

CBRE



67,622 SF OFFICE BUILDING

1240 SOUTH STATE COLLEGE BOULEVARD ANAHEIM, CA 92806

67,622 SF OFFICE BUILDING

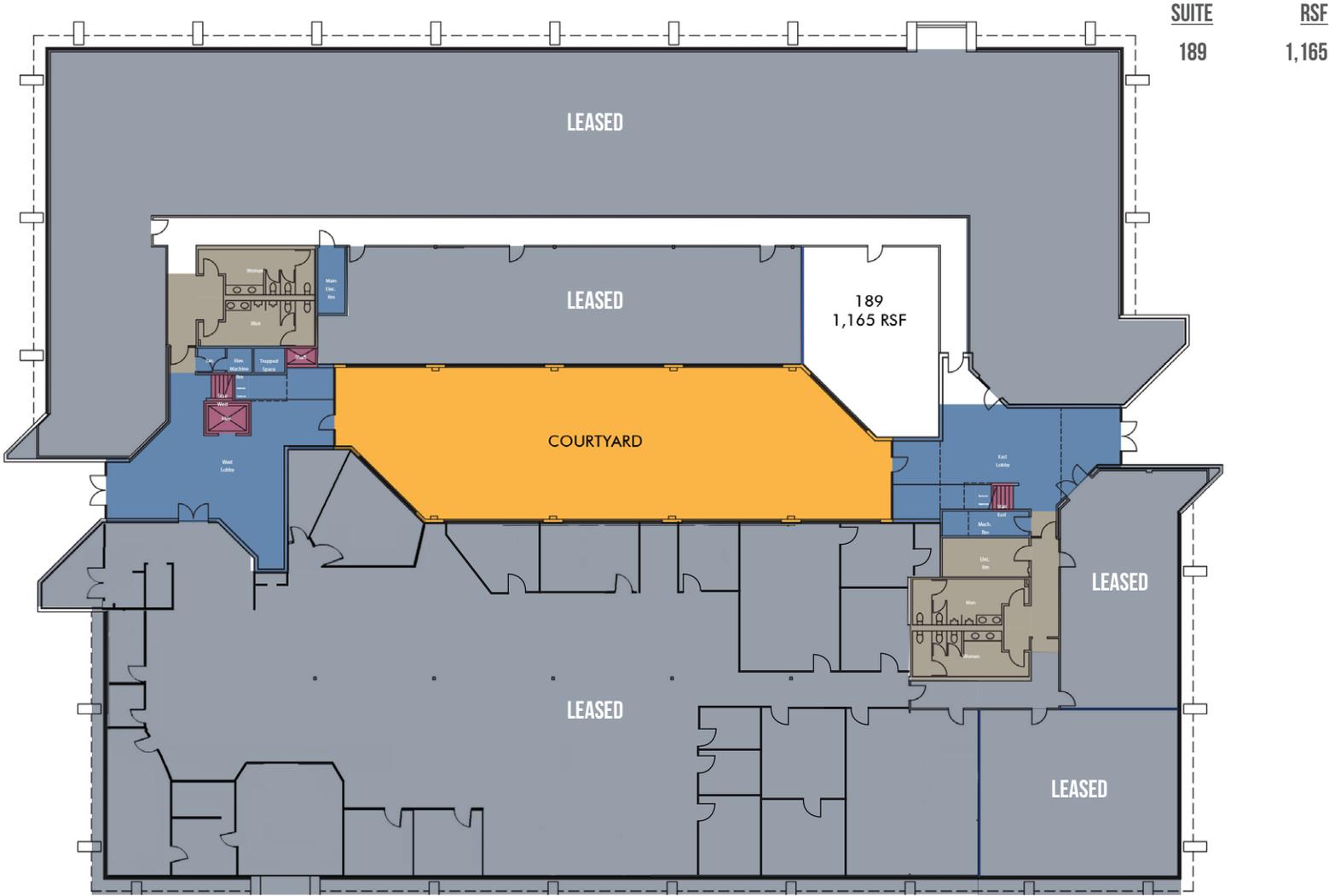


BUILDING FEATURES

-  Walk to Starbucks, In-N-Out, El Torito, Subway, Benihana
-  8 Minutes to Anaheim Commuter Rail (Orange Line)
-  67,622 SF 2-Story Office Building (Divisible to 10,000 SF)
-  14 Minutes to John Wayne Airport
-  Great Visibility on the Corner of State College and Ball Road
-  Good Access to 5 / 57 / 22 / 91 Freeways
-  On-Site Property Management
-  4:1,000 Free Surface Parking Plus Reciprocal Parking

67,622 SF OFFICE BUILDING

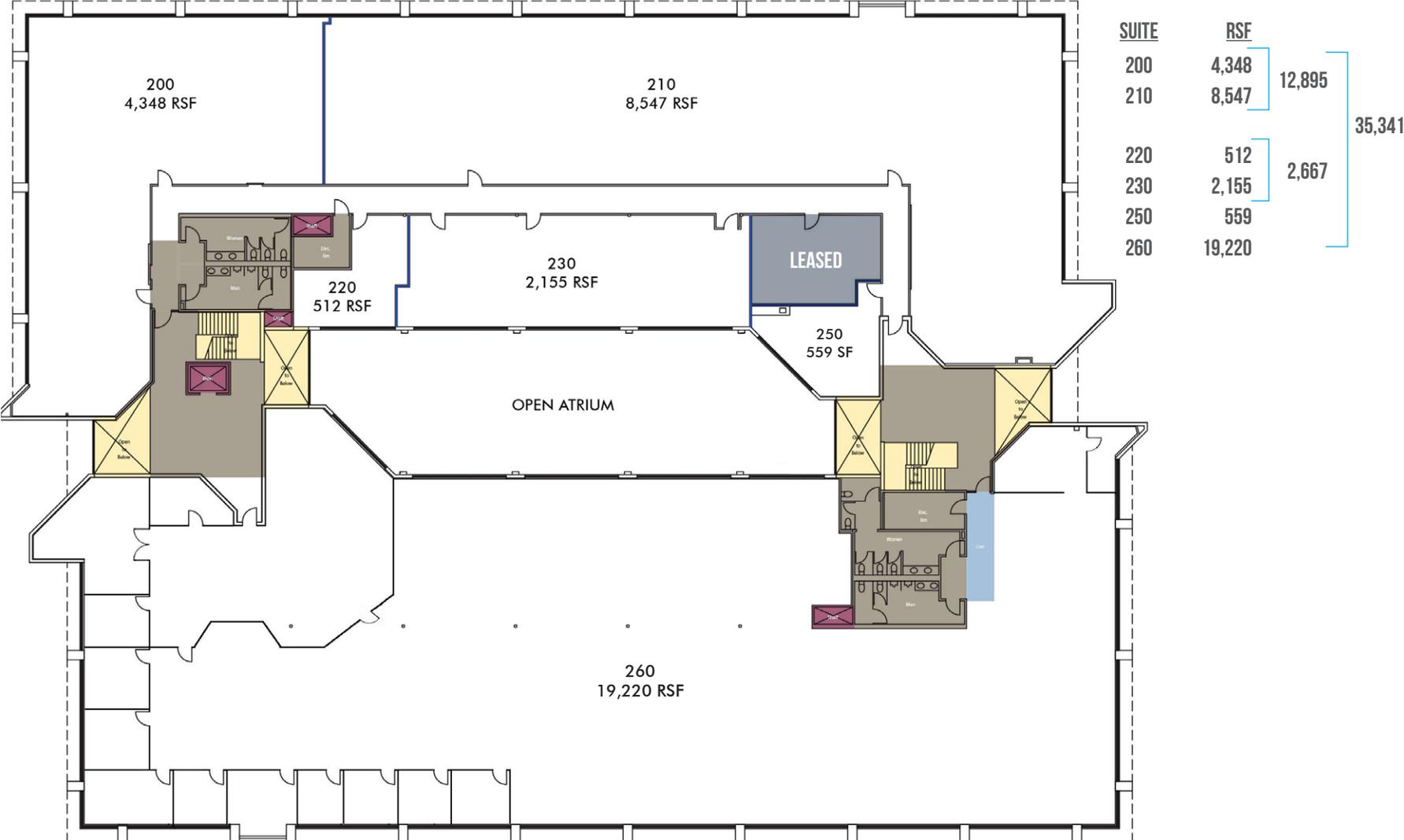
FIRST FLOOR



*MEASUREMENTS ARE ESTIMATES ONLY

67,622 SF OFFICE BUILDING

SECOND FLOOR



*MEASUREMENTS ARE ESTIMATES ONLY



- SITE: 1240 S STATE COLLEGE BLVD**
- 1. IN N OUT
 - 2. STARBUCKS
 - 3. THANH BINH PHO
 - 4. ALBERTO'S MEXICAN FOOD
 - 5. SUBWAY
 - 6. BENIHANA
 - 7. HAPPY KITCHEN (CHINESE)
 - 8. EL TORITO

STARBUCKS - IN-N-OUT - SUBWAY - BENIHANA - EL TORITO AND MORE

CONTACT US

SIMON DILLON
Lic. 01010564
+1 949 725 8668
simon.dillon@cbre.com

REID WEAVER
Lic. 01995422
+1 949 725 8688
reid.weaver@cbre.com

TAYLOR FRIEND
Lic. 01885394
+1 949 809 4065
taylor.friend@cbre.com

www.cbre.com



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.