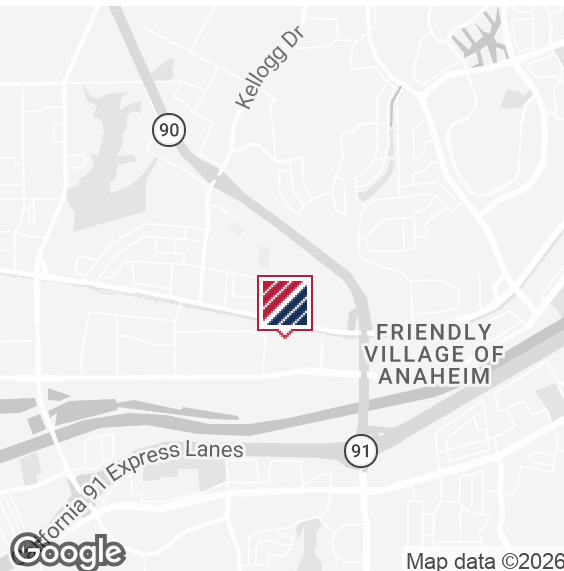




5443

EAST LA PALMA AVENUE
ANAHEIM | CA



FOR SALE/LEASE

INDUSTRIAL PROPERTY

± 7,388 SF
CONDO UNIT

± 968 SF
OFFICE SPACE

16 ft
CLEAR HEIGHT

2
G.L. DOORS

PROPERTY HIGHLIGHTS

- ± 7,388 SF Condo Unit
- ± 968 SF Office
- 16' Clear Height
- 2 10x12 Roll Up Doors (GL)
- Power: 400 Amps, 120/208 Volts,
- Sprinklers: Yes
- New Roof Installed 3 Years Ago
- New Landscaping in Industrial Park
- Purchase Price: \$2,770,500

FOR MORE INFORMATION PLEASE CONTACT:

DAVID STEEVES

FIRST VICE PRESIDENT

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CADRE #01208444

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ASSOCIATE VICE PRESIDENT

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CADRE #02078021

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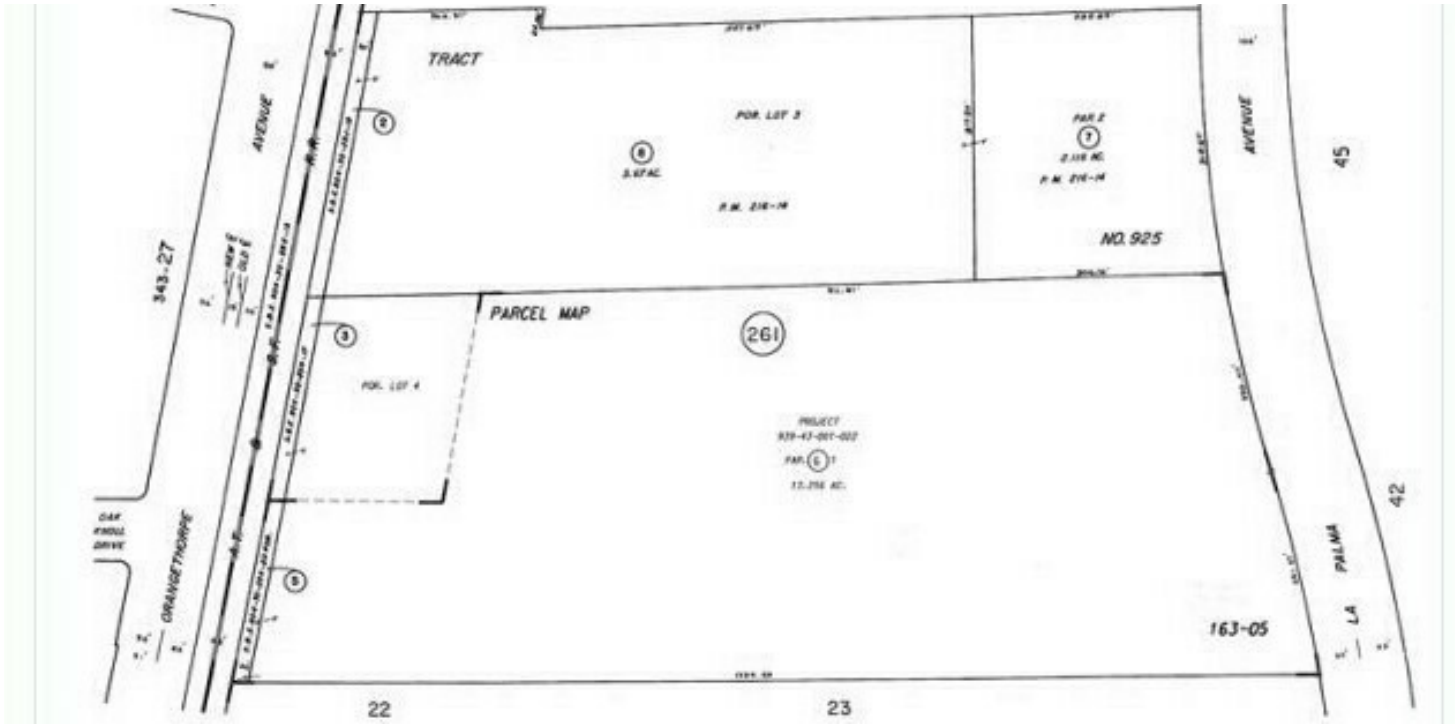


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EAST LA PALMA AVENUE
ANAHEIM | CA

FOR SALE/LEASE

INDUSTRIAL PROPERTY



PROPERTY HIGHLIGHTS

- ± 7,388 SF Condo Unit
- ± 968 SF Office
- 16' Clear Height
- 2 10x12 Roll Up Doors (GL)
- Power: 480 Amps, 120/208 Volts, 3-Phase
- Sprinklers: Yes
- New Roof Installed 3 Years Ago
- New Landscaping in Industrial Park

OFFERING SUMMARY

| | |
|----------------|------------------|
| Sale Price: | \$2,770,500 |
| Lease Rate: | \$1.70 PSF Gross |
| Building Size: | ± 7,388 SF |

DEMOGRAPHICS

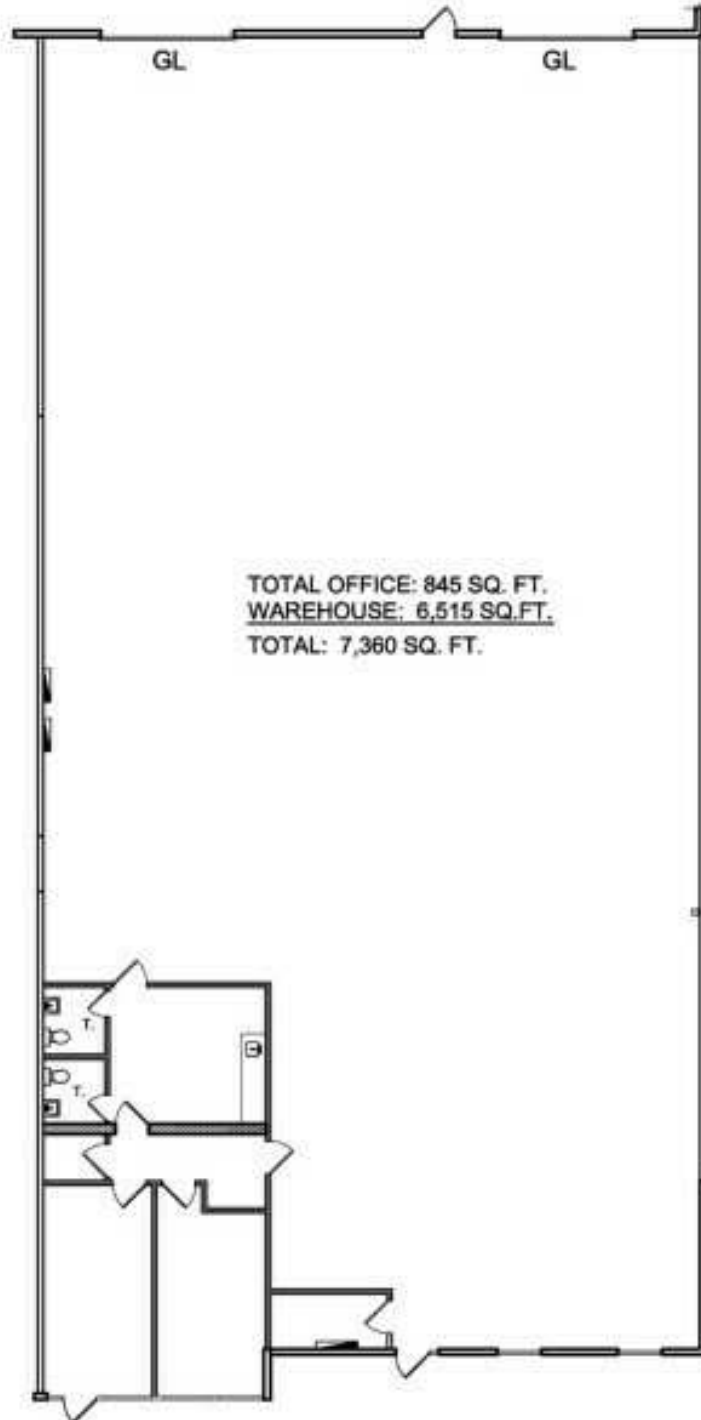
| | 1 MILE | 2 MILES | 3 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 4,624 | 17,514 | 38,061 |
| Total Population | 13,257 | 50,764 | 111,745 |
| Average HH Income | \$146,739 | \$179,798 | \$191,236 |

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EAST LA PALMA AVENUE
ANAHEIM | CA

FOR SALE/LEASE
INDUSTRIAL PROPERTY



*Not To Scale

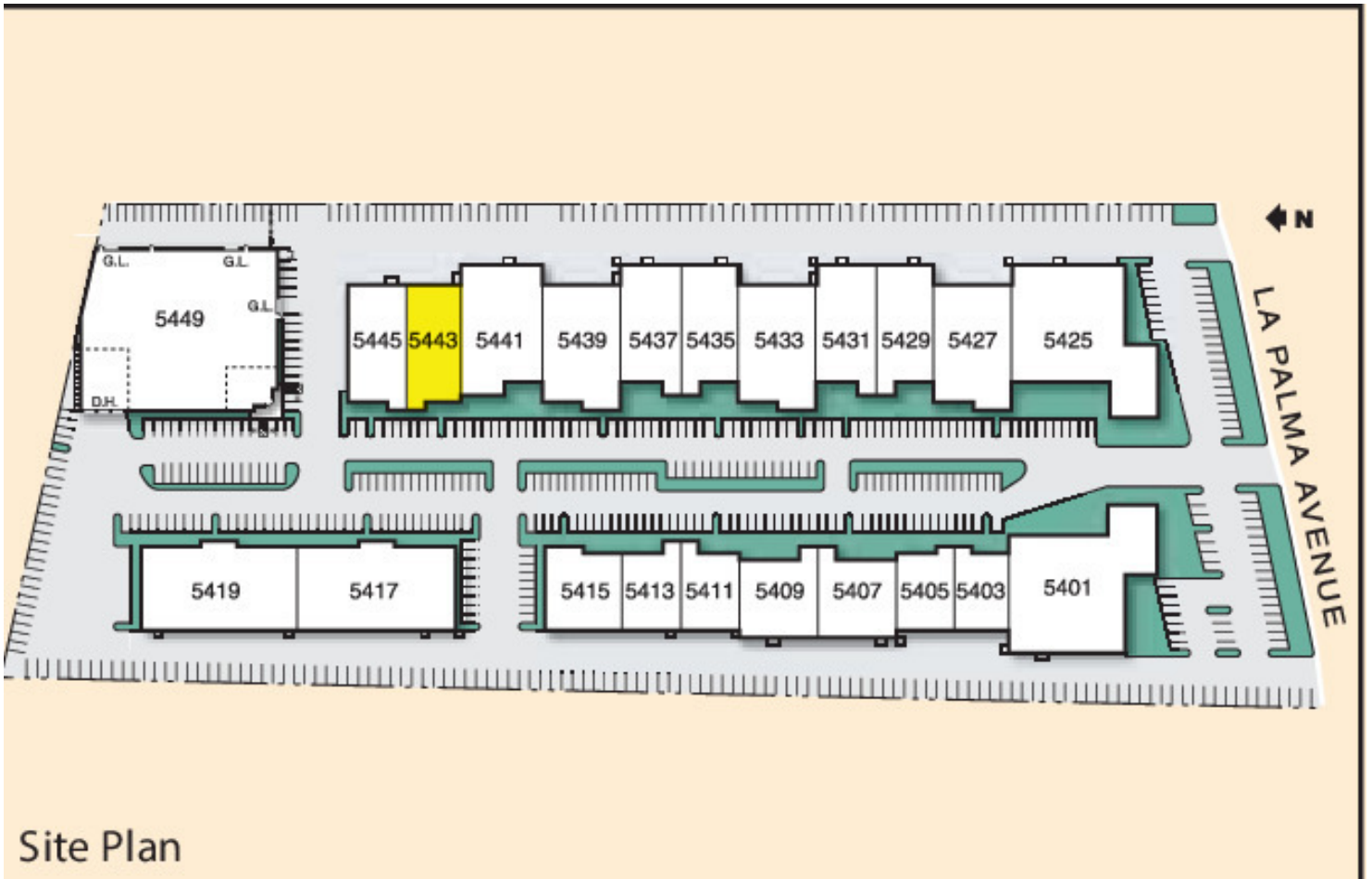
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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EAST LA PALMA AVENUE
ANAHEIM | CA

FOR SALE/LEASE
INDUSTRIAL PROPERTY



*Not To Scale

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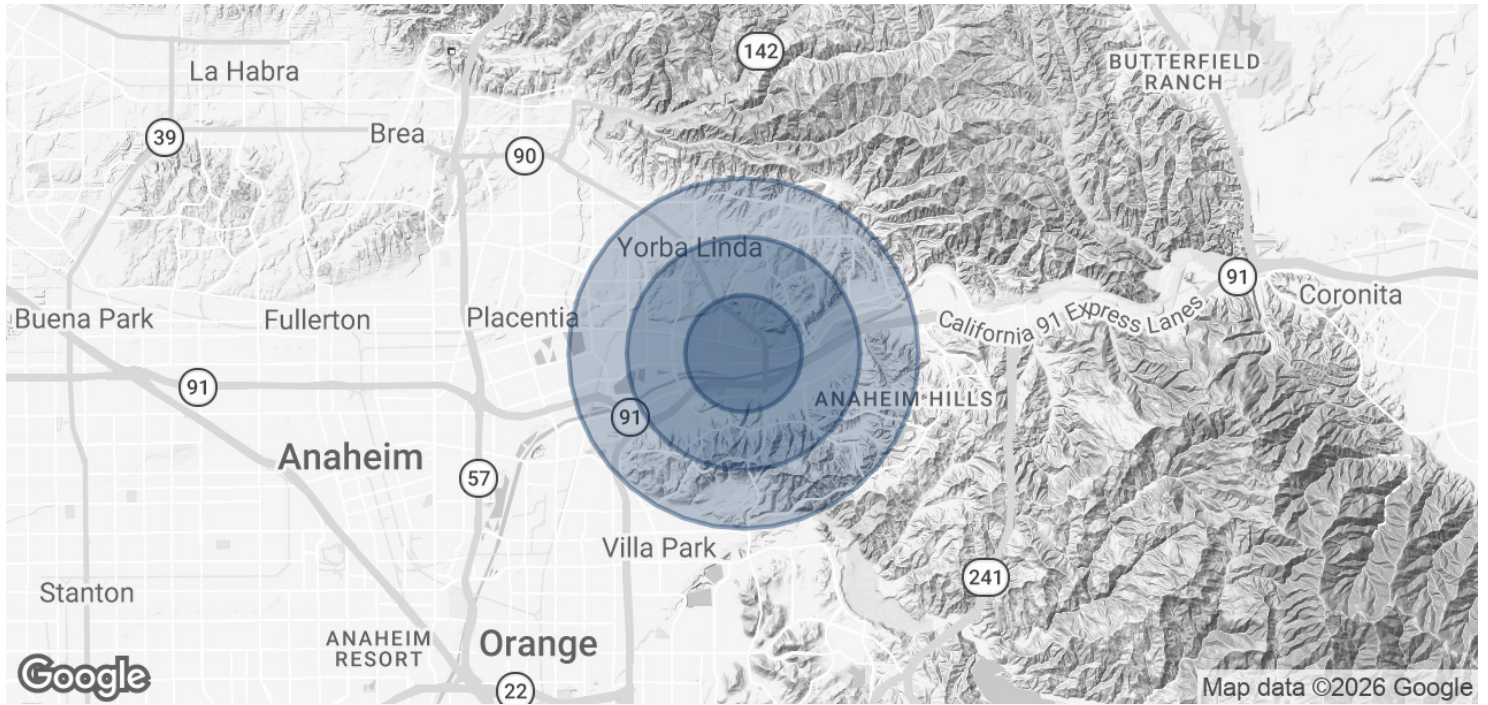


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EAST LA PALMA AVENUE
ANAHEIM | CA

FOR SALE/LEASE

INDUSTRIAL PROPERTY



DEMOGRAPHICS

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|--------|---------|---------|
| Total population | 13,257 | 50,764 | 111,745 |
| Median age | 41 | 43 | 43 |
| Median age (Male) | 40 | 42 | 42 |
| Median age (Female) | 42 | 44 | 44 |

* Demographic data derived from 2020 ACS - US Census

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