

1475 SOUTH

1475 S. State College Blvd
Anaheim, CA

HUGE PRICE REDUCTION!

MULTI-TENANT LEASED
INVESTMENT FOR SALE
26,354 SF | 100% LEASED

THE OFFERING

A stabilized, multi-tenant 100% Leased Investment encompassing 26,354 SF Office Building situated on 1.45 acres located along a high-traffic corridor with 450' of prime frontage along the prestigious "TILE MILE" along State College Blvd.

This investment opportunity is being offered at \$4.95M with an immediate income stream from multiple Tenants within the two-story office building.

PROPERTY SUMMARY

1475 S. State College Blvd
Anaheim, California

26,354

Total Building Area

±40,000

Cars Per Day

100%

Current % Leased

103 | 4.0:1,000

Parking Spaces | Ratio

±1.44

Total Acreage

1981 | 2017

Year Built | Renovated

OFFERING SUMMARY

Fee Simple

Interest Offered

What's Offered

\$4,950,000

Asking Price



FINANCIAL SUMMARY

±\$247,842

In-Place NOI

\$ 4,950,000

Asking Price

\$ 428,832.00

Gross Operating Income

\$180,990

Operating Expenses

\$1.33/SF FSG

*Average In-Place Rent
(~15.00% Below Market)*

±\$400,000

Renovations & TI's

5 %

CAP Rate



1475 SOUTH DETAIL

Address	1475 S. State College Blvd., Anaheim, CA 92086
County	Orange
APN	082-160-19
Building Size	26,354
Land Size	1.44 Acres (62,437 SF)
Stories	Two (2)
Parking	4:1,000 SF Parking Ratio or 103 Parking Stalls
Year Built	1981 (Renovated 2017)
Roof	Flat built-up roof with composition covering
Construction type	Concrete tilt-up
Heating and Cooling	26 Roof-mounted units
Long-term Tenants	42% (6 Tenants) have an average of 16 years occupancy
Occupancy at Close	Flexible - 7 month-month tenants
Flexible Suite Sizes	829 SF - 11,000 SF
Utilities	Anaheim Power
Power	1200 Amps 120/208 Volts
Zoning	Industrial (I)
Permitted Uses	Industrial, Flooring Retail & Showroom
Current Use	Multi-Tenant Office Building
Highest & Best Use	Warehouse/Showroom/Flooring Retail
Signage	Monument and Building Signage
Location	Hard Corner with over 450' Prime Real Estate Frontage
Land Potential	Prime Re-Development site

100%

Occupancy

16

Total Tenants

INVESTMENT HIGHLIGHTS

Diversified Investment Opportunity

- 100% leased multi-tenant office building with long-term tenants

Recent building renovations include

HVAC, landscaping, exterior paint, asphalt and re-stripe of parking lot and updated exterior staircase

Excellent access to major freeways

5, 22, 57, 55 and the 91 Freeways

Close to Platinum Triangle

An 820 acre mixed-use development with over 7,400 units and 680,000 SF of mixed use apartment and retail complexes completed or currently under construction

Tenants Enjoy the Convenience of

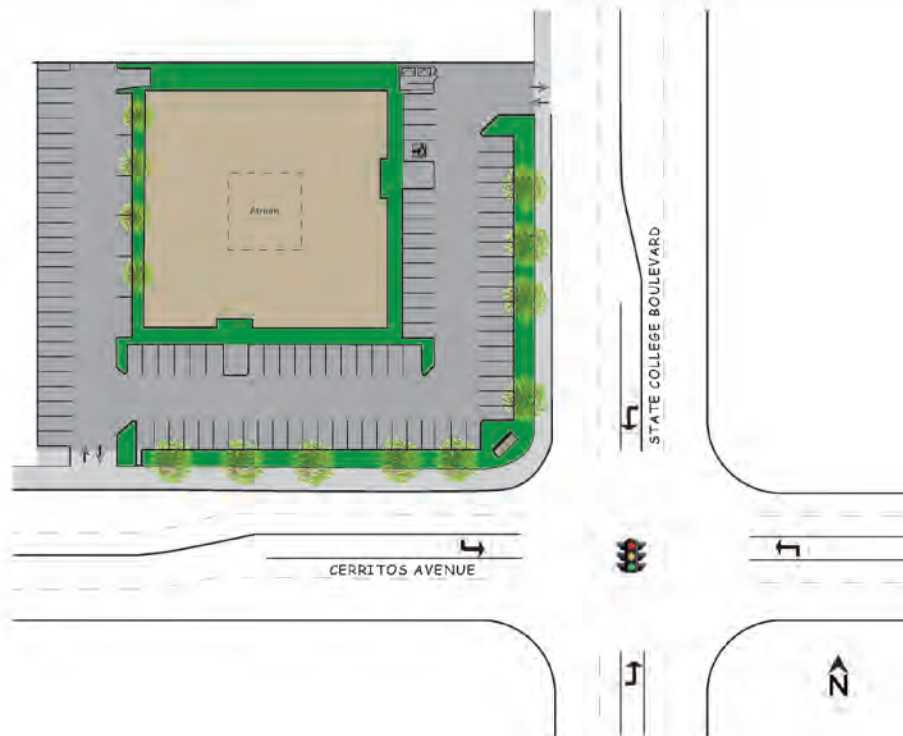
- John Wayne Airport (10 miles)
- Los Angeles International Airport (60 miles)
- Long Beach Airport (35 miles)
- Ontario Airport (50 miles)

Close Proximity To

- Angels Stadium
- Honda Center
- Disneyland Resort
- Anaheim Convention Center
- ARTIC Transportation Hub



Site Plan



EXCEPTIONAL REGIONAL ACCESS

Proximity to the 5, 22, 57, and 91 Freeways provide superb regional access to the broader Orange County area and a diversified labor pool. Additionally, the Property is located just 10 miles from John Wayne Airport and less than 5 minutes to Disneyland, The Honda Center, Angels Stadium and ARTIC Hub

PARKING BREAKDOWN

103 Stalls

Surface Parking

4:1,000 SF

Total Surface Parking Ratio

1475 SOUTH

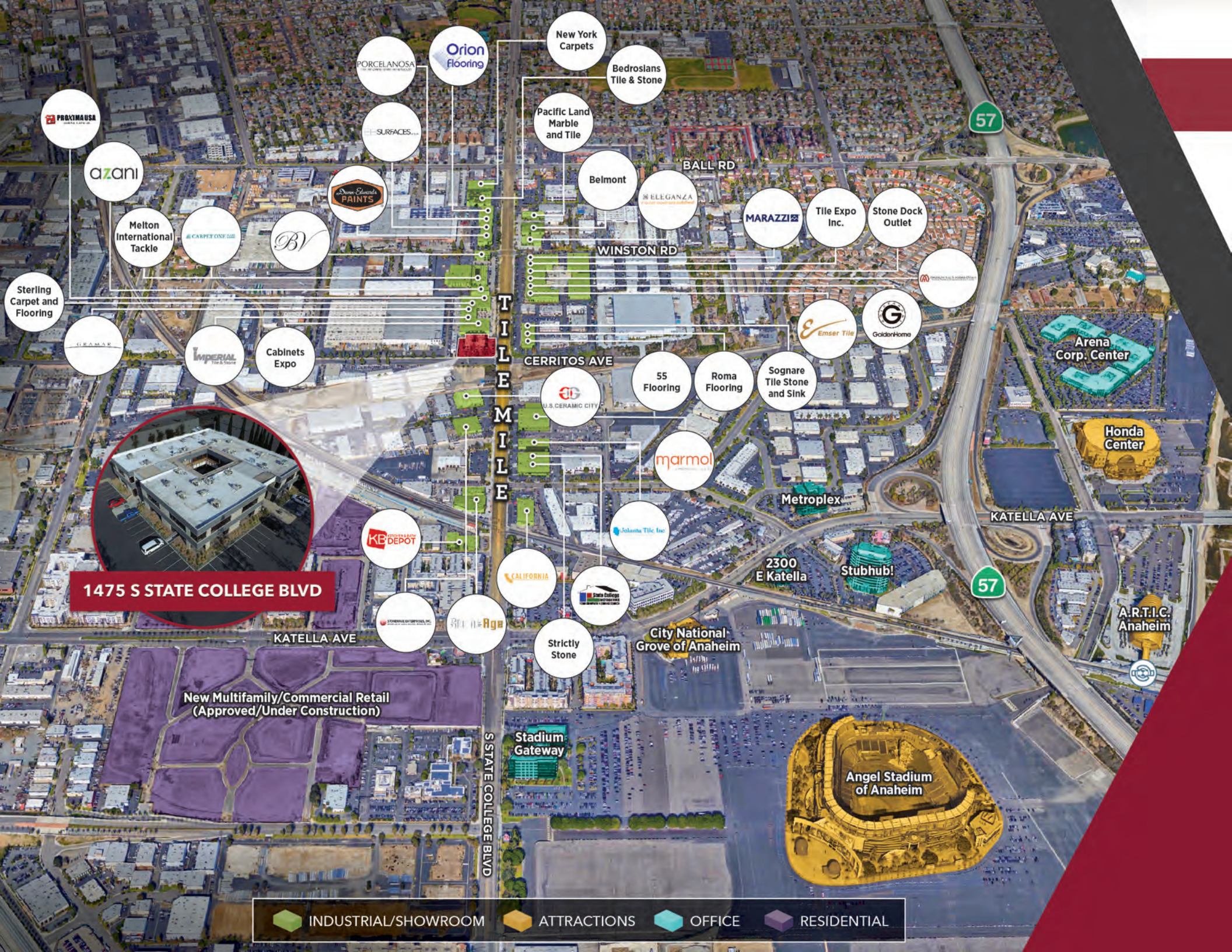
IS AN EXCELLENT 100% LEASED INVESTMENT SITE LOCATED IN THE HEART OF ORANGE COUNTY ALONG A MAJOR ARTERIAL STREET WITH 16 UNIQUE SUITES RANGING IN SIZE FROM +/- 800 SF UP TO 4,000 SF.



First Floor



Second Floor



PROXIMA USA

azani

Melton International Tackle

CARPET ONE

BV

Stone Edwards PAINTS

PORCELANOSA

Orion Flooring

New York Carpets

Bedrosians Tile & Stone

Pacific Land Marble and Tile

Belmont

ELEGANZA

BALL RD

MARAZZI

Tile Expo Inc.

Stone Dock Outlet

GoldenHome

Emser Tile

Sognare Tile Stone and Sink

Roma Flooring

55 Flooring

CERRITOS AVE

U.S. CERAMIC CITY

marmol

Jolantha Tile Inc.

CALIFORNIA

State College

Strictly Stone

City National Grove of Anaheim

Stadium Gateway

Angel Stadium of Anaheim

2300 E Katella

Stubhub!

Metroplex

KATELLA AVE

Arena Corp. Center

Honda Center

A.R.T.I.C. Anaheim

KATELLA AVE

New Multifamily/Commercial Retail (Approved/Under Construction)

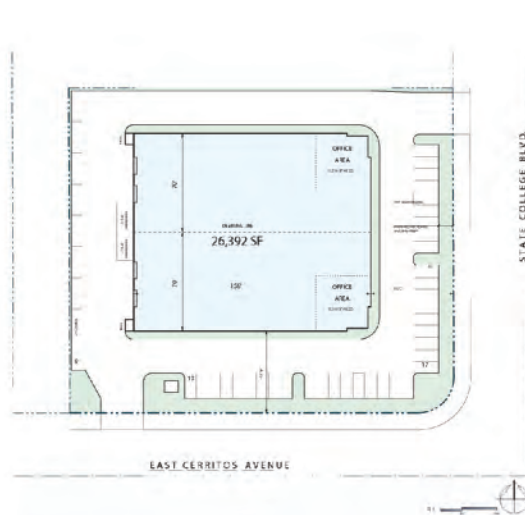
S STATE COLLEGE BLVD

1475 S STATE COLLEGE BLVD

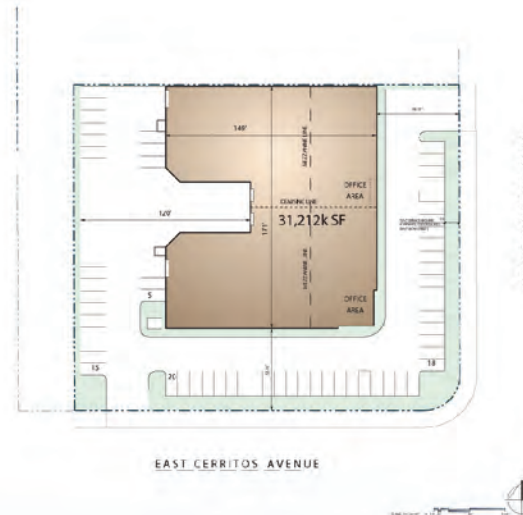
INDUSTRIAL/SHOWROOM ATTRACTIONS OFFICE RESIDENTIAL

POTENTIAL REDEVELOPMENT; SHOWROOM/WAREHOUSE

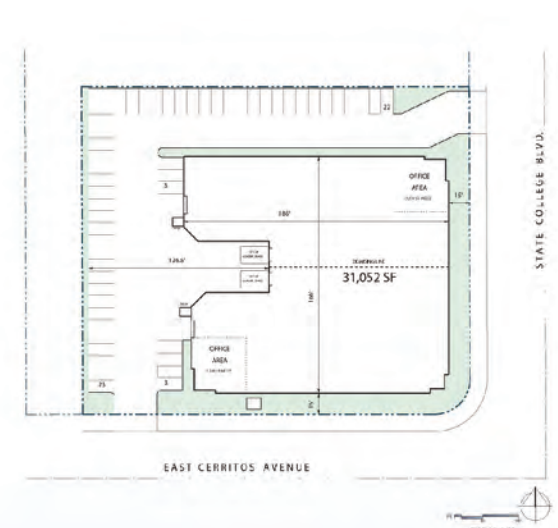
SITE PLAN SCHEMES



Preliminary Plan 1



Preliminary Plan 2

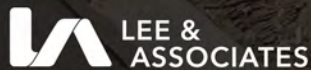


Preliminary Plan 3



1475 SOUTH

1475 S. State College Blvd
Anaheim, CA



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DISCLAIMER

Sale: All information contained herein has been provided by Seller and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer and interested parties should independently verify all information communicated by these sources.

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