

±4,665 SF

5481

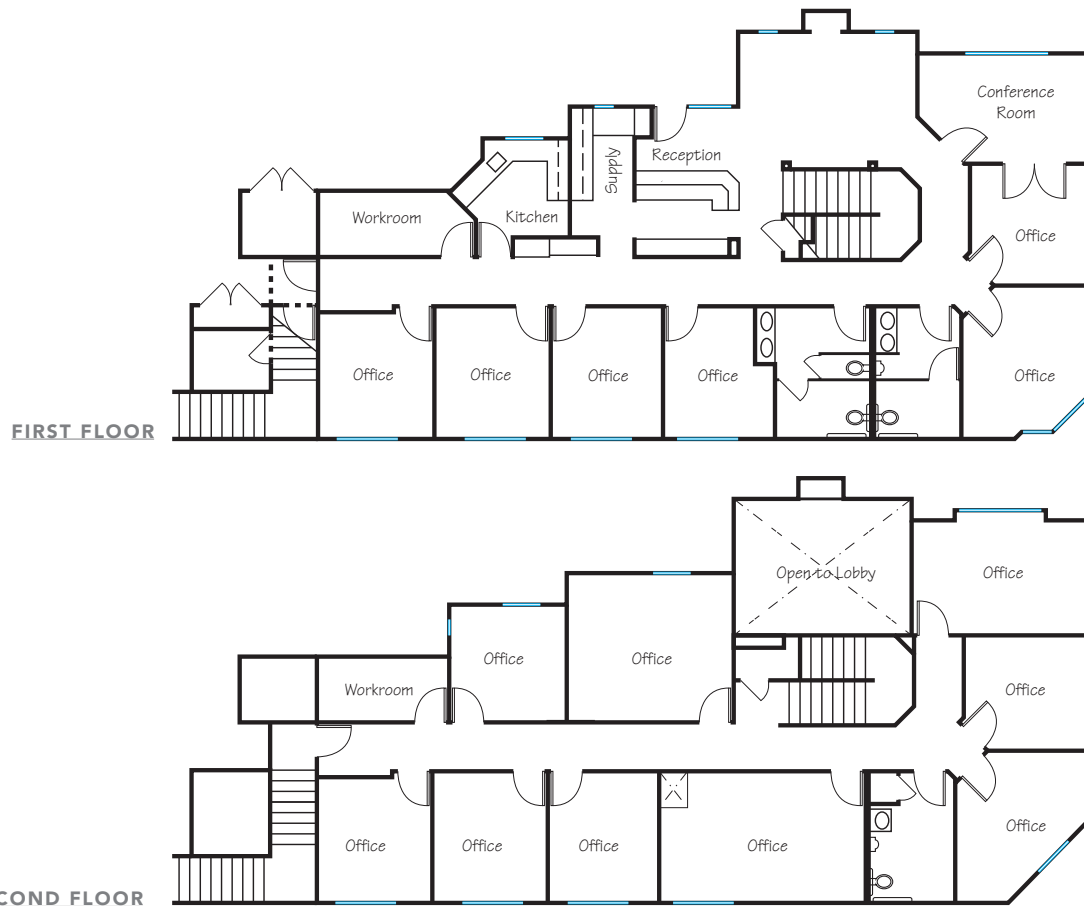
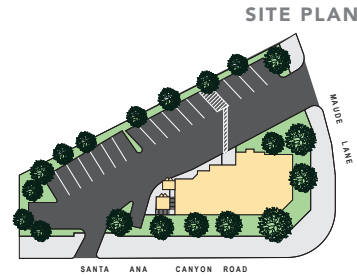
E SANTA ANA CANYON ROAD
ANAHEIM HILLS, CALIFORNIA

±4,665 SF OFFICE

**INVESTMENT
SALE**

EXCLUSIVELY LISTED **FOR SALE** BY LEE & ASSOCIATES - NEWPORT BEACH

5481 East Santa Ana Canyon Road is where Anaheim Hills conducts business! This high visibility property sits prominently on one of the largest arterial thoroughfares in the community. This location provides executives or customers of Seven Gables short commutes to the world class adjacent residential neighbors. The Crossroads, the Imperial Plaza, and the Canyon Plaza shopping centers offer fine dining, fast fresh, convenience shopping, all within ¼ mile of the property. In addition, the Imperial Highway on/off ramp to the 91 Freeway enables easy access to central/north Orange County and the Inland Empire. South Orange County is easily accessed via the 241 Toll Road. Seven Gables Real Estate is and has been the premier residential real estate broker servicing the executive housing markets in Anaheim Hills, Peralta Hills, Orange Park Acres and Tustin Hills since the early 1970's. This building's location combined with the strength of Seven Gables makes this an ideal investment opportunity.



INVESTMENT SUMMARY

Offering Price	\$1,900,000 (\$407/SF)
Cap Rate	5.0%
Lease Expiration	August 31, 2024

PROPERTY FEATURES

Building Area	±4,665 SF
Land	1.17 Acres
Parking	3.85:1,000
Features	Modern construction built in 1998
	Recently repaired asphalt
	Current lease rate ±\$1.70 PSF NNN (\$7,957/month) with 3% increases
	Tenant pays all monthly landscaping service
	Functional office layout with perimeter window offices and professional neighborhood image
	Corner location with eyebrow signage and great visibility
	High visibility frontage on Santa Ana Canyon Road
	Restrooms on both floors



SEVEN GABLES REAL ESTATE

LEASE INFORMATION

Tenant	Seven Gables Real Estate www.sevengables.com
Leased SF	±4,665 SF
Lease Term	Lease Expires August 31, 2024
Annual Income	\$95,481.00
Annual Increases	3%
Lease Form	AIR MTON-20.01, Revised 11-01-2017





SEVEN GABLES

REAL ESTATE

TENANT INFORMATION

Seven Gables Real Estate is a full service residential real estate firm specializing in brokerage services. In addition to brokerage, Seven Gables offers a full range of services including mortgage and financial services, valuation, property management, and relocation among others. Seven Gables is a prominent regional county-wide firm with offices in Tustin, Huntington Beach, Huntington Harbor, Corona del Mar, Bolsa Chica, Orange and Anaheim Hills.

Website www.sevengables.com

Industry Residential Real Estate

Company Size Over 250 Agents who have access to all 5 offices

Type Privately Held

Time in Building 22 Years

Time in Business Since 1975 (45 Years). It is the 5th Largest Residential Brokerage in Orange County.



**IMPERIAL CANYON
SHOPPING CENTER**

Campitelli Cookies
Domino's Pizza
Latitude Loft Hair Artistry & Boutique
Rodrigo's Mexican Grill
Wells Fargo

USPS

**CROSSROADS
SHOPPING CENTER**

Bagel Me
Bank of America
KC Nails
Pick Up Stixx
Poke Wave
Raising Cane's Chicken Fingers
Rite Aid
Starbucks
Vons
Zito's Pizza

Mercedes Benz of Anaheim Hills
Service Center

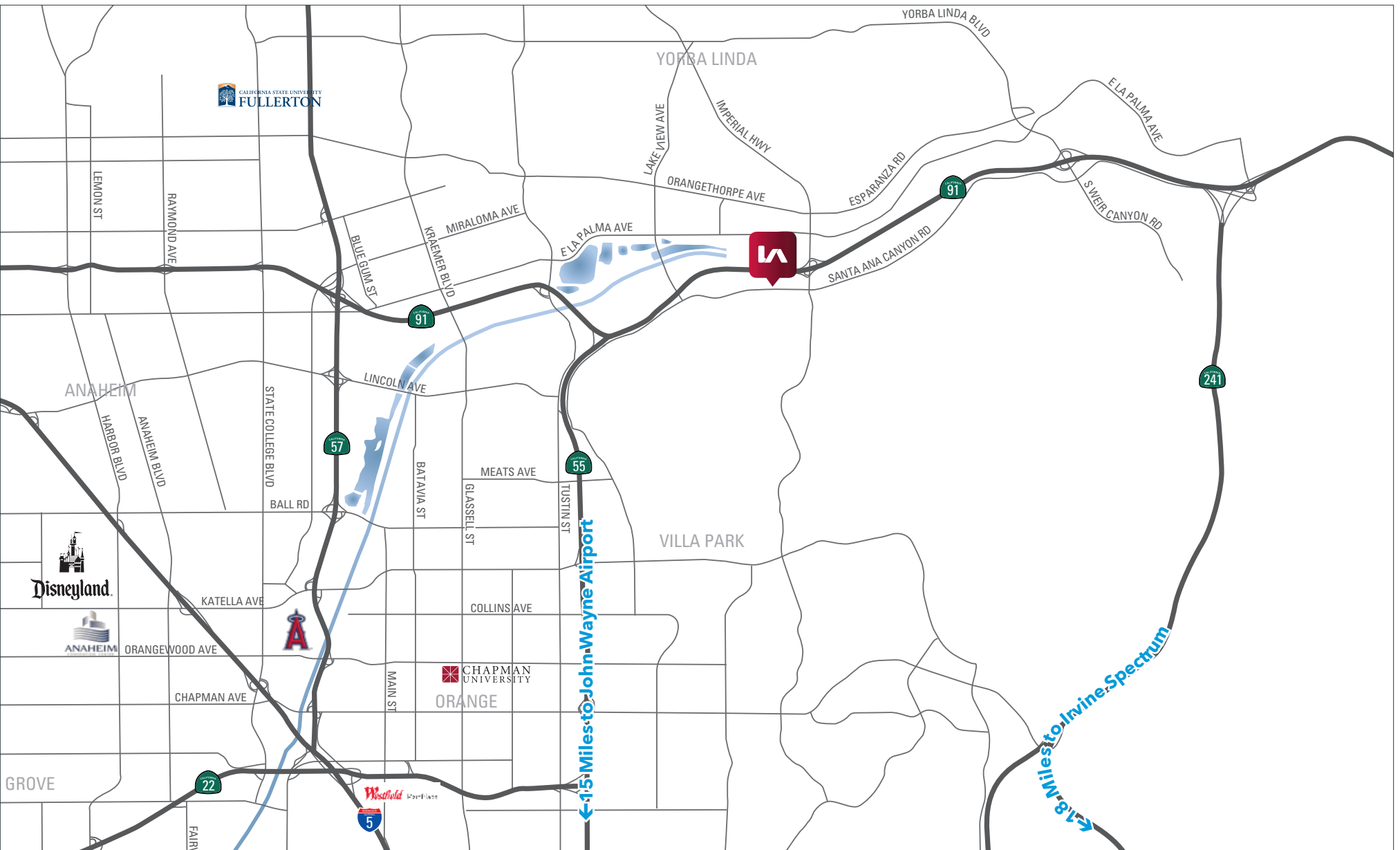
CANYON PLAZA

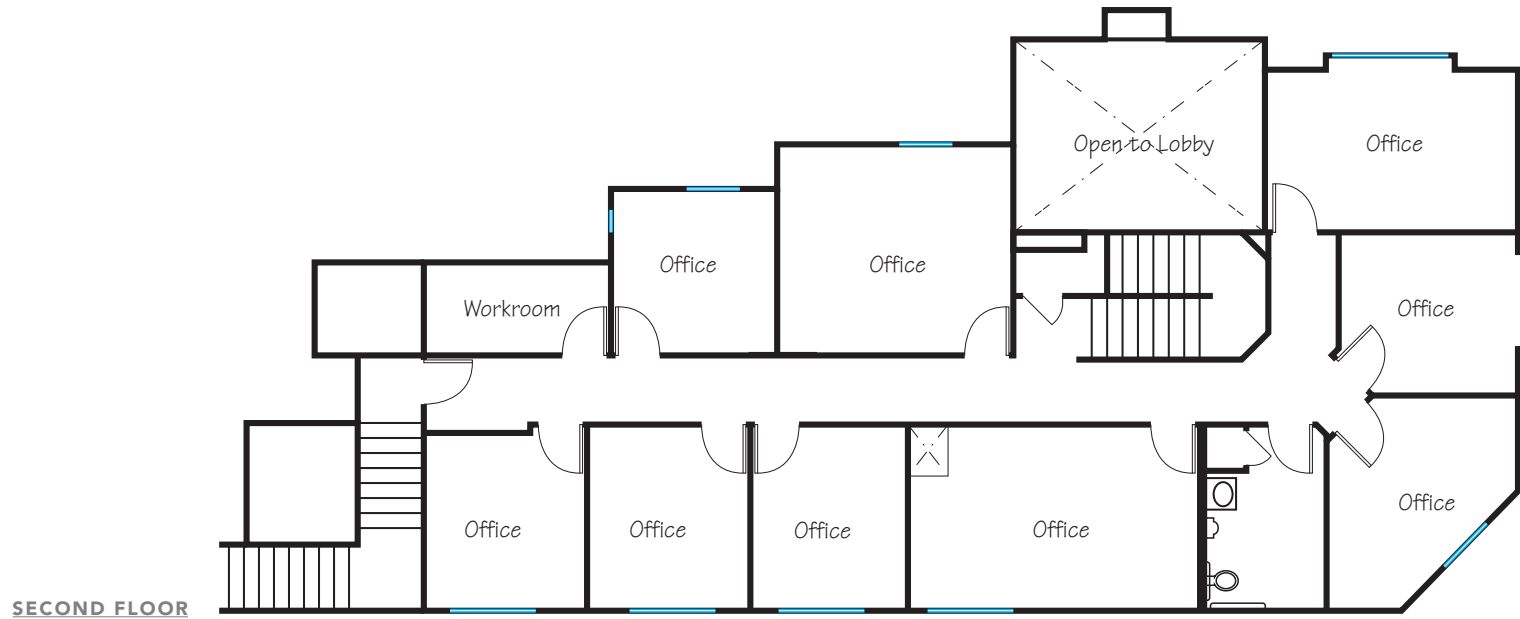
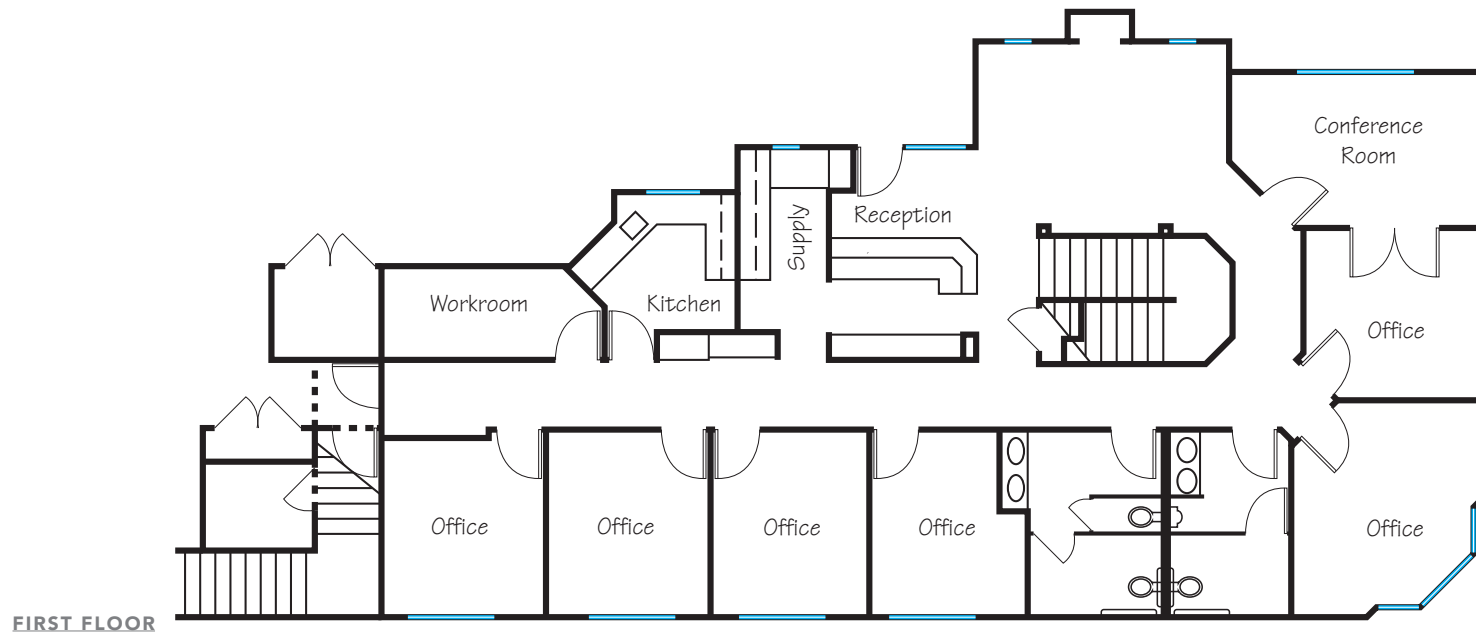
Bevmo
Board & Brew
Chase Bank
Corner Bakery
Crown Ace Hardware
Fairfield Inn by Marriot
Happy Nails
LA Fitness
Massage Envy
Mother's Market & Kitchen
Reunion Kitchen + Drink
Starbucks
Yogurtland

Canyon High School
Imperial Elementary

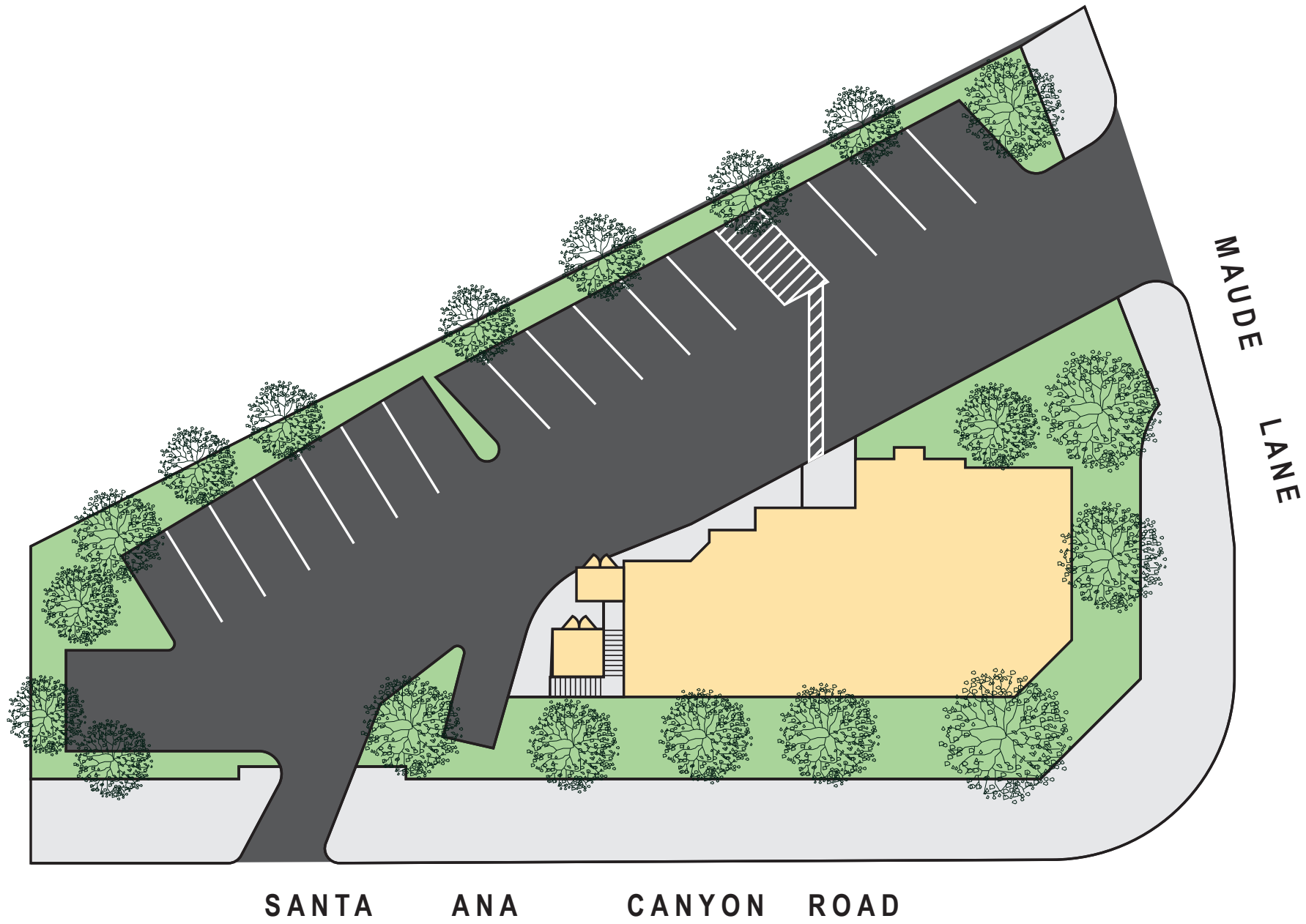
Imperial Highway

Santa Ana Canyon Rd





SITE PLAN





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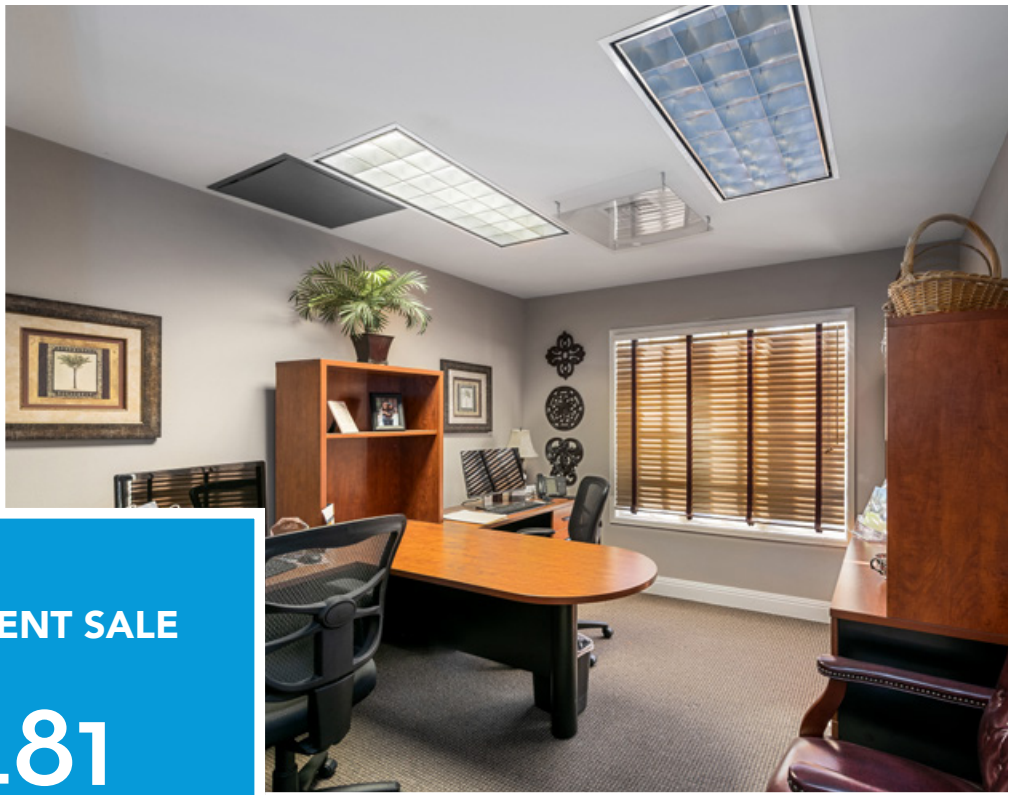
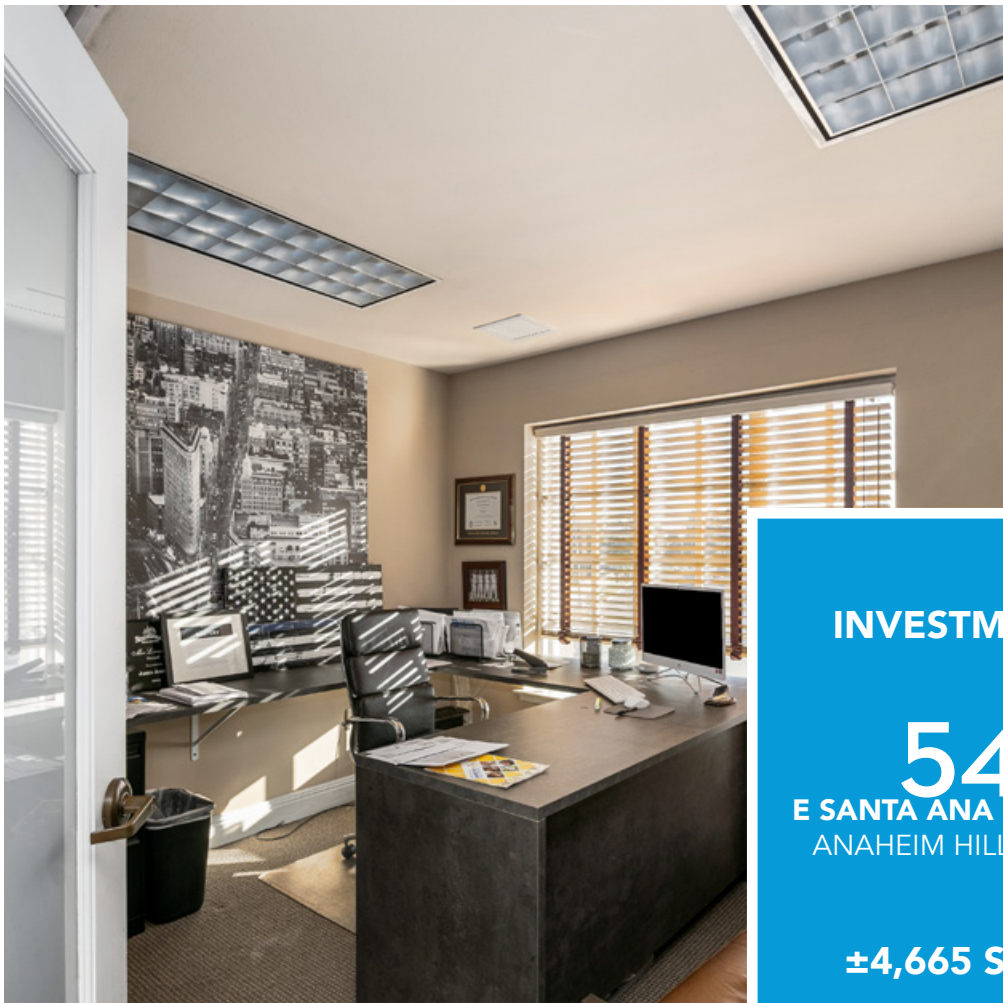


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CONTACT US

JOHN COLLINS
949.724.4757
jcollins@lee-associates.com
DRE #: 01235509

JACK HOGAN
949.724.4738
jhogan@lee-associates.com
DRE #: 01274996

**LEE &
ASSOCIATES**
NEWPORT BEACH

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