

MIXED-USE

HARBOR CENTER ANAHEIM, CA



AVAILABLE FOR SALE NORTH OC MIXED USE CENTER ±81,529 SF OF LAND (1.87 AC)

1075 - 1083 N HARBOR BOULEVARD:

- » ±4,680 SF Freestanding Multi-Tenant Retail Building
- » ±5,200 SF Freestanding Industrial Building
- » Four (4) Tenant Building
- » ±30,616 SF Lot Area

1085 N HARBOR BOULEVARD:

- » ±9,000 SF Freestanding Two-Story Office Building
- » Elevator / Sprinklers
- » 54 Parking Stalls
- » Currently Leased to Single Tenant
- » ±36,057 SF Lot Area

523 W VICTOR AVENUE:

- » Fully Improved Parking Lot
- » 28 Parking Stalls
- » ±14,856 SF Lot Area

CONTACT ME

JOHN MARTIN
949.724.4701
john@lee-associates.com
DRE #: 01346629

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

 **LEE &
ASSOCIATES**
NEWPORT BEACH



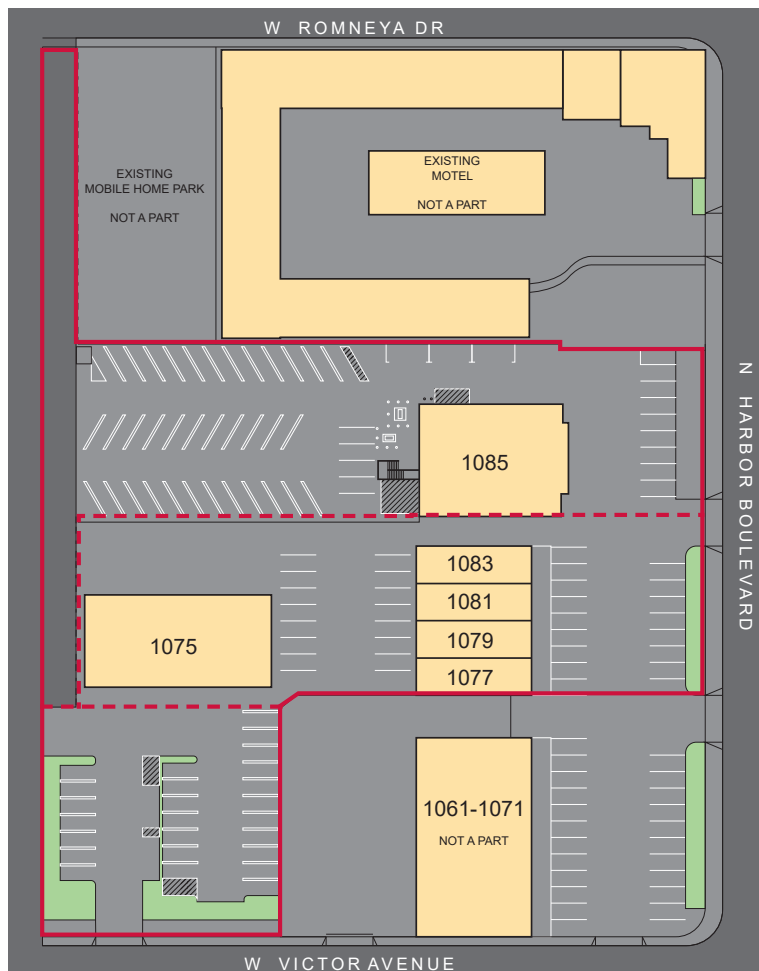
520
W ROMNEYA DR.
12,232 SF LOT
AREA
POSSIBLE
SALE
OPPORTUNITY

1101 N HARBOR BLVD.
37,829 SF LOT AREA
AVAILABLE FOR SALE
LISTED WITH BRIAN LOPICCOLO
ASKING \$4.99 M

N Harbor Blvd

W Victor Ave

HARBOR CENTER ANAHEIM, CA



CONTACT ME

JOHN MARTIN
949.724.4701
john@lee-associates.com
DRE #: 01346629

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should do your own investigation of the property and transaction.



HARBOR CENTER ANAHEIM, CA

INCOME & EXPENSES STATEMENT

Net Income (2019)	\$460,336.44
Operating Expenses (2019)	
Insurance	\$11,000.00
Utilities	\$4,000.00
Landscape	\$1,200.00
Total Expenses	\$16,200.00
Net Operating Income	\$444,136.44
CAP Rate	6.8%

CONTACT ME

JOHN MARTIN
949.724.4701
john@lee-associates.com
DRE #: 01346629

#	NAME	SIZE (SF)	MO. RENT (As of 11/1/2019)	LEASE COMMENCEMENT	LEASE EXPIRATION	OPTION
1077	El Nevanjito Mexican Grill	1,140	\$3,185.00 (G)	7/1/2019	6/30/2021	None
1079	Angeles Hair Design	1,080	\$1,300.00 (G)	Month-to-Month		None
1081	Anaheim Clinical Trials	1,620	\$2,731.82 (NNN)	1/6/2014	4/1/2024	None
1083	Anaheim Clinical Trials	840	\$1,545.00 (NNN)	1/6/2014	4/1/2024	None
1075	Ex-Pirate Marine, LLC	5,200	\$0.00	Vacant		
1085	Anaheim Clinical Trials	8,800	\$29,559.55 (NNN)	3/1/2019	2/28/2021	One 6-Month
			\$38,361.37			

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



	1 Mile	3 Miles	5 Miles
Population (1990)	26,291	209,820	500,052
Population (2000)	33,727	249,664	582,668
Population (2010)	35,190	254,043	609,255
Population (Current)	37,203	270,064	647,658
Population (5 Yr. Forecast)	38,649	280,388	672,453
Percent Growth (Current Yr./ Previous Yr.)	5.7%	6.3%	6.26%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.89%	3.76%	3.8%

Median Household Income	\$53,758	\$71,792	\$80,857
Total Household Income	\$658,938,168	\$6,884,968,036	\$19,509,423,818
Average Household Income	\$71,190	\$90,879	\$101,940
Per Capita Income	\$17,712	\$25,494	\$30,123
Avg Family Income	\$73,712	\$99,508	\$111,236
Family Income, Per Capita	\$16,451	\$25,758	\$30,082

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

HARBOR CENTER ANAHEIM, CA

CONTACT ME

JOHN MARTIN
 949.724.4701
 john@lee-associates.com
 DRE #: 01346629