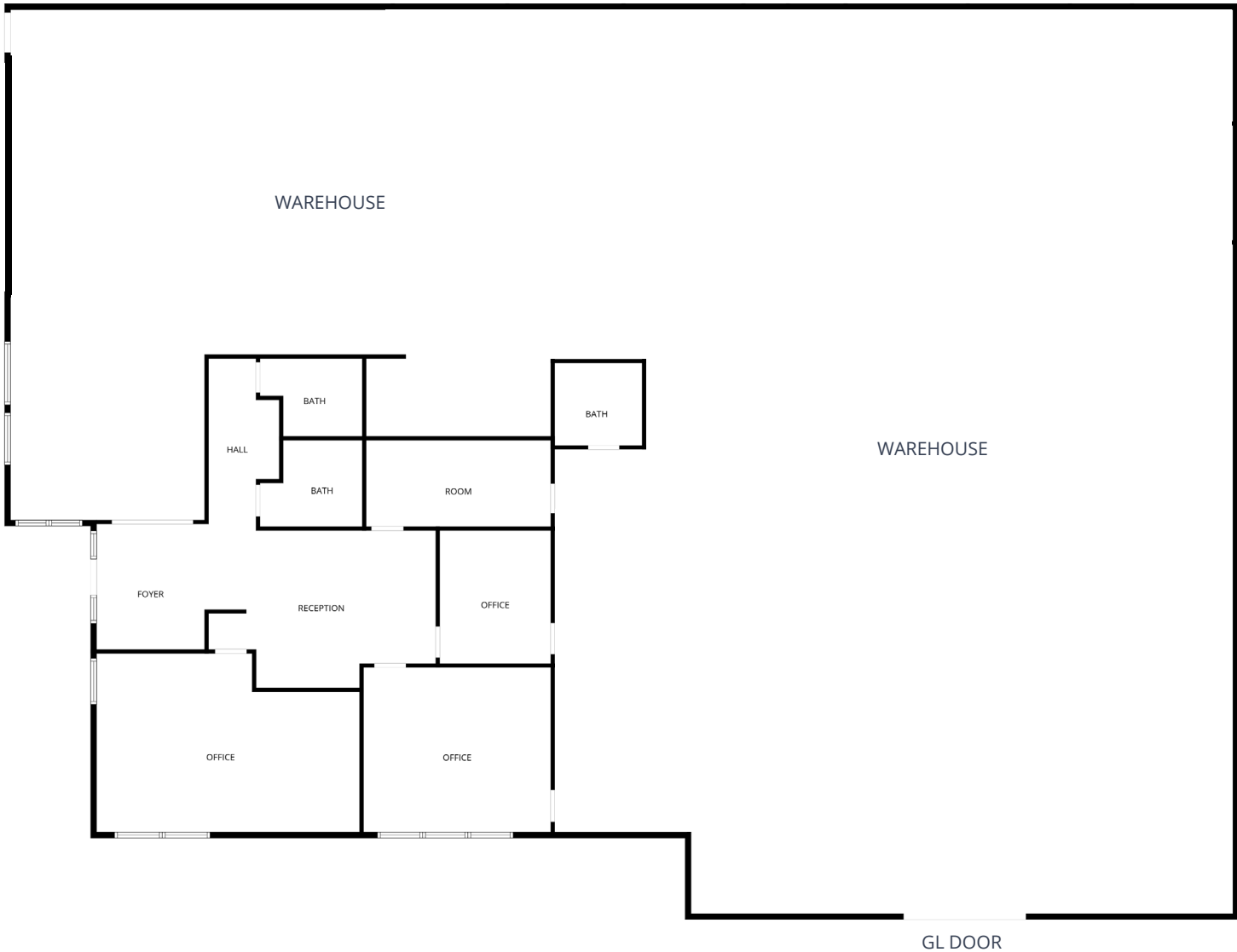


Disclaimer: All dimensions, floor plans, and layouts are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty, or representation as to its precision and completeness. You or your advisors should conduct a careful, independent investigation of the property to determine its suitability for your requirements.

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06 HYPOTHETICAL FLOOR PLAN

Total Available Space: ± 10,111 SF



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07 NEIGHBORHOOD AERIAL



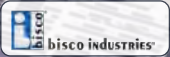
5130 E. HUNTER AVE
ANAHEIM, CA



E. HUNTER AVENUE

N. KELLOGG DRIVE

E. LANDON DRIVE

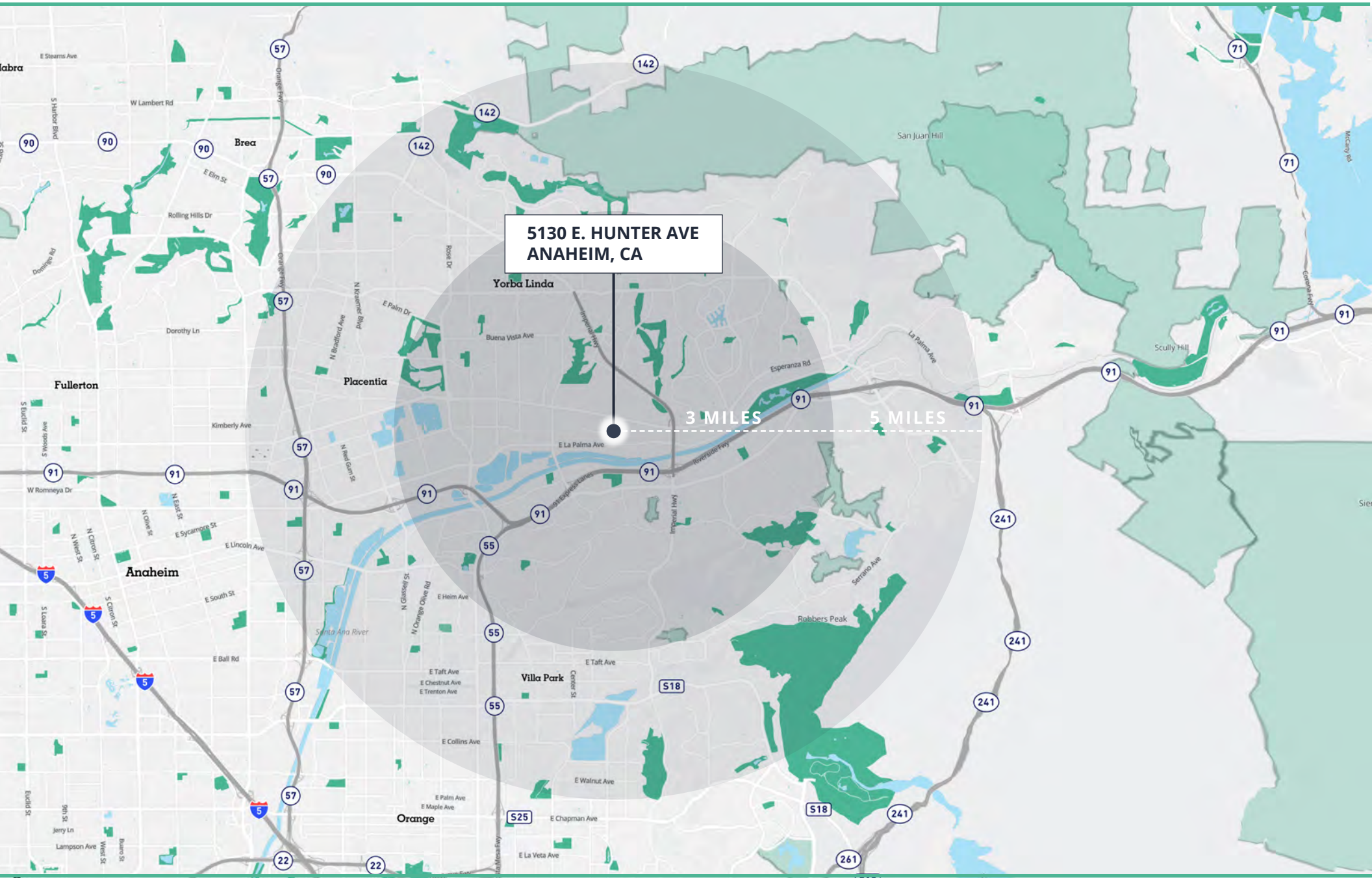


E. HUNTER AVENUE

E. ORANGETHORPE AVE.



08 LOCATION MAP



09 ANAHEIM INDUSTRIAL SUBMARKET

Institutional investors and REITs have driven nearly 30% of acquisition volume in Anaheim over the trailing decade, while users have driven nearly 20%, and private investors account for more than 50%.

Sales activity is rebounding, and volume reached a nine-year high of \$380 million in 2025. Annual sales volume in the prior five years averages \$310 million. Sales volume in Q1 2025 was boosted by the Walt Disney Company's acquisition of 1501-1601 E Cerritos Ave, a 407,000-square-foot building, for \$124 million, or \$305/SF. Disney had occupied the building since 2018, and it was the largest building they occupied without owning.

Valuations have faced downward pressure as rents decline, but more so from rising cap rates, which expanded by more than 100 basis points into the mid-5% to 6% range. For example, in August 2024, a family trust sold 621-631 S East St, a fully leased 16,200 SF building, to Guthrie Development Company for just over \$4 million, or \$250/SF, at a 5.5% cap rate. In February 2024, private investors traded 1940-1964 W Corporate Way, a 1986-built, 49,700 SF building, for \$5.4 million, or \$340/SF, at a 5.6% cap rate in an all-cash deal. The building was leased to a cabinet designer. In August 2025, 1061 S Melrose St in Placentia, a 16,100-SF warehouse, traded for \$5.7 million, or \$350 per SF at a 6.4% cap rate.

Despite the current downward trajectory in market rents, robust market rent growth leading into 2022 is still providing investors with mark-to-market opportunities. Redevelopment opportunities also drive transactions of older properties at times. In May 2024, the Anaheim Ducks' owner, Henry & Susan Samuelli, acquired a 12-acre site with a 104,700 SF building next to the Angels' stadium, 2040-2050 S State College Blvd, for \$65 million. They will use the property as an office for OCvibe, a \$4 billion 100-acre redevelopment project surrounding the Honda Center, which includes a new concert venue, office, retail, and residential space scheduled to open in 2026 and complete in 2029.



45

12 MO TRANSACTIONS



\$8M

AVG MARKET SALE PRICE



5.4%

MARKET CAP RATE



\$200M

12 MO SALES VOLUME

10 SITE DEMOGRAPHICS (10 MILES)

KEY FACTS



POPULATION
1,296,950



MEDIAN AGE
38.1



HOUSHOLDS
415,456



MEDIAN DISPOSABLE INCOME
\$90,180

EDUCATION



NO HIGH SCHOOL DIPLOMA
14.9%



HIGH SCHOOL GRADUATE
19.6%



SOME COLLEGE/ASSOCIATE'S DEGREE
25.0%



BACHELOR'S/GRAD/PROF DEGREE
40.5%

INCOME



MEDIAN HOUSEHOLD INCOME
\$109,677

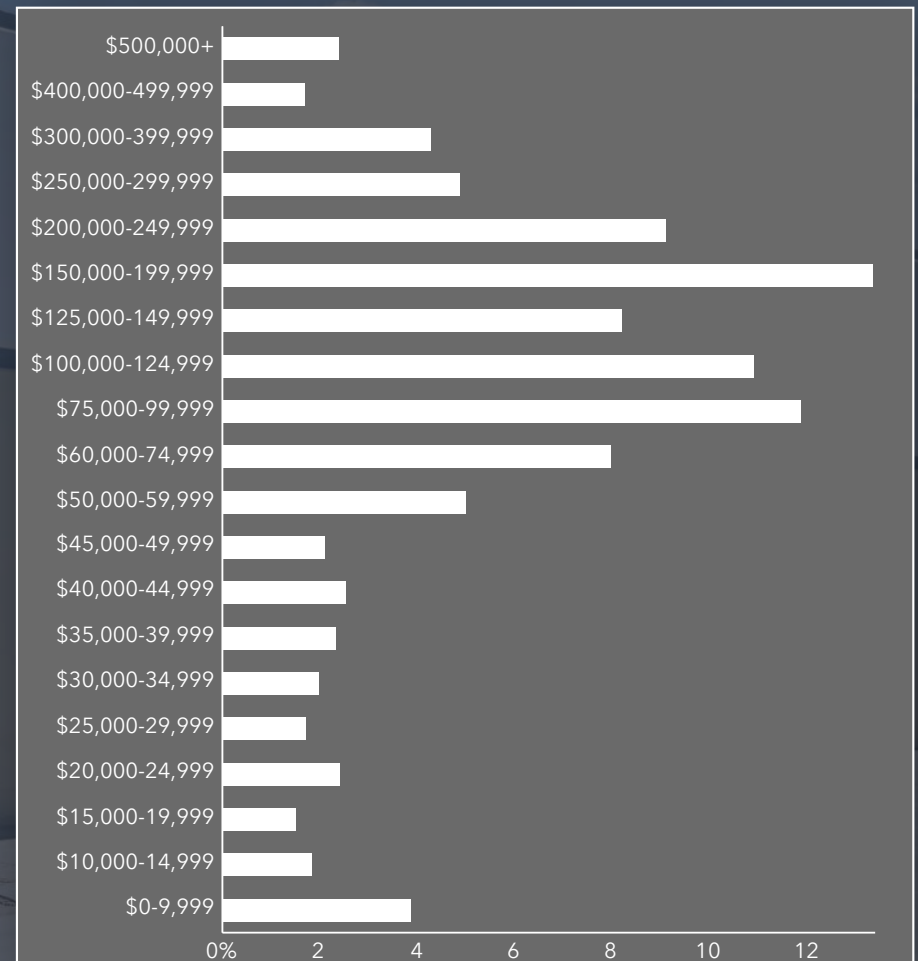


PER CAPITA INCOME
\$46,559



MEDIAN NET WORTH
\$287,353

HOUSEHOLD INCOME



**AVISON
YOUNG**

**For further inquiries,
please reach out to
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 **FSIDESIGN**

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