

An aerial photograph of a modern, multi-story office building with a flat roof and large glass windows. The building is surrounded by a parking lot with several cars. In the background, there is a large parking lot and some trees. The text "OFFICE FOR LEASE" is written in white, bold, sans-serif font at the top. Below it, "STADIUM PLACE OFFICE BUILDING" is written in a larger, white, bold, sans-serif font. A black box with white text contains the address "1855 W. KATELLA AVE., ORANGE, CA 92867". The building has "BERT & ACKERMAN" on the left side and "PROPERTYRATE" on the right side. The number "1855" is visible above the entrance.

OFFICE FOR LEASE  
**STADIUM PLACE OFFICE BUILDING**

1855 W. KATELLA AVE., ORANGE, CA 92867

EXCLUSIVELY LISTED BY:

Tom Gonzalez

Direct: (714) 704-4554

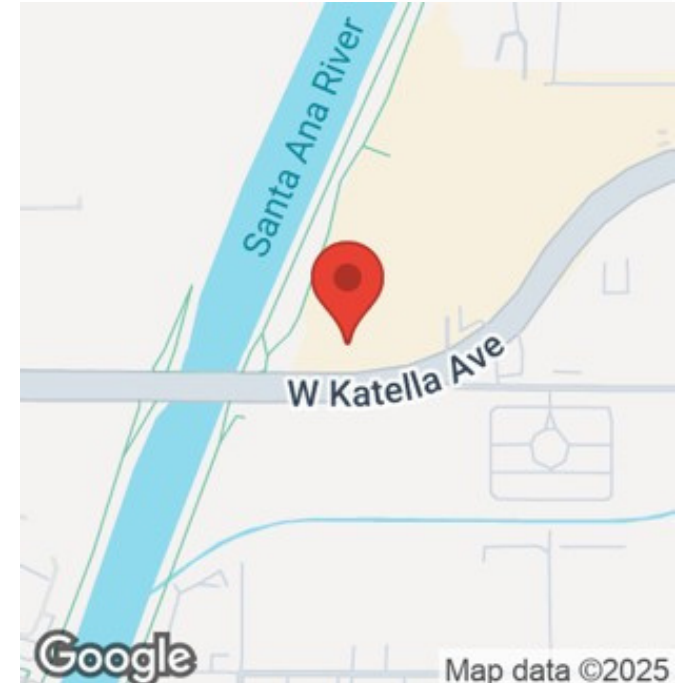
[tomg@ashwillassociates.com](mailto:tomg@ashwillassociates.com)

DRE Lic #01487226

**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE

# STADIUM PLACE FOR LEASE

1855 WEST KATELLA AVENUE



## OFFERING SUMMARY

LEASE RATE:	\$1.75/SF \$1.95/SF Full Service Gross
LEASE TERM:	Negotiable
BUILDING SF:	<b>67,806</b>
AVAILABLE SF:	± 1,600 SF - 9,000 SF
YEAR BUILT:	1981
BUILDING CLASS:	B
FLOORS:	3

## PROPERTY OVERVIEW

Ashwill Associates - Tom Gonzalez is pleased to present Stadium Place, a professional office building For Lease.

Whether you're looking to downsize or relocate your business, we currently offer flexible office space ranging from 1,600 SF to 9,000 SF.

Contact us today to schedule a tour or for more information on available suites and lease terms.

## PROPERTY HIGHLIGHTS

- Building: 67,806 SF
- Available: 1,600 - 9,000 SF
- Three (3) Story Office
- Security Card Access
- Free, Surface Parking, 4:1,000 Ratio
- Proximity to the Honda Center, Artic Transportation and OC Vibe Project
- Access to the 5, 57, 91, and 22 Freeways

## LOCATION & HIGHLIGHTS

1855 WEST KATELLA AVENUE



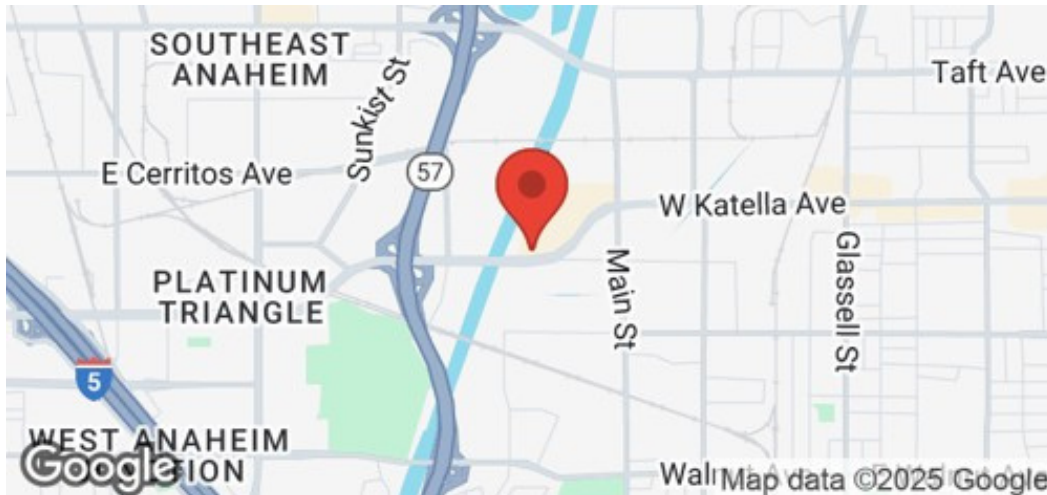
## LOCATION INFORMATION

Building Name:	Stadium Place Office Building
Street Address:	1855 W. Katella Avenue
City, State, ZIP:	Orange, California 92867
County:	Orange
Market:	Anaheim/Orange
Sub-Market:	Anaheim/Santa Ana
Cross Streets:	Katella Avenue and Main Street



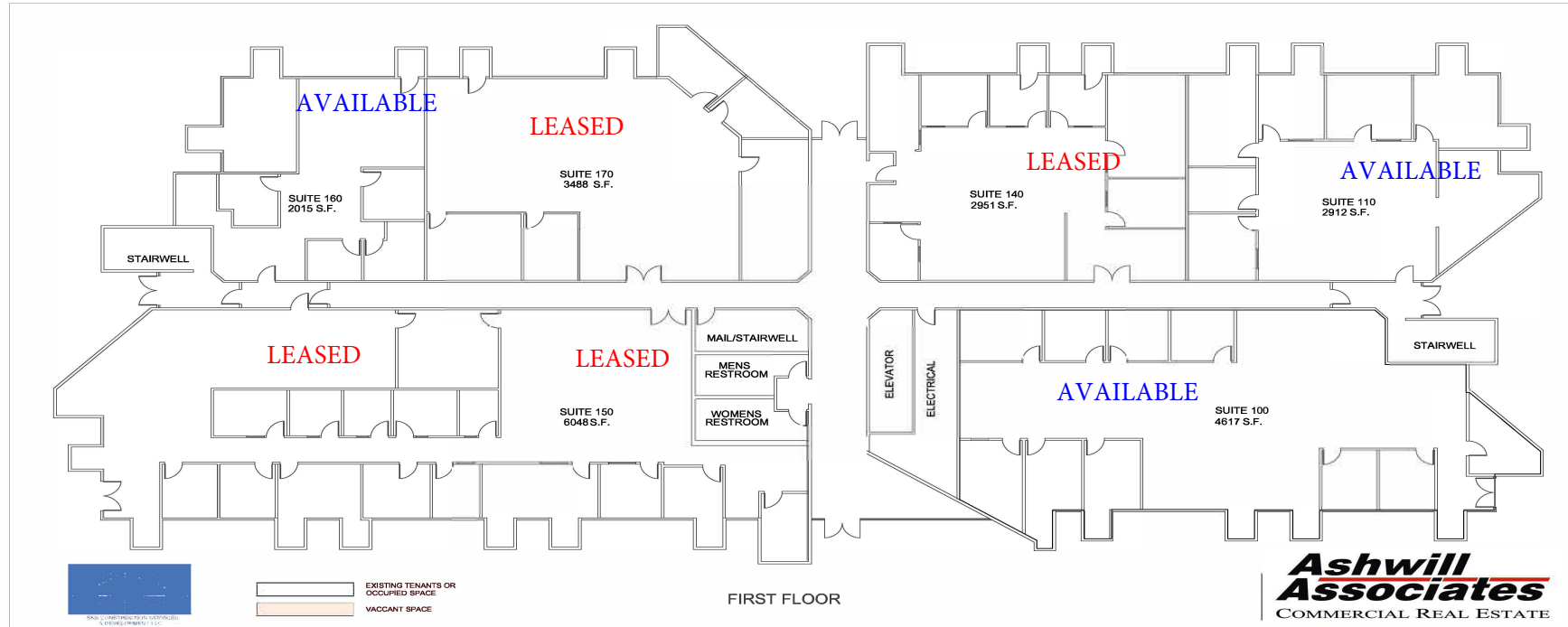
## LOCATION OVERVIEW

The property is situated in the City of Orange, within walking distance to the Honda Center, Anaheim ARTIC Transportation Center, and offers convenient access to the 5, 57, 91, and 22 freeways, as well as close proximity to Angel Stadium.

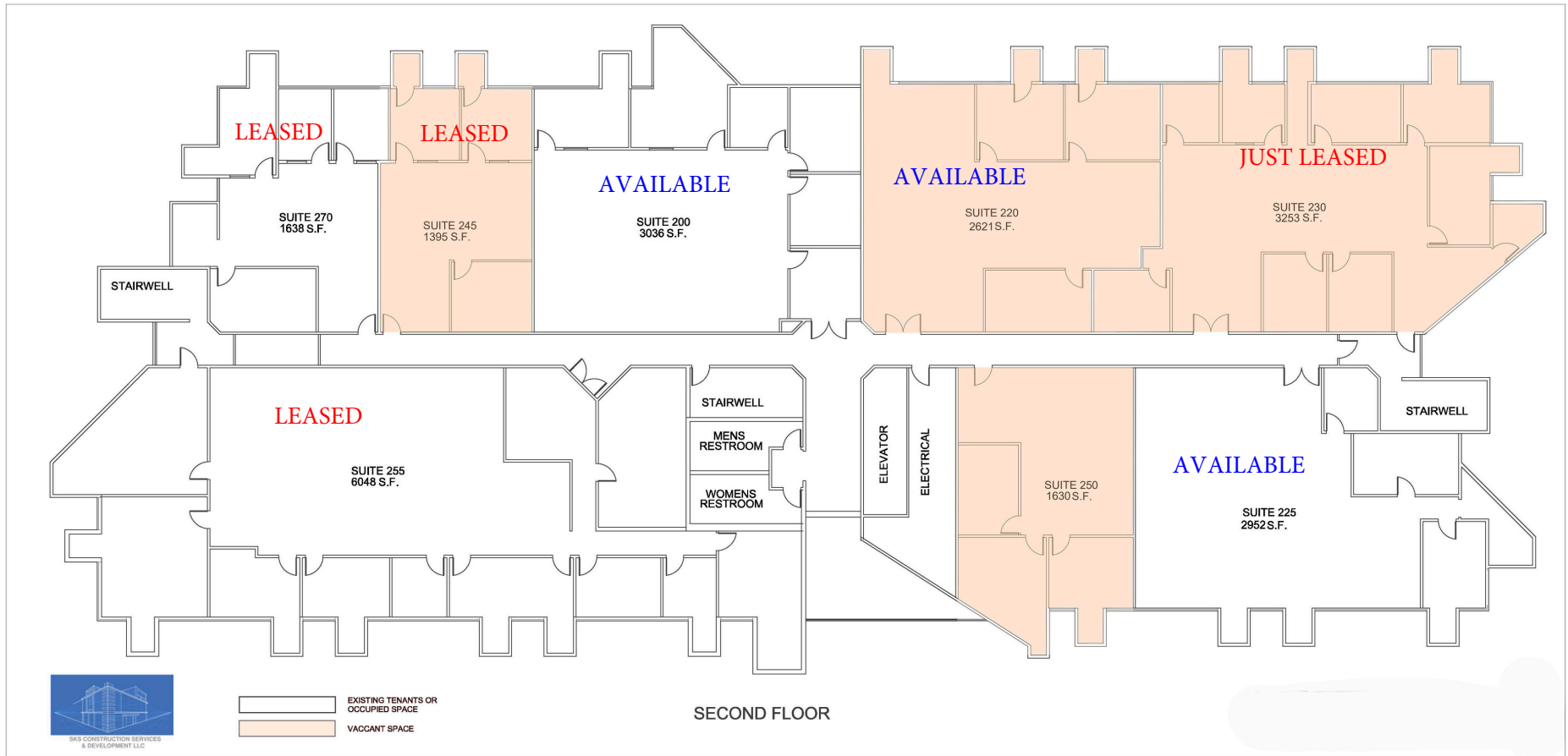


**STADIUM PLACE FOR LEASE**  
1855 WEST KATELLA AVENUE

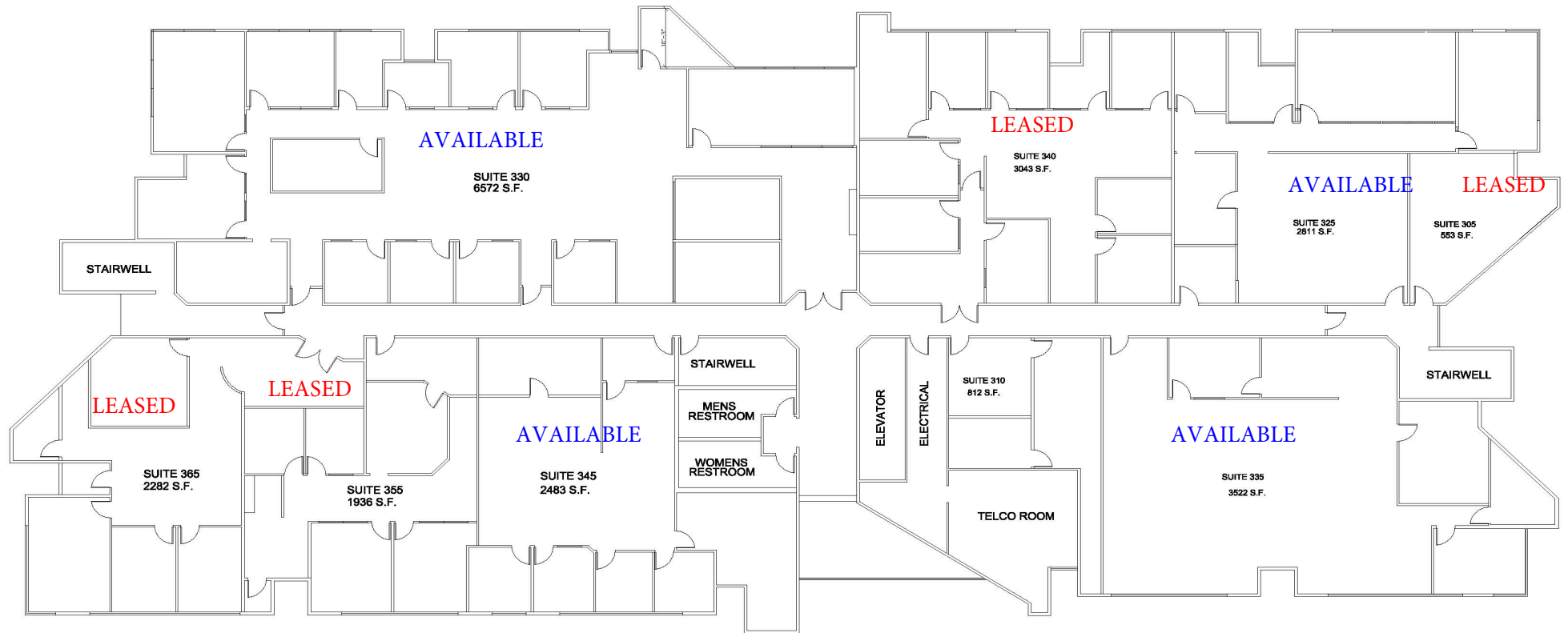




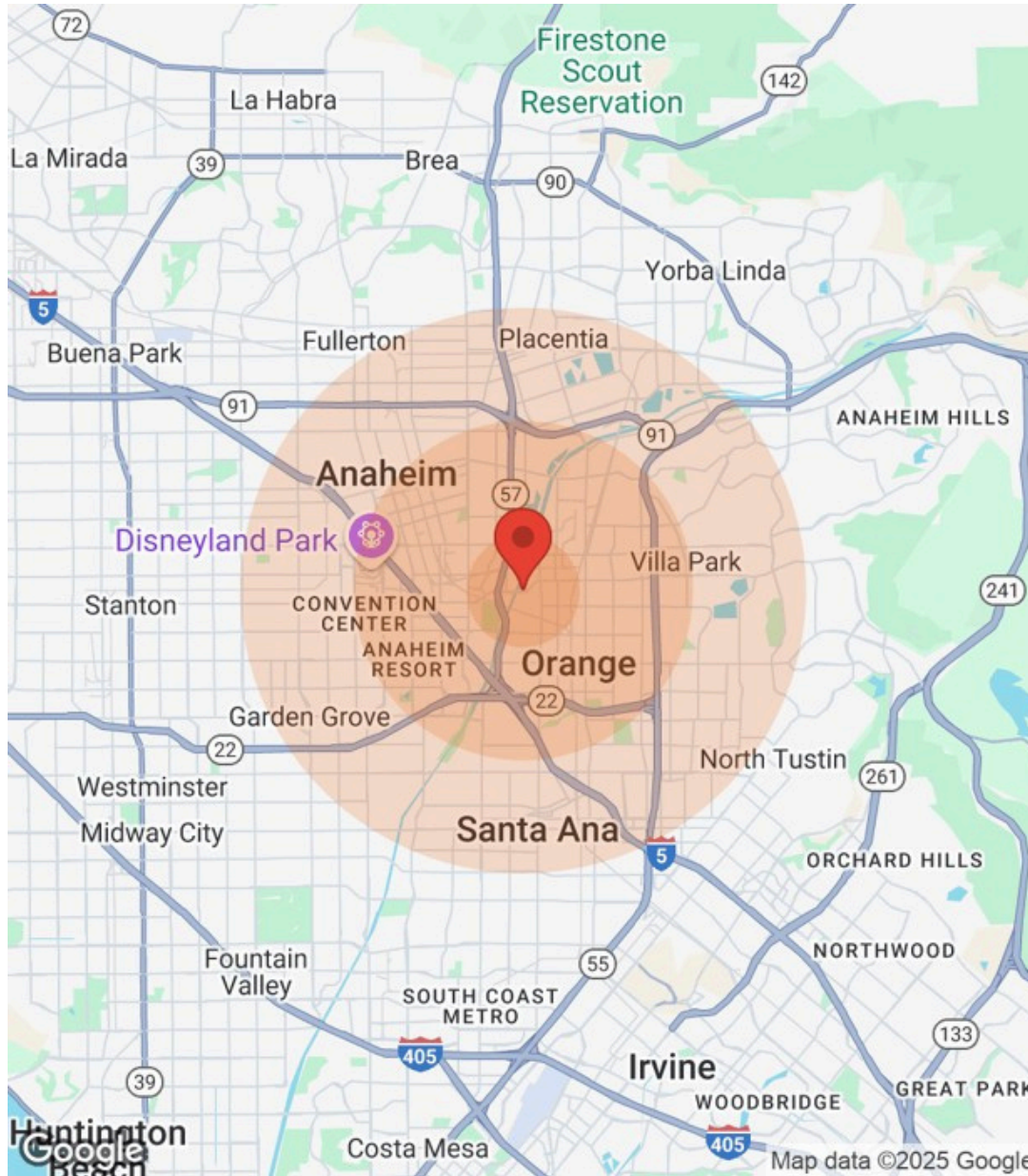
Stadium Place Office Building  
1855 WEST KATELLA AVENUE,  
ORANGE, CA 92667



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ORANGE, CA 92867



THIRD FLOOR



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	5,959	105,414	340,632
Female	5,878	101,357	332,299
Total Population	11,837	206,771	672,931
<b>Age</b>			
Ages 0-14	2,149	42,852	147,495
Ages 15-24	1,441	28,028	95,539
Ages 25-54	5,015	90,591	290,181
Ages 55-64	1,391	21,592	67,604
Ages 65+	1,841	23,708	72,112
<b>Race</b>			
White	6,271	117,349	342,606
Black	323	2,533	7,287
Am In/AK Nat	60	537	2,059
Hawaiian	11	227	883
Hispanic	6,129	122,678	434,107
Multi-Racial	7,282	131,736	479,376
<b>Income</b>			
Median	\$52,665	\$63,110	\$58,521
< \$15,000	347	4,918	15,942
\$15,000-\$24,999	444	4,843	16,472
\$25,000-\$34,999	378	5,710	18,275
\$35,000-\$49,999	896	8,305	25,868
\$50,000-\$74,999	760	13,248	36,420
\$75,000-\$99,999	579	9,296	25,779
\$100,000-\$149,999	617	9,044	26,468
\$150,000-\$199,999	110	3,316	9,549
> \$200,000	187	2,062	7,428
<b>Housing</b>			
Total Units	4,741	64,181	188,655
Occupied	4,186	60,603	179,381
Owner Occupied	997	29,243	89,810
Renter Occupied	3,189	31,360	89,571
Vacant	555	3,578	9,274

LOCATION OVERVIEW

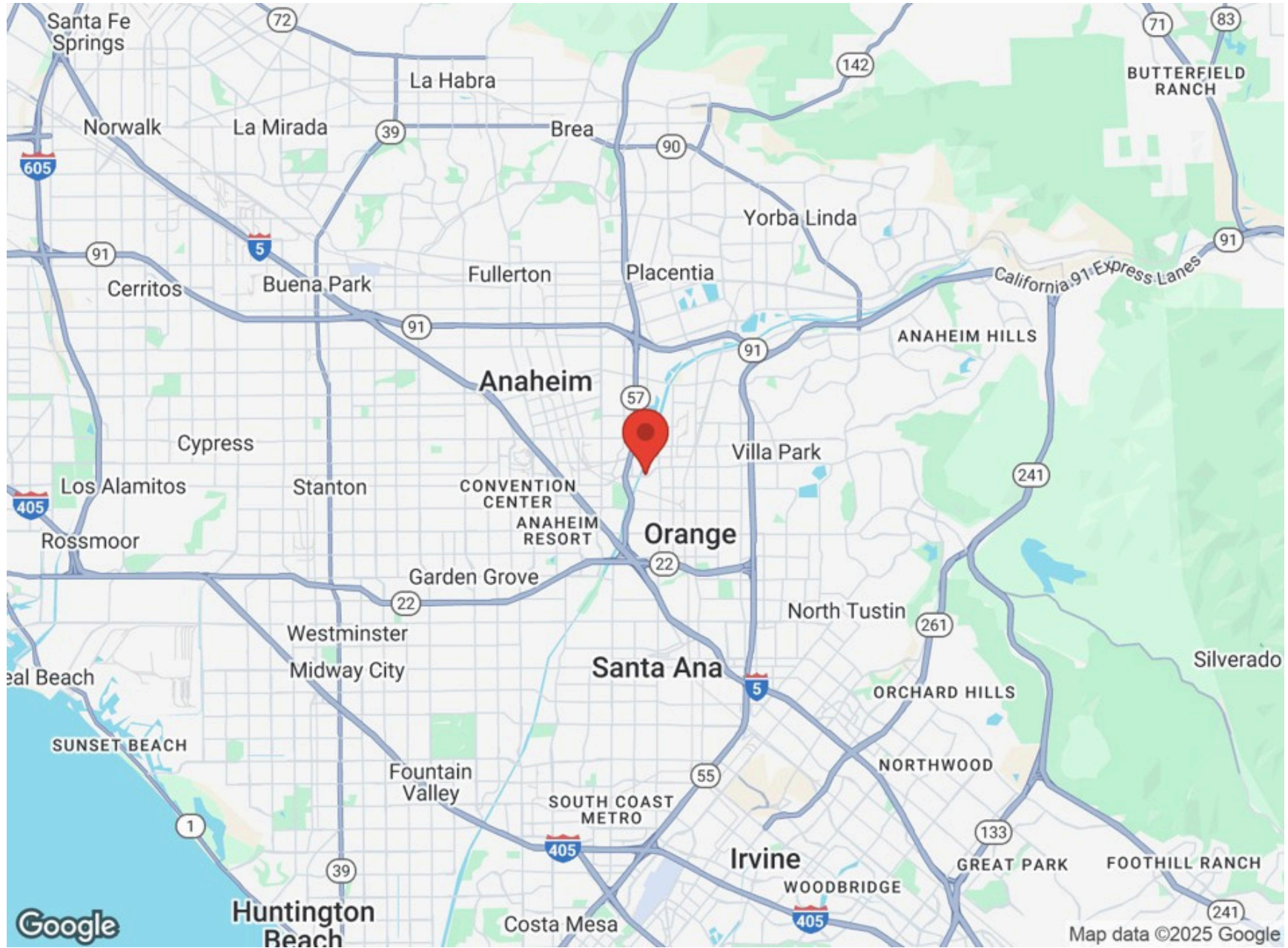
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