

LA PALMA BUSINESS CENTER
INDUSTRIAL FOR LEASE

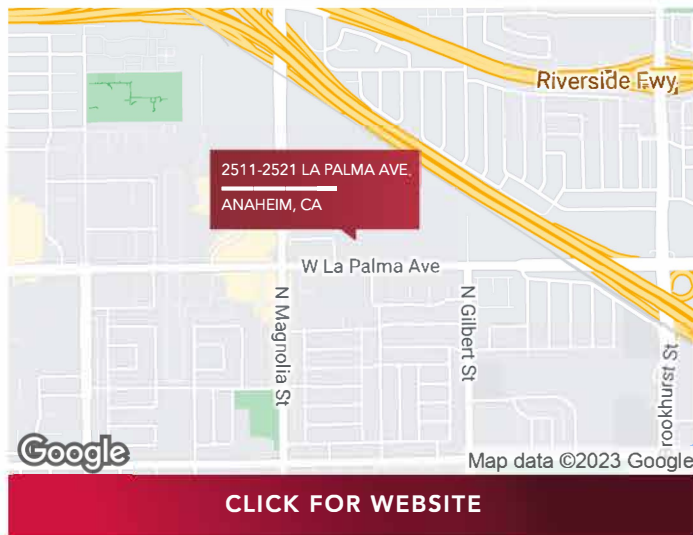
— 2511-2521 La Palma Ave., Anaheim, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
±46,580 SF



PROPERTY HIGHLIGHTS

- Industrial Park Environment
- 46,580 Square Feet
- 2 Buildings
- 720 - 2,400 SF Spaces
- 14' Ceiling Height
- Office Space in Unit
- 1-Story
- Light Industrial Zone
- Lease Terms as Acceptable to Owner
- Freeway Access to 91 and I-5 Freeways



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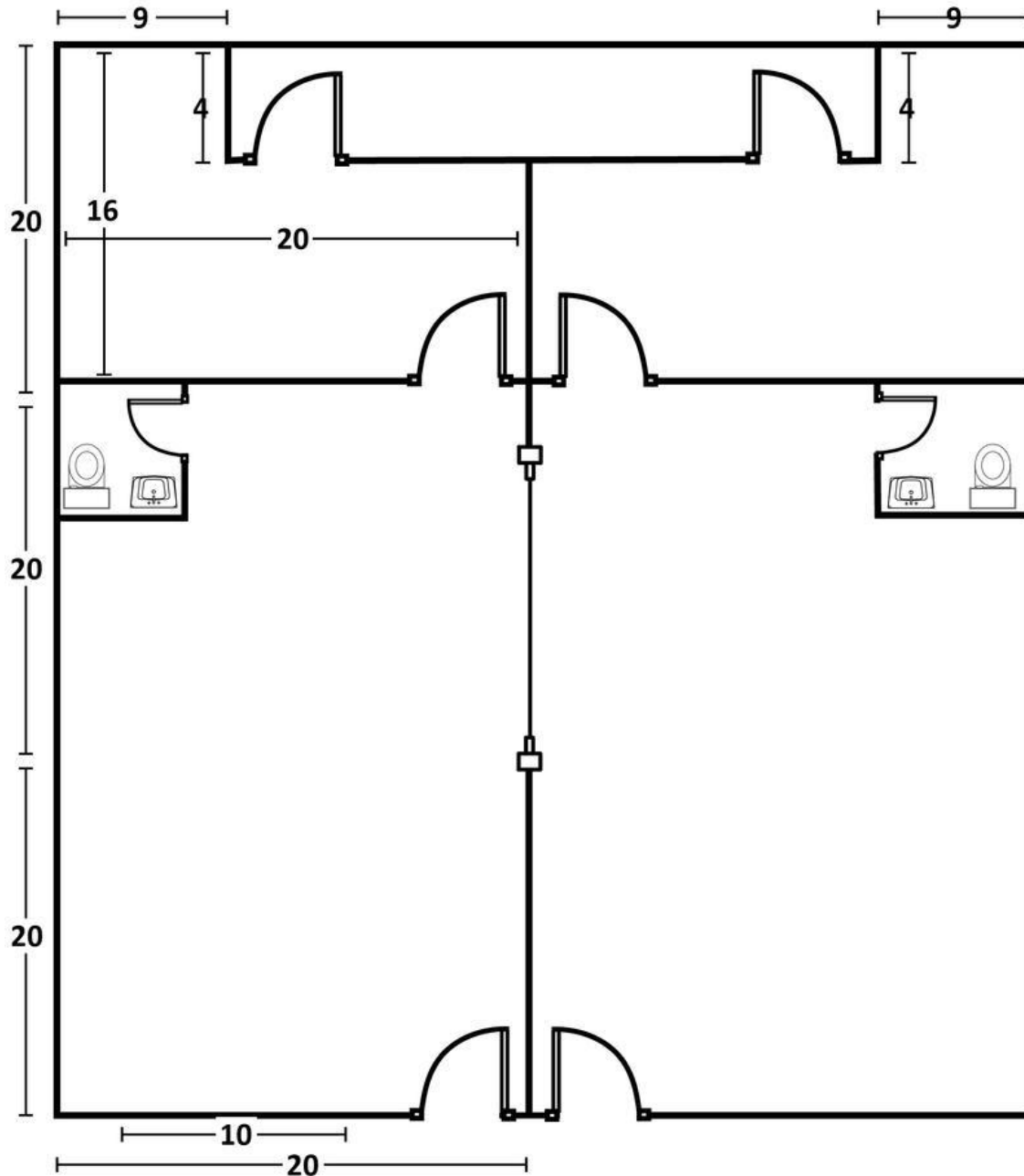
DRE# 00833274

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2511 - 2521 La Palma Sample Floor Plans



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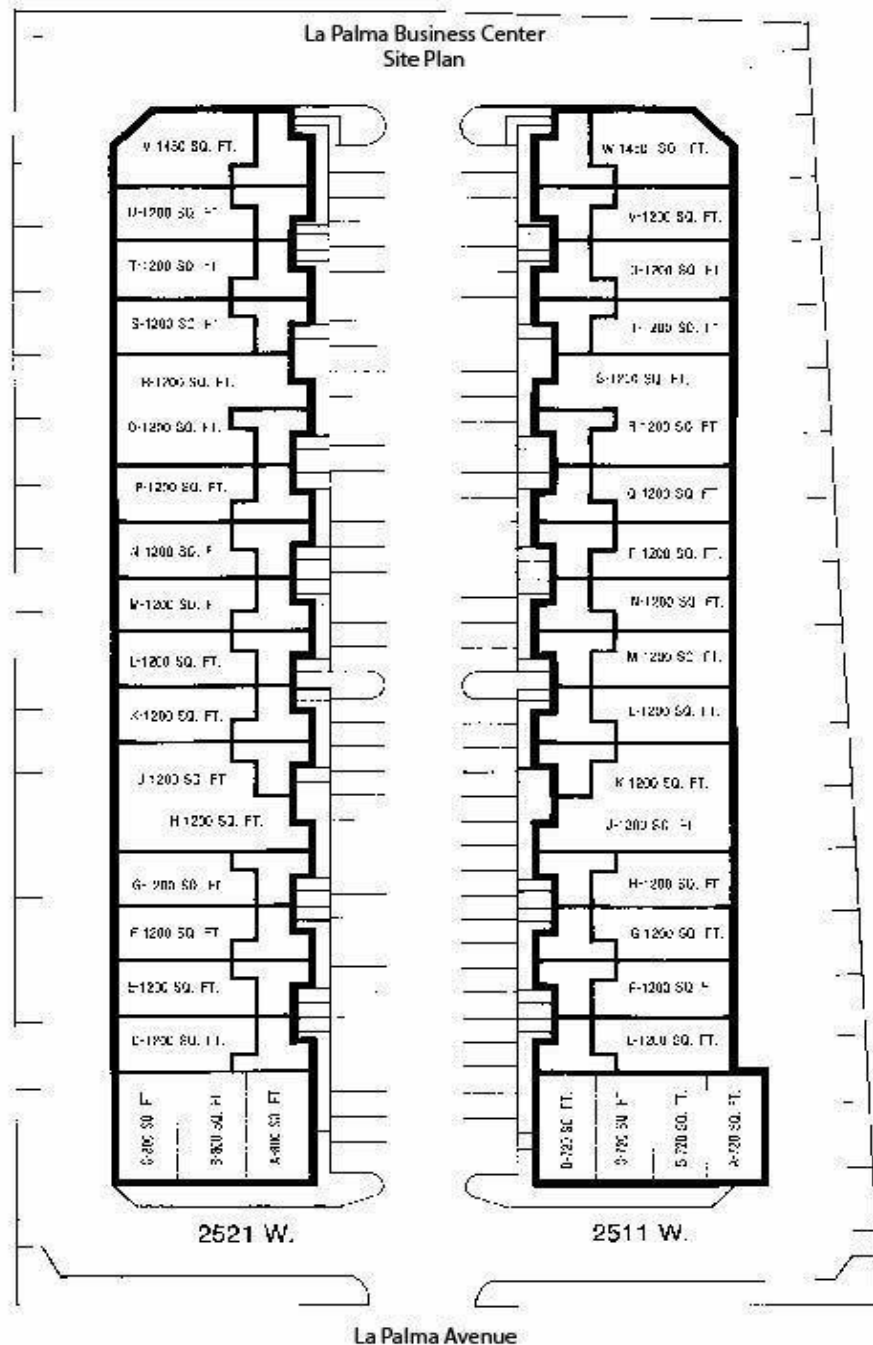
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SITE PLAN

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LA PALMA BUSINESS CENTER
LOCATION MAPS

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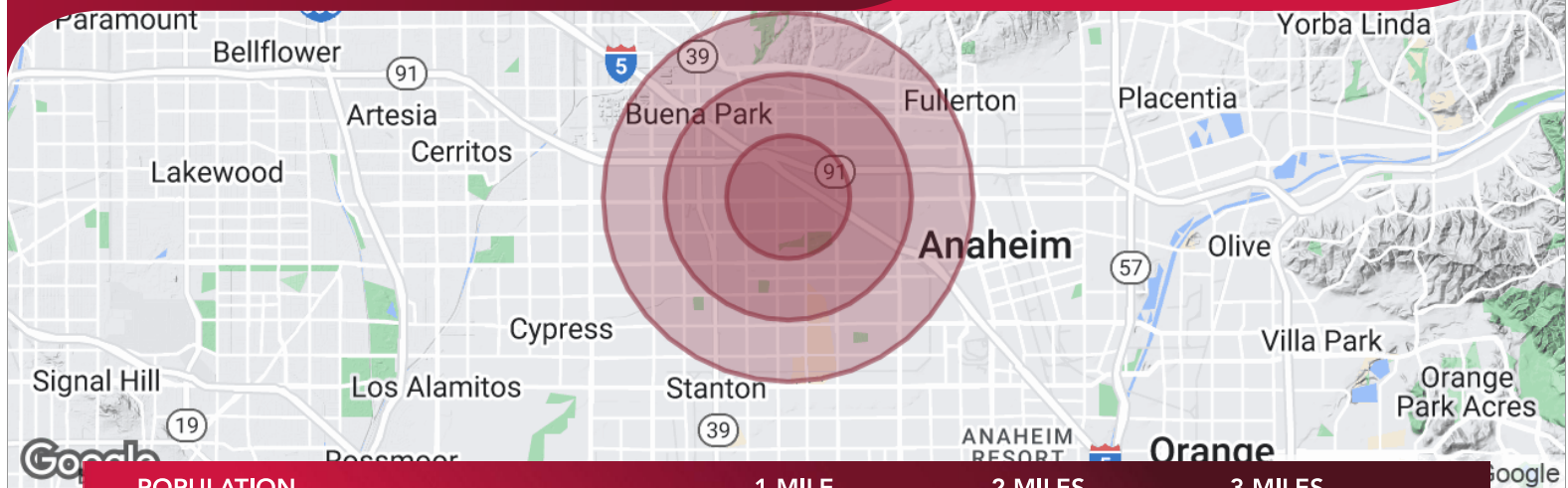


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LA PALMA BUSINESS CENTER
DEMOGRAPHICS MAP

— 2511-2521 La Palma Ave., Anaheim, CA

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	27,155	116,833	264,328
Median age	33.3	32.5	32.9
Median age (Male)	32.7	31.8	31.9
Median age (Female)	33.9	33.2	34.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,837	34,431	77,531
# of persons per HH	3.5	3.4	3.4
Average HH income	\$67,300	\$65,962	\$68,782
Average house value	\$459,098	\$467,327	\$479,612

* Demographic data derived from 2020 ACS - US Census



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