



1025 E Orangethorpe Ave, Anaheim, CA 92801

INDUSTRIAL SPACE FOR LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES
OFFERING MEMORANDUM



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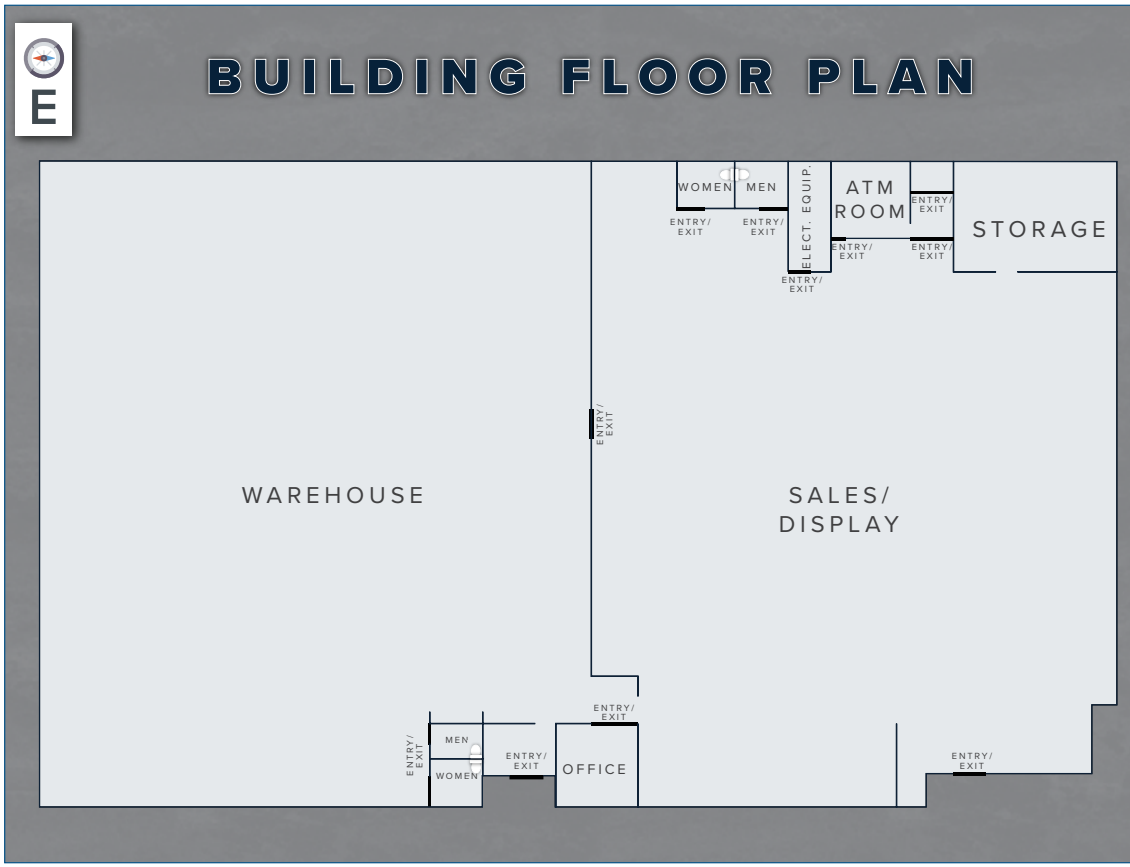


EXECUTIVE SUMMARY

- **Prime SoCal Location** – This property is strategically located in Anaheim within the Industrial submarket on Orangethorpe Ave. (± 26,100 VPD) with direct access to the CA-91 less than a mile away boasting an average of ± 275,000 vehicles per day.
- **Anaheim Industrial Market** - Orange County's largest industrial node by far, with over 50 million square feet of space. Anaheim is one of the tightest submarkets in Orange County (2.5% vacancy).
- **Quality Construction** – This 24,000 SF concrete tilt up facility was built in 1962 featuring fully airconditioned 10,000 SF (42%) of Office/Showroom and 14,000 SF (58%) of warehouse space with a 19' clear height and truck well with 2 loading dock positions. This freestanding building sits on a large 74,650 SF lot (32% Building/Lot Coverage) with an abundance of parking. The property also features a 40' Pylon Sign for the future tenant's brand marketing directly on Orangethorpe Ave.



FINANCIAL OVERVIEW



» LIST PRICE

Call Broker for Lease Rate

» ADDRESS

1025 E Orangethorpe Ave,
Anaheim, CA 92801

» MSA

Orange County, CA

» TOTAL BUILDING SQUARE FEET

24,000 SF

» ACRES

1.71 AC

» LOT SQUARE FEET

74,650 SF

» COVERAGE

32%

» SHOWROOM/OFFICE SPACE SQ. FT.

10,000 SF (42%)

» WAREHOUSE SQ. FT.

14,000 SF (58%)

» CONSTRUCTION

Reinforced Concrete

» WAREHOUSE CLEAR HEIGHT

16' - 19'

» GRADE LEVEL DOORS

Two (2)

» TRUCK WELL

Two (2) Loading Dock Positions

» POWER

480 Amps

» BUILT

1962





AERIAL MAP



AREA OVERVIEW

THE CITY OF ANAHEIM

Anaheim is a city in Orange County, California, part of the Los Angeles metropolitan area. As of 2019, the city had a population over 351,000, making it the most populous city in Orange County and the 10th most populous city in California. Anaheim is known for its theme parks, sports teams, and convention center.

Anaheim was incorporated as the second city in Los Angeles County on March 18, 1876. The city developed into an industrial center, producing electronics, aircraft parts, and canned fruit. It is the site of the Disneyland Resort, a world-famous grouping of theme parks and hotels which opened in 1955, Angel Stadium of Anaheim, Honda Center and the Anaheim Convention Center. The Disneyland Resort is the largest employer in Anaheim with approximately 22,200 employees. Anaheim is home to two major professional sports teams: The Anaheim Ducks (NHL) and Anaheim Angeles (MLB).

The Santa Ana Freeway (I-5), the Orange Freeway (SR57) and the Riverside Freeway (SR 91) all pass through Anaheim. Anaheim is equidistant from both John Wayne Airport and Long Beach Airport (15 miles each).

TOURISM

In 2019, Anaheim welcomed an estimated **24.4 million visitors to the destination** and spent about \$9 billion throughout Orange County. Compared to 2017, Anaheim visitor volume increased by 4.3 percent and total visitor spending in Orange County by Anaheim visitors rose by 4.4 percent. Year-to-date (January - June 2017):

- » 124,400,000 visitors have traveled to Anaheim in 2019.
- » Spending by Anaheim tourists in Orange County totaled \$9 billion, which is an increase of 4.3 percent compared to 2017.
- » Monthly visitor statistics help to illustrate the positive impact and opportunity tourism brings to Anaheim and Orange County. Revenue generated from tourism leads to an increase in nonexportable jobs, small business success, and contributions to the city's general fund that is funneled to police and fire departments, libraries and maintenance for local parks.



DEMOGRAPHICS

| Population | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|----------|----------|-----------|
| 2025 Projection | 21,151 | 255,228 | 597,730 |
| 2020 Estimate | 20,444 | 247,273 | 578,166 |
| 2010 Census | 18,979 | 233,327 | 544,208 |
| Growth 2020-2025 | 3.46% | 3.22% | 3.38% |
| Households | 1-Mile | 3-Mile | 5-Mile |
| 2025 Projection | 5,734 | 74,567 | 180,600 |
| 2020 Estimate | 5,525 | 72,243 | 174,776 |
| 2010 Census | 5,081 | 68,525 | 165,246 |
| Growth 2020-2025 | 3.78% | 3.22% | 3.33% |
| Income | 1-Mile | 3-Mile | 5-Mile |
| 2020 Average Household Income | \$82,727 | \$96,569 | \$106,204 |

ORANGE COUNTY, CA

Orange County has a total of 3 million residents and is the home of exciting professional sports, legendary theme parks, and pristine beaches. It's a wealthy, vibrant and highly educated place that continues to experience growth. It's the 6th largest county in the nation and has a civilian labor force of 1.6 million. Orange County has 42 miles of beaches and innumerable destinations that bring many tourists and residents to the area. It is becoming one of the most desirable places to live with the nation's lowest overall crime rate, quality high schools, and renowned universities, and a vibrant entrepreneurial climate. Its geographic location also makes it one of the most advantageous economic locations, centered between San Diego, LA and Riverside Counties.

Orange County's economy is consistently one of the highest performing economies in Southern California. Orange County is a state leader in job creation with extra 41,000 jobs created year after year. The county's largest employer is the Disneyland Resort, employing 27,000 employees. And the county is in a position to see an increase in job growth over the next two years. The numerous economic advantages attract many companies to relocate to Orange County.





Orange County is situated between the iconic cities of Los Angeles and San Diego stretching up and down the west coast from Seal Beach to San Clemente. Due to the large population being highly educated and wealthy, the OC has a major economic advantage. It is consistently one of the highest performing economies in Southern California. Since 2015, the unemployment has dropped dramatically, providing thousands of new jobs year after year. Employers such as Fujitsu, Boost Mobile, UK Defense Contractors and Disneyland Resort have contributed to its boom. In effect, the housing sector has also experienced a rise in rents and lower vacancy rates.

The job categories predicted to increase are construction, education and health, and professional and business services.

Additionally, Chapman sees local incomes, retail spending and home prices continuing to rise as relative economic strength is also foreseen nationally and statewide. With the predicted increase in personal income, household budgets are looking to increase providing more room for leisurely spending.

#1

SAFEST AREA IN THE NATION

3RD

MOST POPULOUS COUNTY IN THE NATION

TOP 7

WEALTHIEST COUNTIES IN CALIFORNIA

ORANGE COUNTY UNIVERSITIES



UNIVERSITY OF CALIFORNIA, IRVINE

With an enrollment of over 35,000 students, UC Irvine is ranked among the nation's top public universities. The university offers 87 undergraduate degree programs, 129 graduate and professional degrees along with 50 Ph.D. programs. University of California, Irvine has successful athletics with 28 national titles in nine different sports. Additionally, this UC school contributes \$5 billion annually to the local Orange County economy.



CALIFORNIA STATE UNIVERSITY, FULLERTON

CSU Fullerton has a large impact on both the local and statewide economy. Annual spending related to the university generates a total impact of \$1 billion which sustains more than 8,700 jobs in the region and 9,000 jobs statewide. Every year, the economic impact generated by the university contributes to more than \$60 million in local and nearly \$65.5 million in statewide tax revenue.



CHAPMAN UNIVERSITY

Chapman University is a private institution who is ranked among the Best Colleges and 2nd Most Innovative Schools. Located in Orange County, Chapman encompasses nine schools and colleges including their popular and accredited George L Argyros School of Business and Economics and Dale E. Fowler School of Law. The University attracts students from all over the world. Currently enrolled are students from 49 states and 60 different countries.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs located at **1025 E Orangethorpe Ave, Anaheim, CA 92801**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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