

±4,665 SF

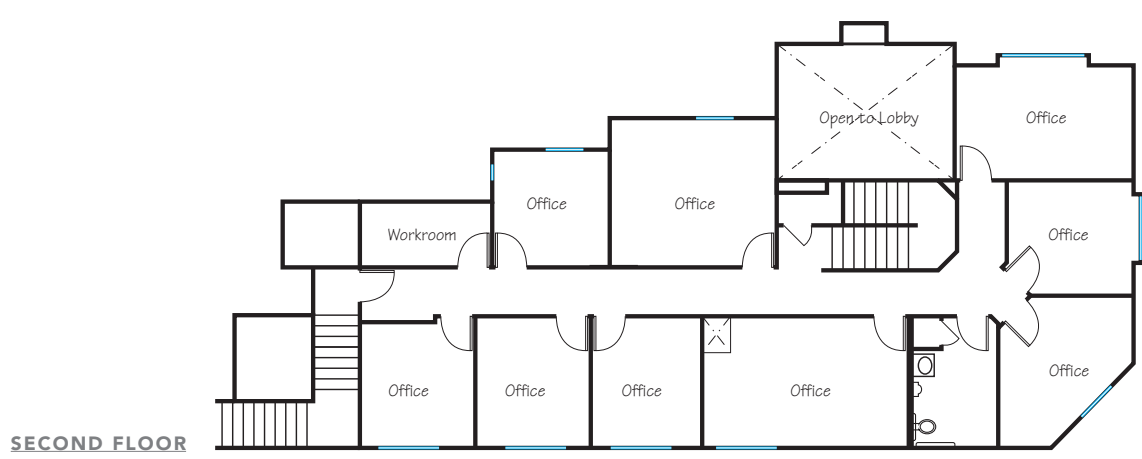
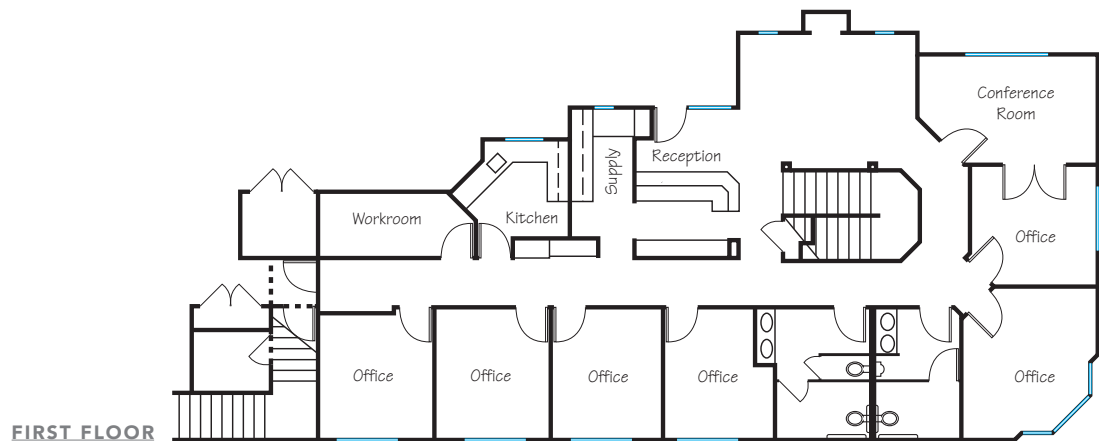
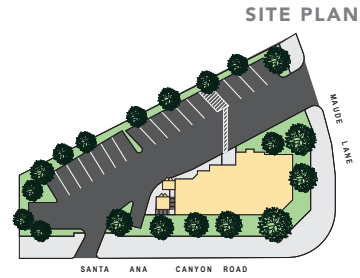
5481

E SANTA ANA CANYON ROAD
ANAHEIM HILLS, CALIFORNIA

±4,665 SF OFFICE

INVESTMENT
SALE

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



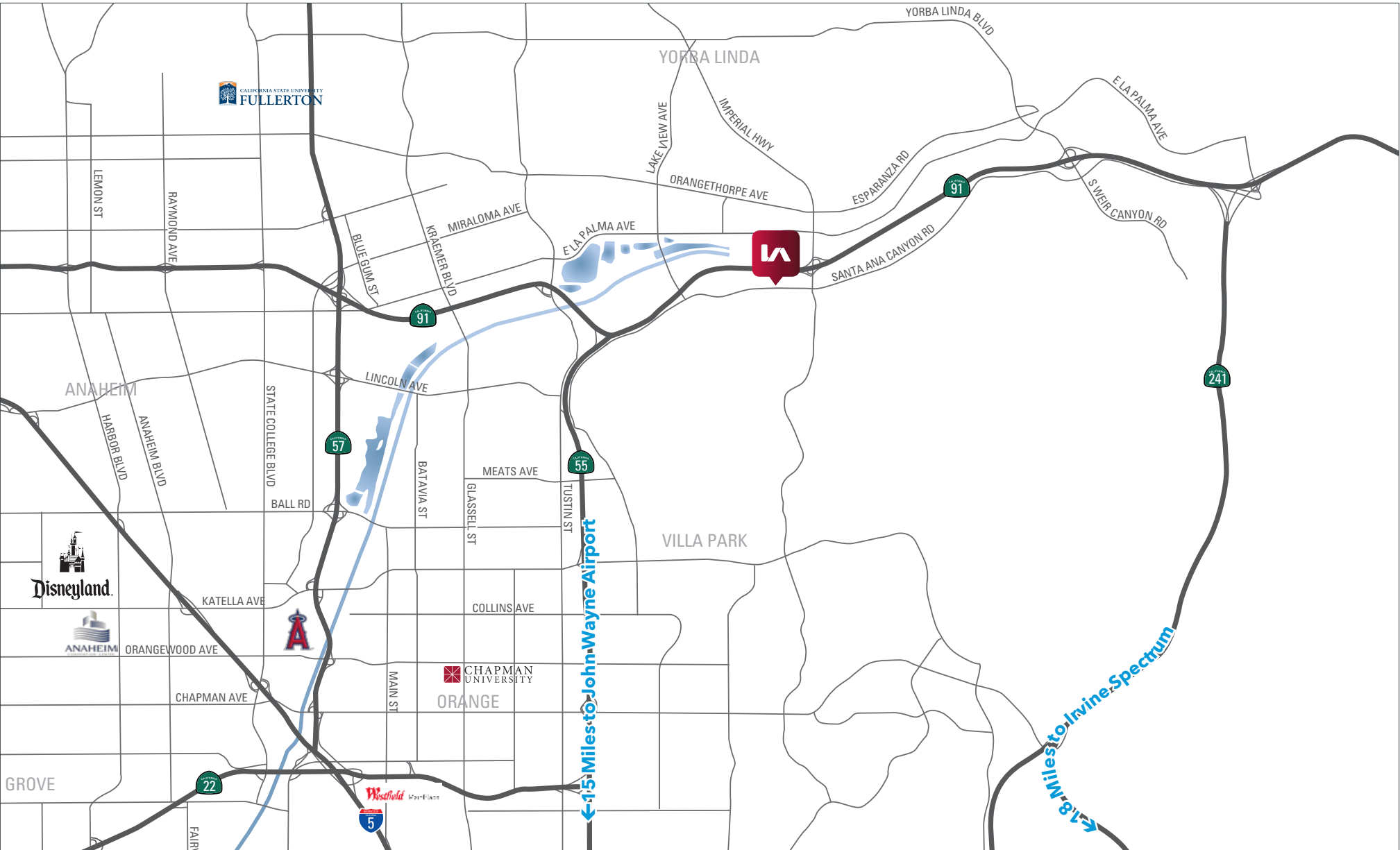
Imperial Highway

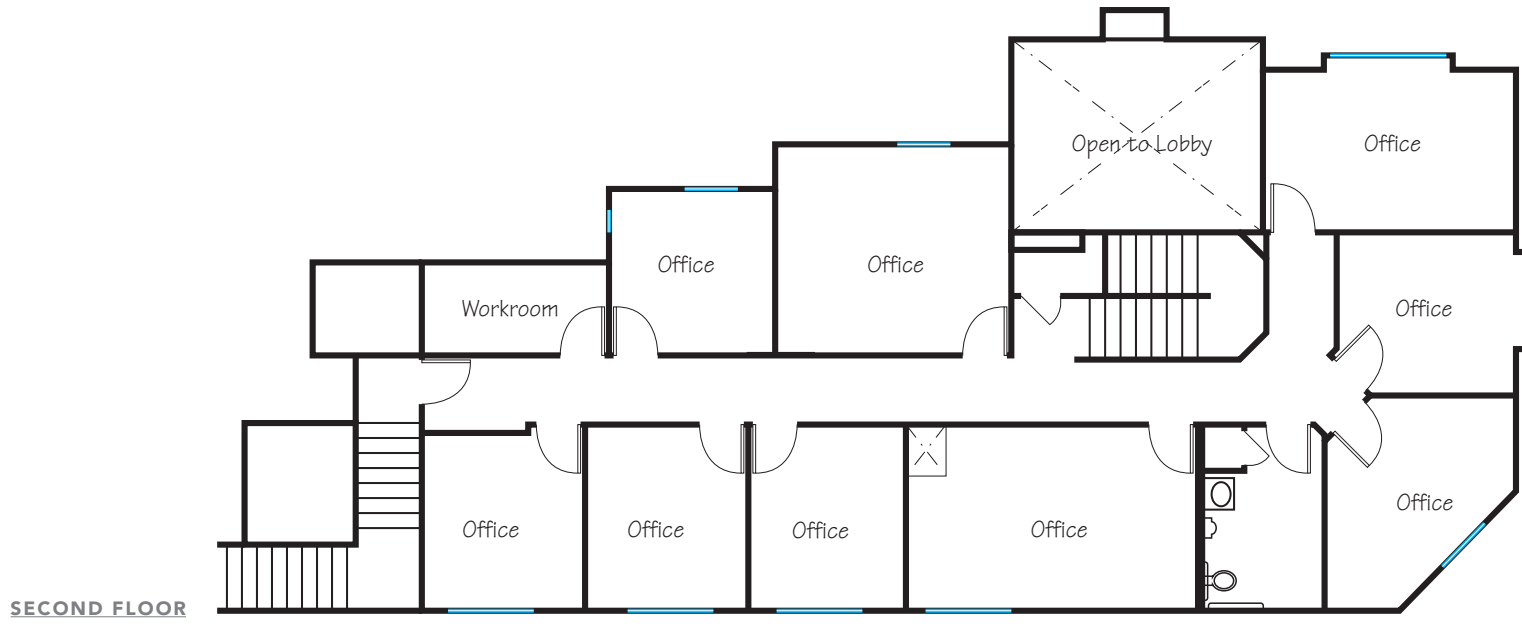
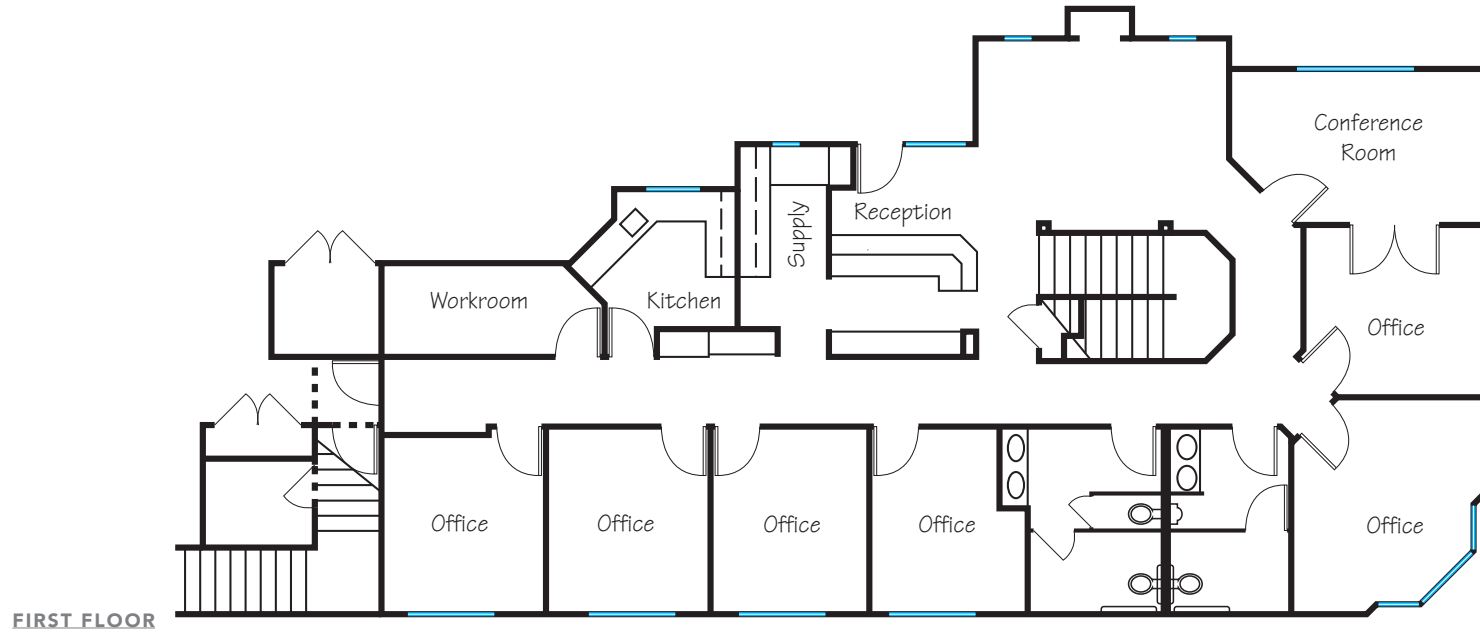
Santa Ana Canyon Rd

Mercedes Benz of Anaheim Hills Service Center

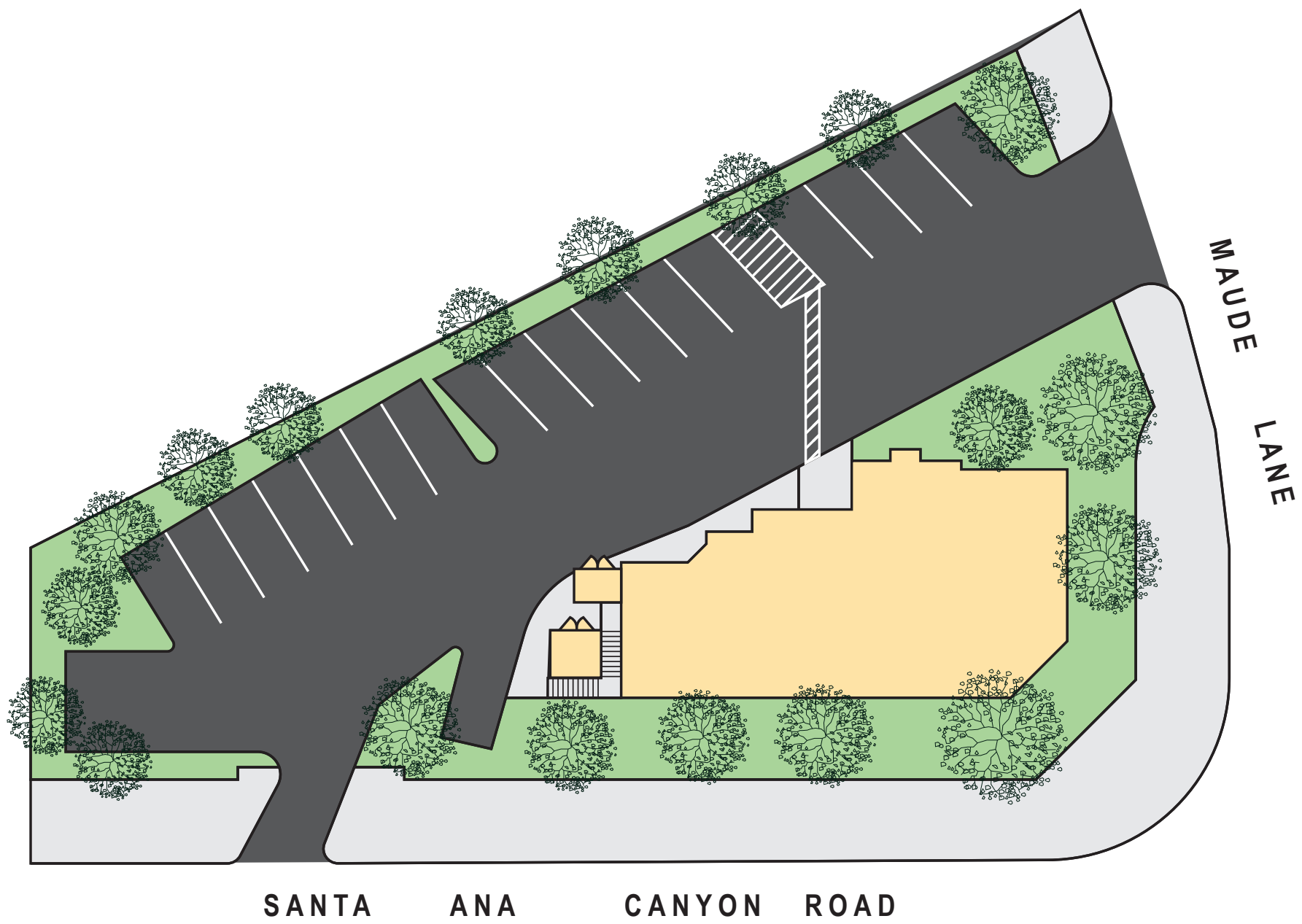
CANYON PLAZA
 Bevmo
 Board & Brew
 Chase Bank
 Corner Bakery
 Crown Ace Hardware
 Fairfield Inn by Marriot
 Happy Nails
 LA Fitness
 Massage Envy
 Mother's Market & Kitchen
 Reunion Kitchen + Drink
 Starbucks
 Yogurtland

Canyon High School
 Imperial Elementary





SITE PLAN



SANTA ANA CANYON ROAD

MAUDE LANE



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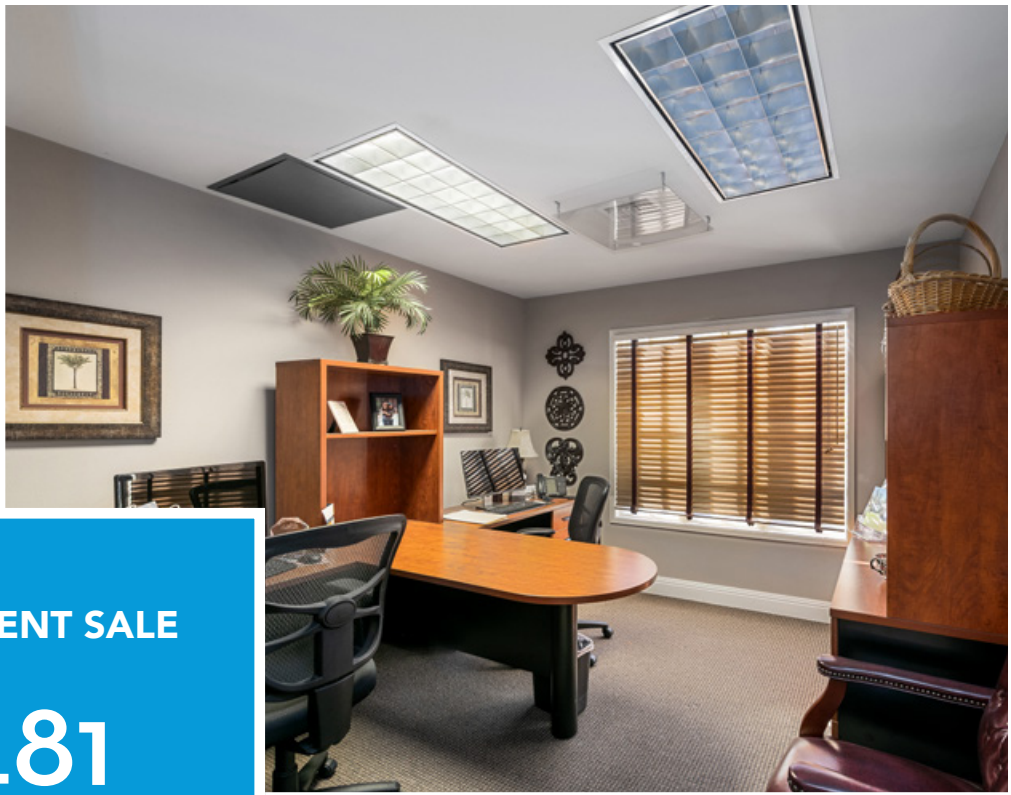
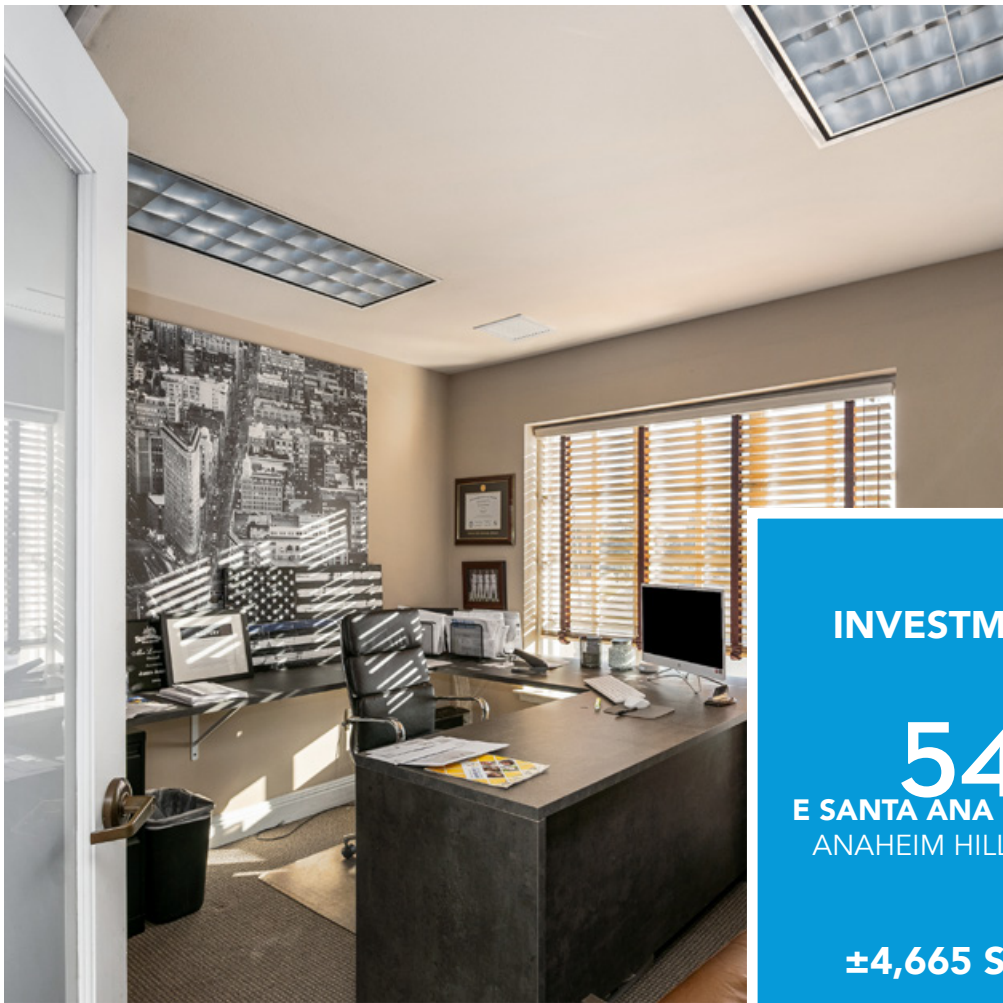


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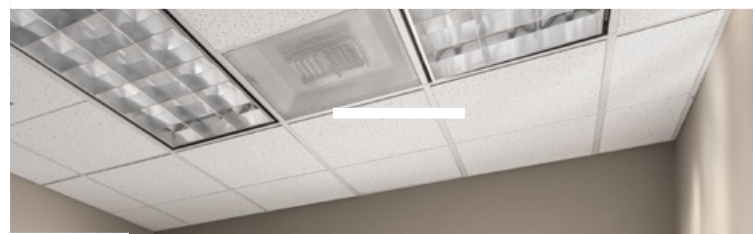


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 **LEE &
ASSOCIATES**
NEWPORT BEACH



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