

ANAHEIM LANDING



**COMING SOON:
A FRESH NEW LOOK—FUTURE RENOVATIONS PLANNED**

Please note these are renderings and subject to change

UNDER NEW OWNERSHIP

1440 S. STATE COLLEGE BLVD. & 2031-2051 E. CERRITOS AVE. | ANAHEIM | CA | 92806

FOR MORE INFORMATION:

HAYDEN SOCCI, SIOR, CCIM
Senior Vice President
714.935.2379
hsocci@email.com
Lic. 01705038

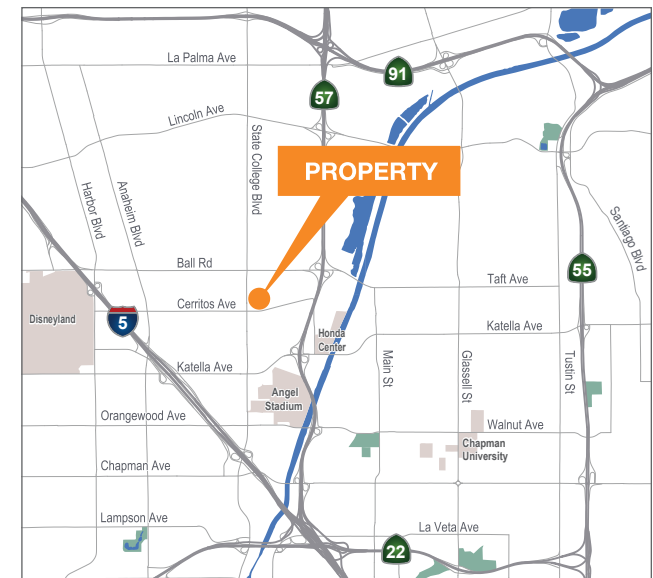
VOIT REAL ESTATE SERVICES
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com.com

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PROPERTY FEATURES

- High Image Business Park
- Tile Mile/Home Improvement Center Applications
- Units Range from 800 - 7,000 Sq. Ft.
- Office & Industrial Units Available
- Ground Level Loading
- State College Boulevard Frontage
- 2:1 Parking Ratio (2 Spaces per 1,000 Sq. Ft.)
- Platinum Triangle Location
- Institutionally Owned & Professionally Managed
- Minutes from Angel Stadium & Disneyland

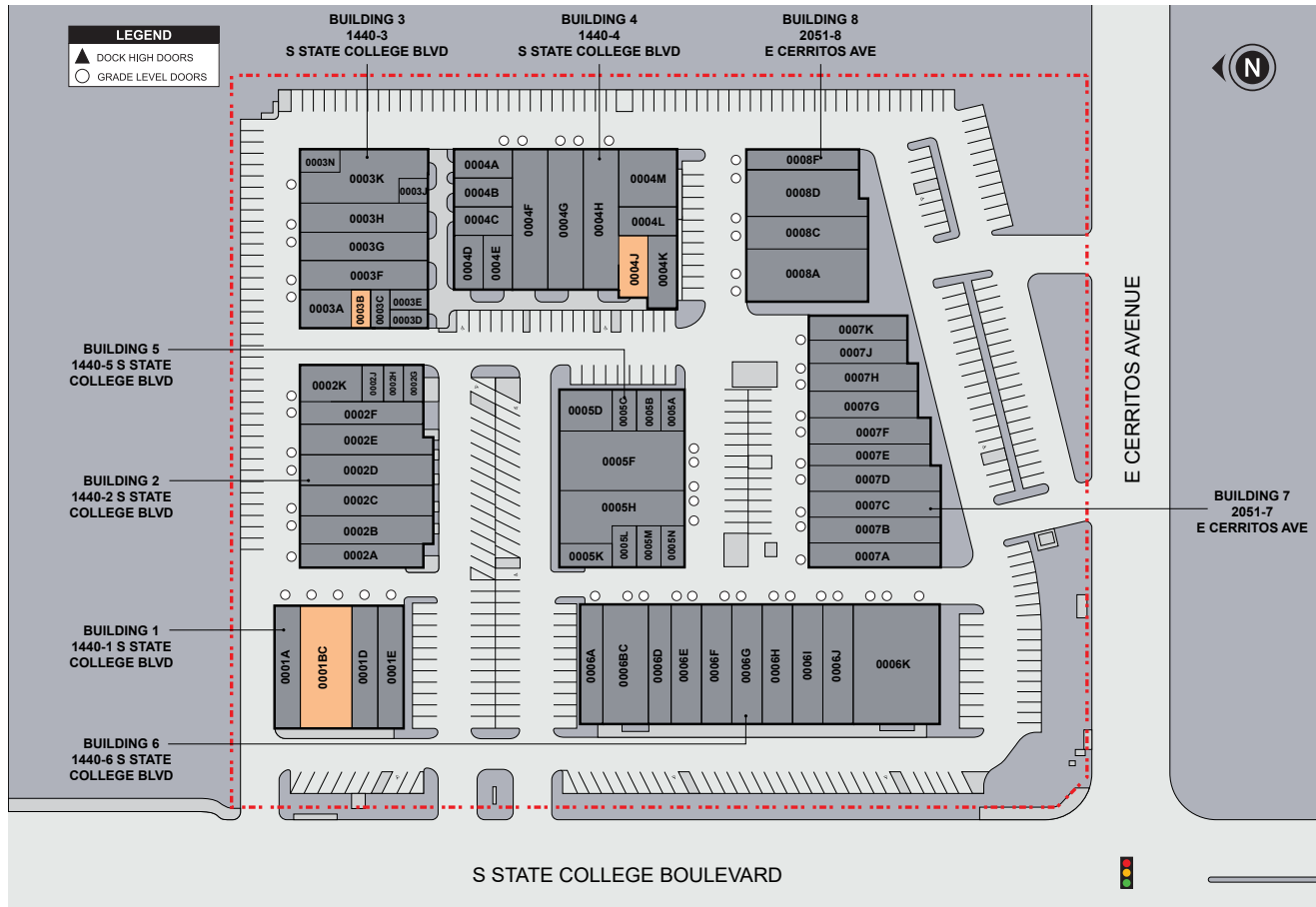


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Voit Real Estate Services, DRE License #01991785.

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SITE PLAN

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AVAILABILITIES

AVAILABLE

OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
3B	500	500	\$1.95 Gross	100% office. large open office area, and restroom
4J	1,300	1,300	\$1.87 Gross	100% office. Reception, private office, large open office area, and two restrooms.
1BC	5,360	±3,000	\$1.70 Gross	Frontage on State College. Showroom, open office area, private offices, restrooms, and large warehouse with ground level loading doors.

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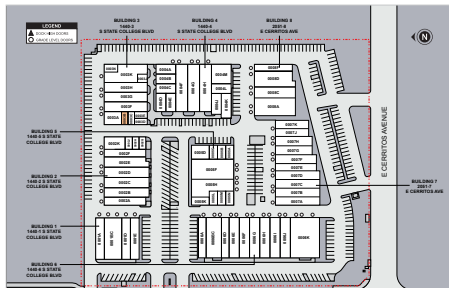
1440 S. State College Blvd., Anaheim, CA

STE 3B

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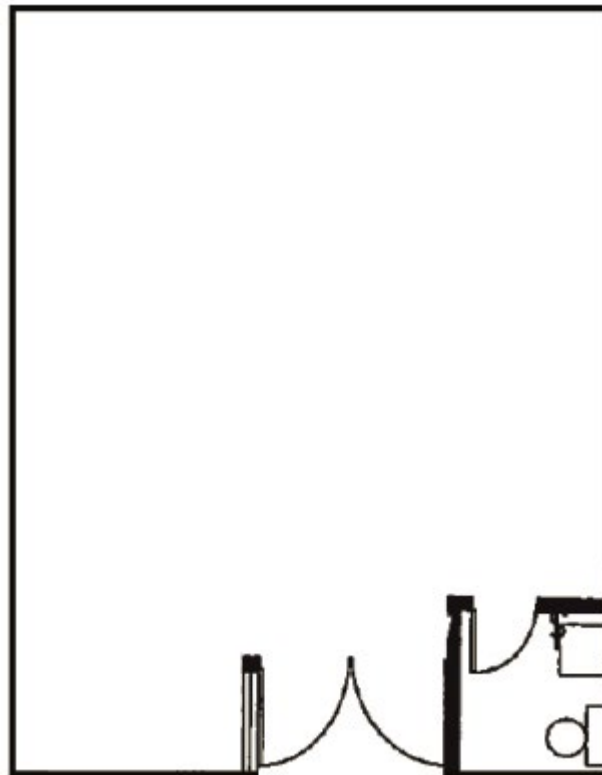
OFFICE AREA	500 SF
TOTAL SUITE AREA	500 SF

SITE KEY PLAN:



BUILDING KEY PLAN:

0003N	0003K	0003J
0003H	0003G	0003F
0003A	0003B	0003C
0003E	0003D	



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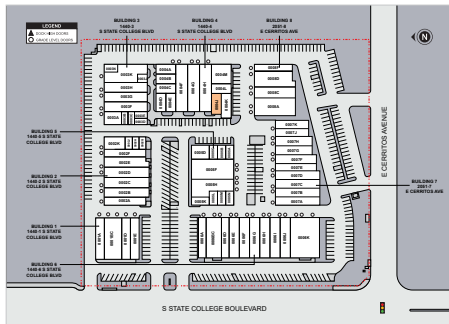
1440 S. State College Blvd., Anaheim, CA

STE 4J

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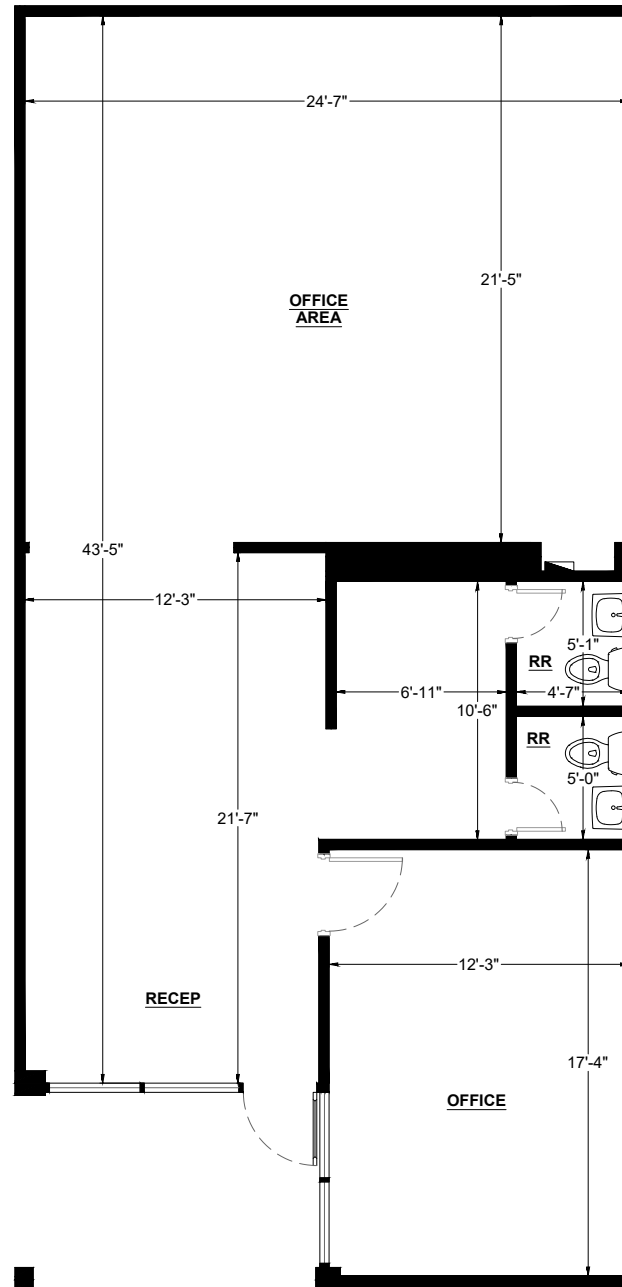
OFFICE AREA	1,300 SF
TOTAL SUITE AREA	1,300 SF

SITE KEY PLAN:



BUILDING KEY PLAN:

0004A	0004F	0004G	0004H	0004M
0004B				0004L
0004C				0004J
0004D	0004E			0004K



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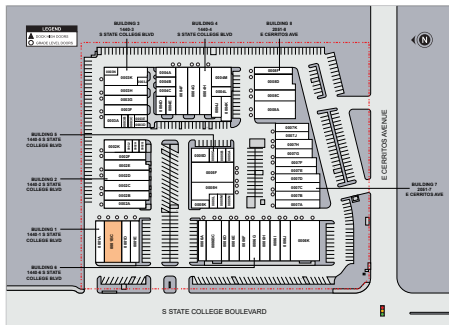
STE 1BC

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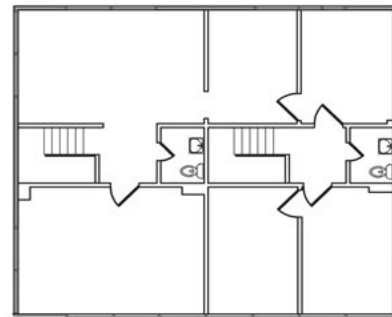
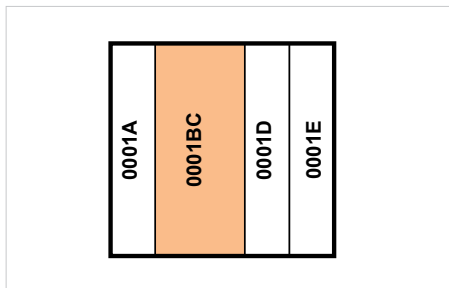
OFFICE AREA	±3,000 SF
WAREHOUSE AREA	±2,360 SF
TOTAL SUITE AREA	5,360 SF

CLEAR HEIGHT	12'-0"
○ GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	0

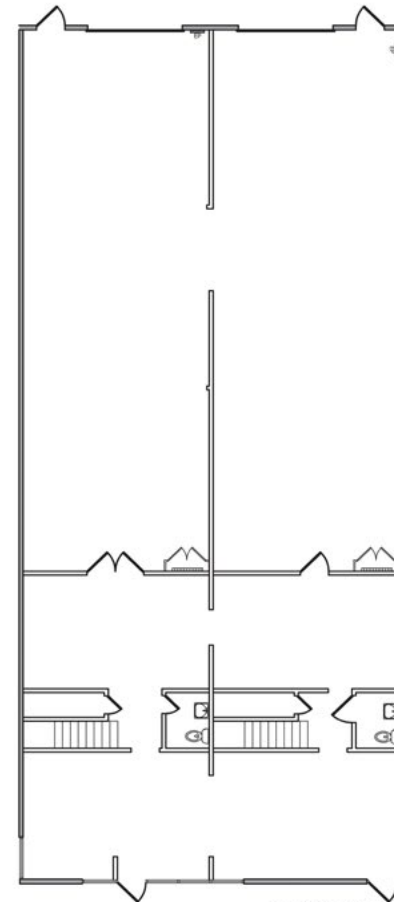
SITE KEY PLAN:



BUILDING KEY PLAN:



SECOND FLOOR



GROUND FLOOR

* Floor Plan not to scale and is approximate.

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AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Disneyland
Angel Stadium
Honda Center
OCVibe
Anaheim Convention Center
ARTIC (Anaheim Regional
Transportation Intermodal Center)

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NEARBY AMENITIES