

FIFTY-FIVE FIFTEEN

E LA PALMA AVENUE, ANAHEIM, CALIFORNIA

5515



Hines **CBRE**

5515 E. LA PALMA AVE. | ANAHEIM, CALIFORNIA

RETAIL CENTERS (INCL. DINING)

1. Imperial Promenade - 700 FT.

- California Fish Grill
- Cinema City Stadium Theater
- Citibank
- FedEx Office & Ship Center
- Fuji Grill
- Golden Spoon
- Knowlwood
- Nektar Juice Bar
- Pure Barre Anaheim Hills
- Purify Sauna Lounge
- Queen Nails
- Sammy's Bar & Grill
- Starbucks
- Subway
- True Seasons Organic Kitchen
- Wescom Credit Union

2. Anaheim Hills Village Center - 1,000 FT.

- Bovang Bistro
- Cold Stone Creamery
- Core Arts Pilates and Gyrotonic
- Guppy House
- In-N-Out
- K Nails & Spa
- New Corner Tea House
- Out of the Park Pizza
- Party! Party!
- Shell Gas Station
- Thai House
- T-Mobile
- Togo's
- Yorba Linda Pharmacy

3. Canyon Village Plaza - 0.2 MILES

- Anaheim Hills Inn & Suites
- Anaheim Hills Pet Clinic
- Baskin Robbins
- Carl's Jr.
- Chase Bank
- CVS Pharmacy
- Keno's
- Marie Callender's
- Pet Supply Warehouse
- Pho Vina
- The Flame Broiler
- Wholesome Choice

4. Esperanza Village - 0.4 MILES

- 76 Gas Station
- Candy Donuts
- Canyon Inn
- Cuts and Glory Barber Shop
- Goodyear Tire & Rubber
- Porky's Pizza

5. Imperial Canyon Shopping Center - 0.6 MILES

- Alexander's Grand Salon & Spa
- Campitelli Cookies
- Dominos Pizza
- Don Jose's Mexican Cafe
- Spicy City
- Sport Clips Haircuts
- US Post Office
- Wells Fargo Bank

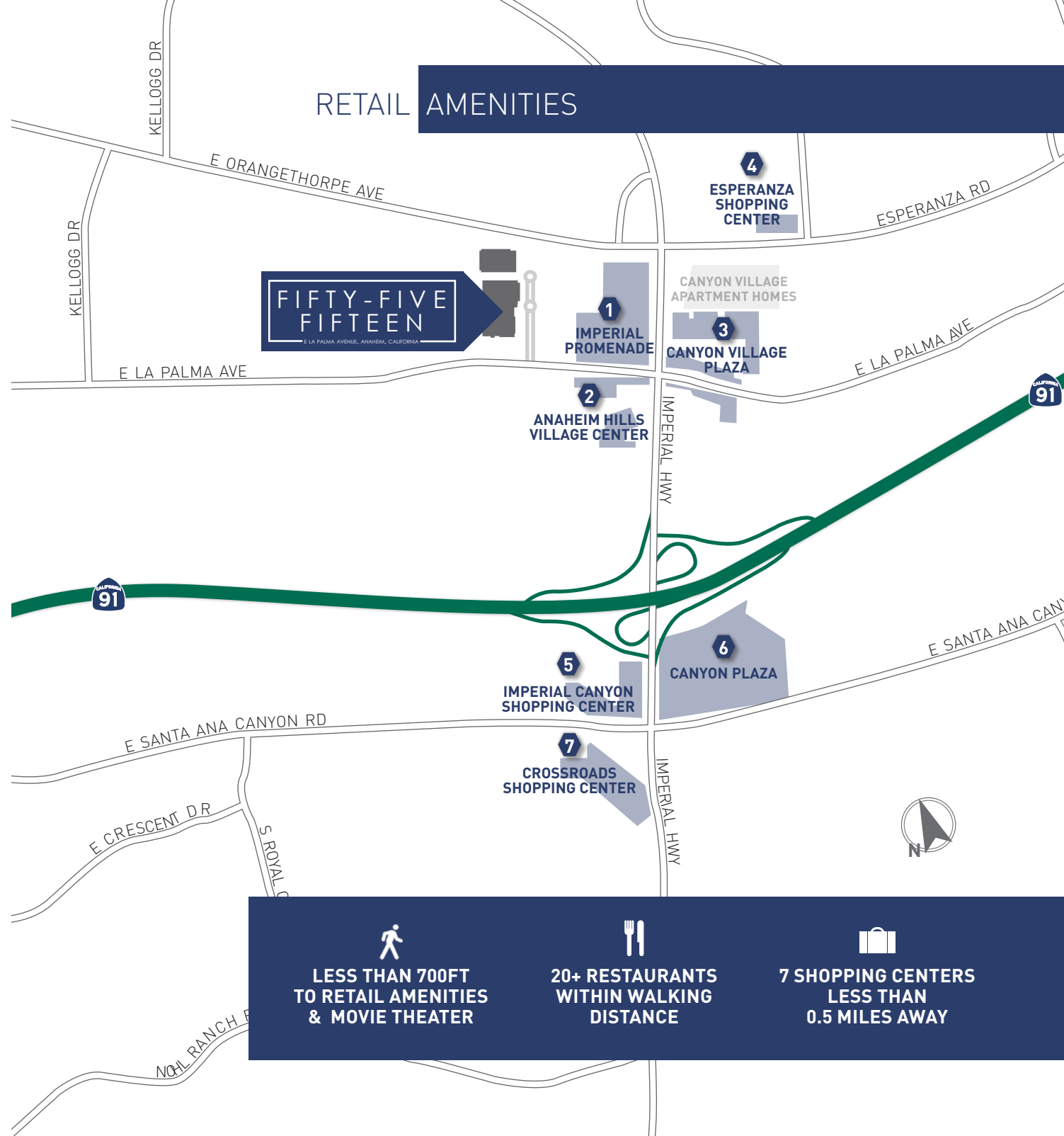
6. Canyon Plaza - 0.6 MILES

- Anaheim Hills Dental
- Board & Brew
- Chase Bank
- Corner Bakery
- Fairfield Inn Anaheim Hills
- Happy Nails and Spa
- Jamba Juice
- LA Fitness
- Mother's Market & Kitchen
- Reunion Kitchen & Drink
- Rock N' Roll Cyclery
- Rubio's Coastal Grill
- Starbucks
- Sun Club Tanning
- The UPS Store
- U.S. Bank
- Yogurtland
- Yve's Restaurant & Bar

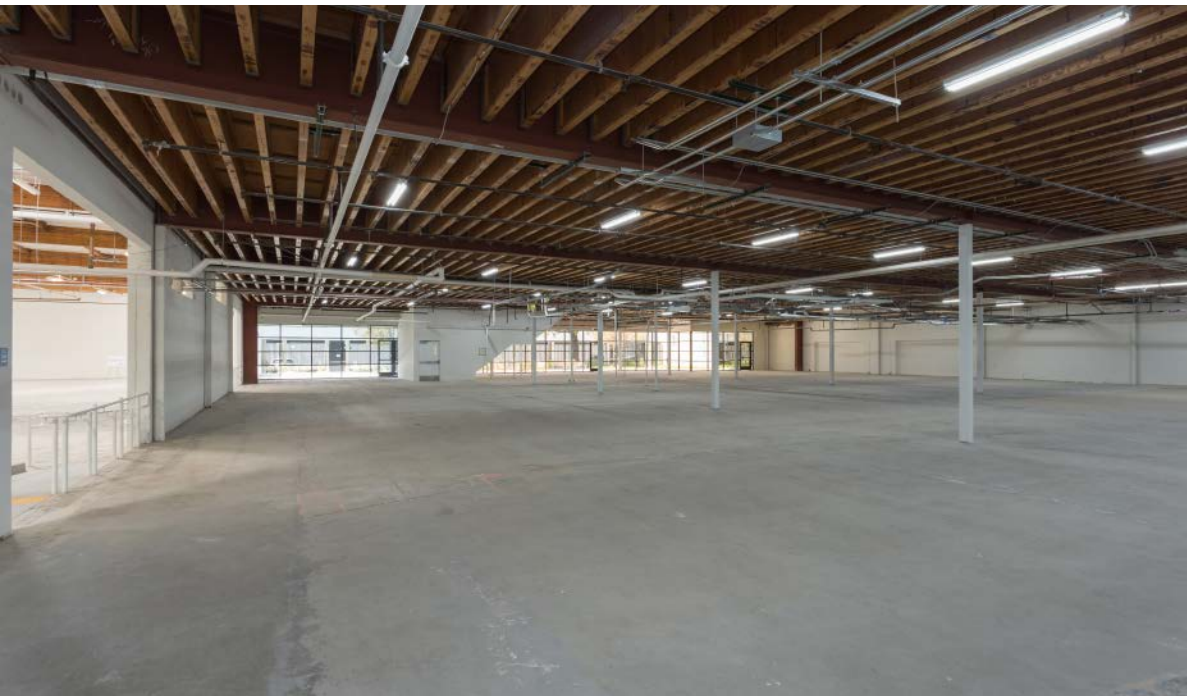
7. Crossroads Shopping Center - 0.7 MILES

- AAA
- AT&T
- Bagel Me!
- Bank of America
- Leslie's Pool Supplies
- Rita's Anaheim Hills
- Rite Aid Pharmacy
- Taco Bell
- Vons
- Zito's Pizza

RETAIL AMENITIES



PROPERTY FEATURES



GROUND FLOOR VACANCY

Under new ownership, Fifty-Five Fifteen has undergone a multi-million dollar exterior and interior renovation. The architects of Westgroup Designs have redesigned the exterior and interior of Fifty-Five Fifteen with a clean and contemporary look. The building features include exposed ceilings, upgraded finishes, a feature art wall, and wide open floor plans to optimize creative and flexible build-outs.

PROPERTY FEATURES INCLUDE:

- + Approximately 71,341 RSF of office space for lease
 - Option to add up to 42,500 RSF with mezzanine or full second floor
- + 7.3/1,000 RSF above-standard surface and structured parking
- + High ceiling heights ranging from 14-21 feet
- + Building top signage
- + New lobby with art wall, contemporary furniture, and upgraded restrooms
- + 2 large private outdoor patios featuring new landscaping, modern furniture, Wi-Fi, BBQ, and games
- + Glass roll-up doors and skylights providing natural light
- + 800 AMPS of Power
- + Immediate access to retail amenities including restaurants and movie theater within walking distance
- + Convenient North Orange County location with access to the Riverside (91) and Costa Mesa (55) freeways and Eastern Transportation Corridor (241 Toll Road)

NEW LOBBY RENOVATION



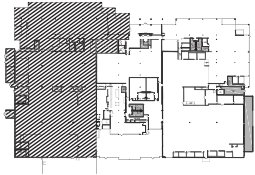
GROUND FLOOR VACANCY RENOVATION



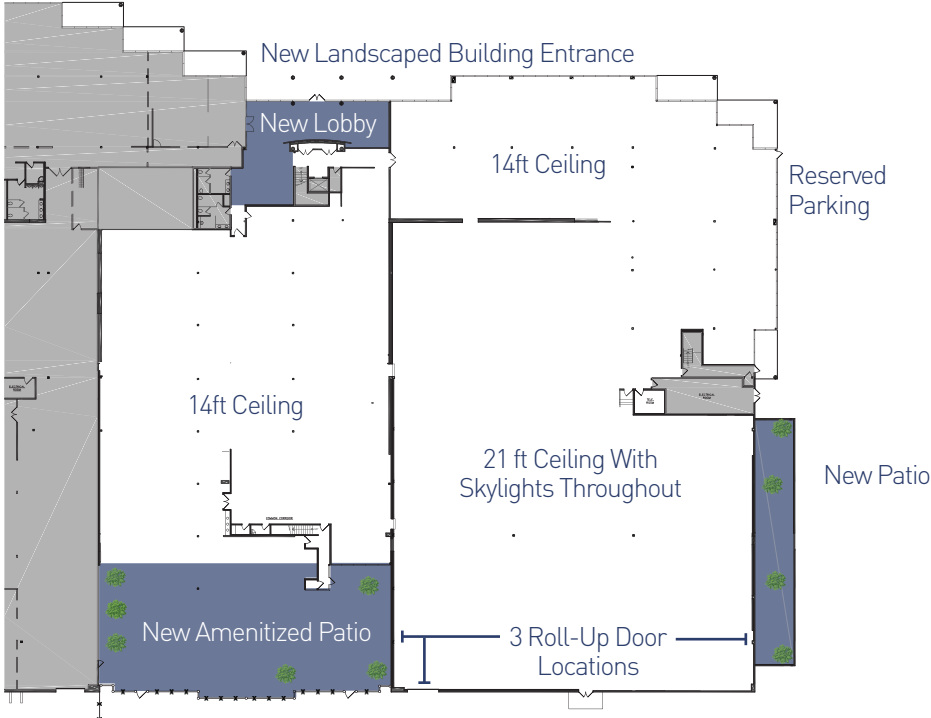
GROUND FLOOR VACANCY:

- + Flexibility for tenant build-outs and future growth
- + High ceiling heights ranging from 14-21 feet
- + 20 skylights throughout providing natural light
- + 3 glass roll-up doors leading to renovated patios and loading dock
- + Private tenant patios with contemporary furniture, and BBQ

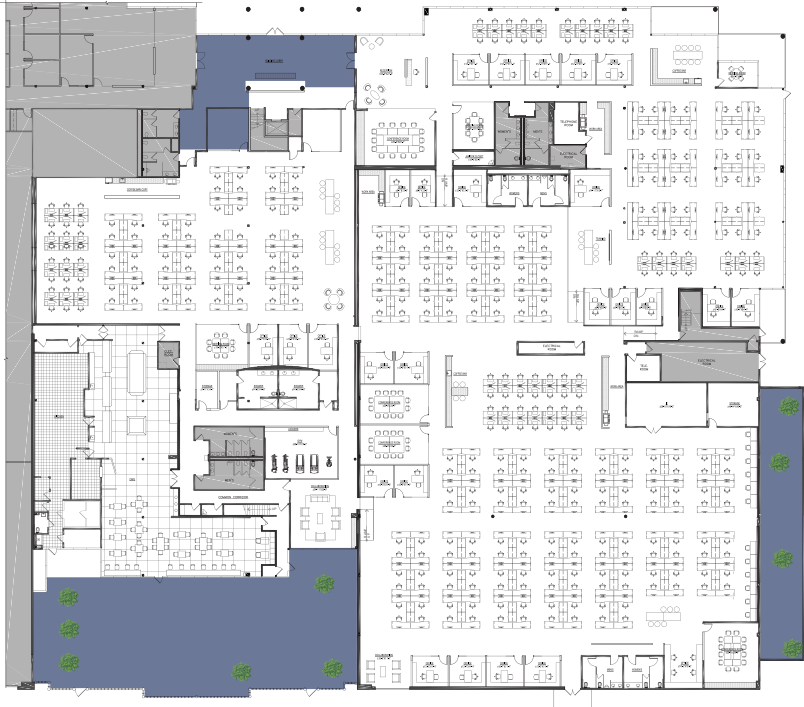
FIRST FLOOR ± 58,291 RSF



AS-BUILT



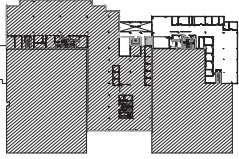
SAMPLE TEST FIT



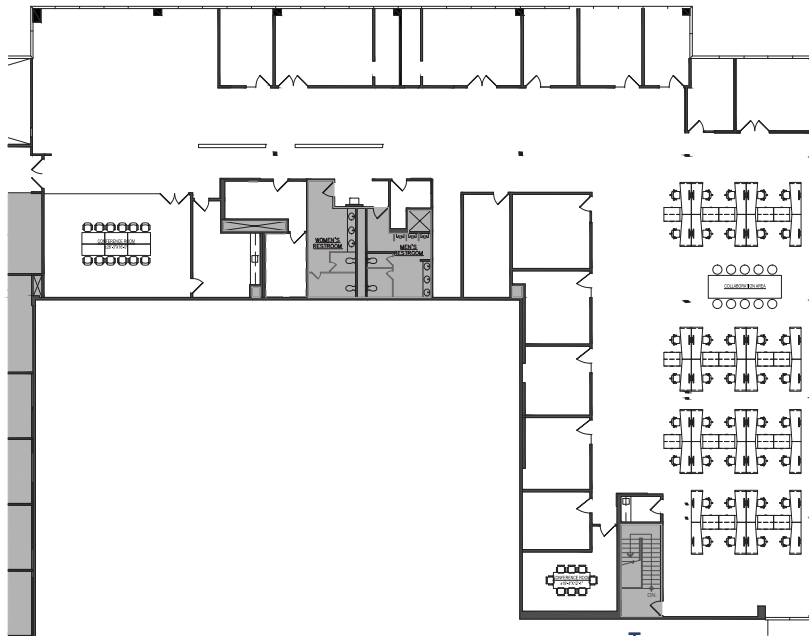
SAMPLE TEST FIT DETAILS

- (356) Work stations
- (29) Private offices
- (4) Conference rooms
- (5) Meeting rooms
- Dedicated reception
- Kitchen & lounge
- (3) Coffee bars
- Gym

SECOND FLOOR SPEC SUITE ± 13,050 RSF



SPEC SUITE



Direct Access to Patio
+ Reserved Parking



SPEC SUITE DETAILS

- (15) Private offices
- (38) Workstations
- (3) Conference rooms
- Dedicated reception area
- Break room/kitchen
- Mail/copy room

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