



125 E Orangethorpe Ave, Anaheim, CA 92801

# VACANT INDUSTRIAL

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM





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An aerial photograph of a city street, likely in Los Angeles, showing a mix of commercial and residential buildings. A large, rectangular building with a flat roof is highlighted in yellow. The street is wide with multiple lanes, and there are parking lots and smaller buildings on either side. The background shows a dense urban area extending to the horizon under a clear blue sky.

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# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

- **Prime SoCal Location** – This property is strategically located in Anaheim within the Industrial submarket on **Orangethorpe Ave. (± 30,000 VPD)** with direct access to the **CA-91** less than a mile away boasting an average of **± 275,000 vehicles per day**.
- **Anaheim Industrial Market** – Orange County's largest industrial node by far, with over 50 million square feet of space. Anaheim is one of the tightest submarkets in Orange County (2.5%). In response to that rent growth has surged (4.29% Y/Y).
- **Quality Construction** – This 10,500 SF masonry facility was built in 1957 with a recent renovation of the entire property (2018) including the tenant paying for a **new roof/paint**. This freestanding building sits on 29,593 SF of land (**35% Coverage**) with an abundance of parking (44 spaces).



# FINANCIAL OVERVIEW

## TENANT SUMMARY

Price	\$2,930,000
Price/SF	\$279.00
Price/SF Land	\$99.01



## FINANCIAL OVERVIEW

» TENANT	Vacant
» ADDRESS	125 E Orangethorpe Ave. Anaheim, CA 92801
» MSA	Orange County, CA
» TOTAL BUILDING SQUARE FEET	± 10,500
» ACRES	± 0.77
» LOT SQUARE FEET	± 29,593
» COVERAGE	35%
» CONSTRUCTION	Masonry
» CLEAR HEIGHT	14'-16'
» BUILT/RENOVATED	1957/2018



Sit'n Sleep  
YOUR MATTRESS SUPERSTORE  
**Hertz**



CHASE  
**RITE AID**  
**Food 4 Less**

**SALLY**  
BEAUTY SUPPLY  
**O'Reilly**  
AUTO PARTS  
**ups**

**UFC GYM**  
Chuck E. Cheese  
**Office DEPOT**

**AMC**  
THEATRES

**TARGET**  
**PET SMART**  
**AT&T**  
**TILLY'S**  
**VANS**  
**SPROUTS**  
FARMERS MARKET



**SKECHERS**  
**BEST BUY**  
CATHERINES  
**Michael's**  
**Burlington**  
**Marshalls**

**GameStop**  
**BR**  
baskin robbins

verizon  
**CHIPOTLE**  
BURGER GRILL

**GEN**  
ROMAN RED HOLY

**Starbucks**  
Pink Boba  
**SUBWAY**

**Denny's**



**IN-N-OUT**  
BURGER

**COSTCO**  
WHOLESALE

**DOLLAR TREE**  
**COLD STONE**  
CREAMERY  
**CYCLE GEAR**  
FAST-RISE  
**BLAZE PIZZA**  
THE COFFEE BEAN  
& TEA LEAF

**CHUZE**  
FITNESS



**metro**  
by T-Mobile



**See's**  
CANDIES

LEMON ST  
± 35,000 VPD

**LOWE'S**

**Walmart**  
Supercenter



**BIG 5**  
SPORTING GOODS

OFFICE PARK

SUBJECT  
PROPERTY

E. ORANGETHORPE AVE  
± 32,000 VPD

**RSI** Home Products  
A wholly owned subsidiary of American Woodmark



## AREA OVERVIEW

### THE CITY OF ANAHEIM

Anaheim is a city in Orange County, California, part of the Los Angeles metropolitan area. As of 2019, the city had a population over 351,000, making it the most populous city in Orange County and the 10th most populous city in California. Anaheim is known for its theme parks, sports teams, and convention center.

Anaheim was incorporated as the second city in Los Angeles County on March 18, 1876. The city developed into an industrial center, producing electronics, aircraft parts, and canned fruit. It is the site of the Disneyland Resort, a world-famous grouping of theme parks and hotels which opened in 1955, Angel Stadium of Anaheim, Honda Center and the Anaheim Convention Center. The Disneyland Resort is the largest employer in Anaheim with approximately 22,200 employees. Anaheim is home to two major professional sports teams: The Anaheim Ducks (NHL) and Anaheim Angels (MLB).

The Santa Ana Freeway (I-5), the Orange Freeway (SR57) and the Riverside Freeway (SR 91) all pass through Anaheim. Anaheim is equidistant from both John Wayne Airport and Long Beach Airport (15 miles each).



### TOURISM

In 2019, Anaheim welcomed an estimated 24.4 million visitors to the destination and spent about \$9 billion throughout Orange County. Compared to 2017, Anaheim visitor volume increased by 4.3 percent and total visitor spending in Orange County by Anaheim visitors rose by 4.4 percent. Year-to-date (January - June 2017):

- 124,400,000 visitors have traveled to Anaheim in 2019.
- Spending by Anaheim tourists in Orange County totaled \$9 billion, which is an increase of 4.3 percent compared to 2017.
- Monthly visitor statistics help to illustrate the positive impact and opportunity tourism brings to Anaheim and Orange County. Revenue generated from tourism leads to an increase in nonexportable jobs, small business success, and contributions to the city's general fund that is funneled to police and fire departments, libraries and maintenance for local parks.

### DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	42,200	311,032	776,175
2020 Estimate	40,786	301,548	753,132
2010 Census	38,685	287,455	717,017
Growth 2020-2025	3.47%	3.15%	3.06%

HOUSEHOLD	1-Mile	3-Mile	5-Mile
2025 Projection	11,569	87,943	220,396
2020 Estimate	11,193	85,354	213,869
2010 Census	10,672	82,004	204,176
Growth 2020-2025	3.36%	3.03%	3.05%

INCOME	1-Mile	3-Mile	5-Mile
2020 Average Household Income	\$84,233	\$89,776	\$95,301

# ORANGE COUNTY, CALIFORNIA

With a population of over 3,170,000, Orange County is the third most populous county in California. It is the second most densely populated county in the state, second to only San Francisco County. There are thirty-four (34) incorporated cities within the county, there is no defined urban center of Orange County, the majority of the county is comprised of suburban neighborhoods aside from older cities within the County such as Anaheim, Fullerton, Huntington Beach, and Orange which have traditional downtown centers.

- Orange County has one major airport: John Wayne Airport which handles nine (9) million passengers annually through fourteen (14) different airlines.
- Orange County is home to several well-known shopping malls including South Coast Plaza, Fashion Island, Brea Mall, Irvine Spectrum, Downtown Disney, and the Outlets at Orange.
- Orange County is an educational hub containing nine (9) junior colleges, and fourteen (14) four-year universities including Cal State Fullerton, and University of California
- The county is well known for its tourism, it is home to theme parks Disneyland and Knott's Berry Farm, as well as forty (40) plus miles of California beaches/ coastline.



**3<sup>RD</sup>**

**Most Populous County  
in the Nation**



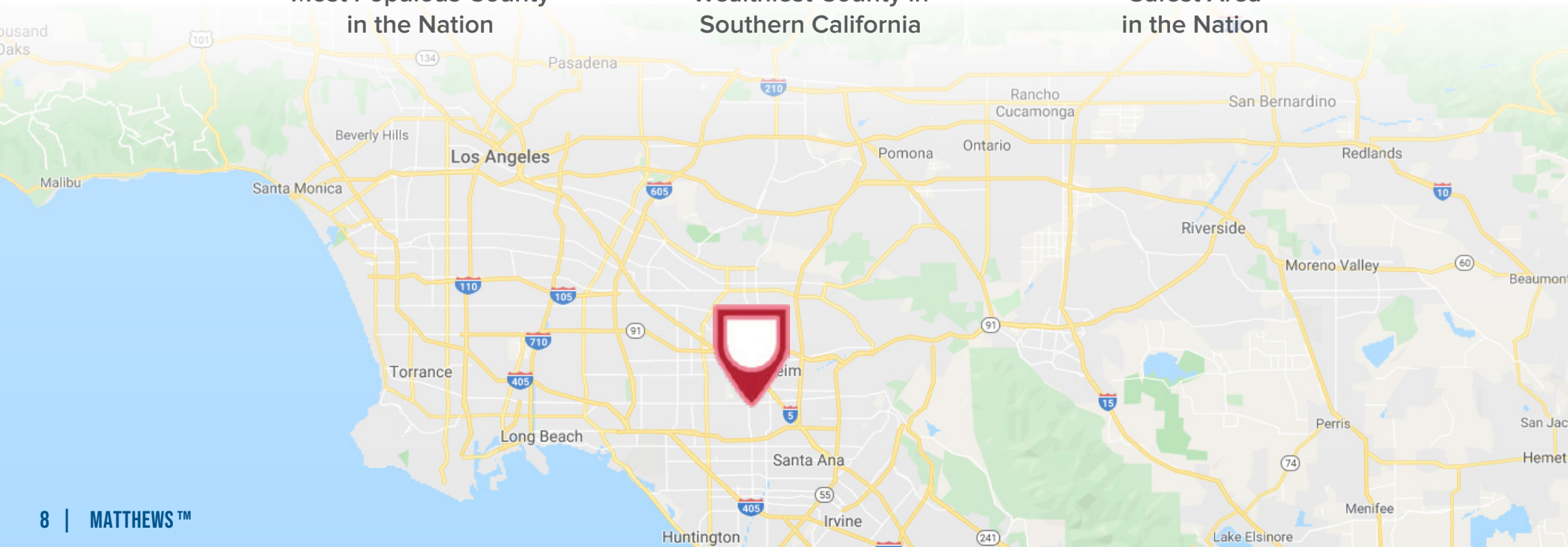
**RANKED #2**

**Wealthiest County in  
Southern California**



**RANKED #1**

**Safest Area  
in the Nation**





## COMMUNITIES

Downtown Anaheim is located in the heart of the Colony Historic District. Downtown is the administrative heart of the city where you find City Hall, Anaheim West Tower, Anaheim Police Headquarters, the Anaheim Chamber of Commerce and the Main Library. Anaheim Ice (formerly Disney Ice), the Downtown Anaheim Farmer's Market, a food hall in a historic 1919 Sunkist packing house, and the Center Street Promenade are also located in Downtown Anaheim.

Pearson Park is also located in Downtown Anaheim and is named after Charles Pearson, who was Mayor of Anaheim during the time Walt Disney opened Disneyland in Anaheim. One of the major attractions located in Pearson Park is the Pearson Park Amphitheater. In the Colony Historic District just west of Downtown Anaheim is the Mother Colony House, which was built by George Hanson and was the first house built in Anaheim, the founder of Anaheim. Today, it is Anaheim's and Orange County's oldest extant museum.

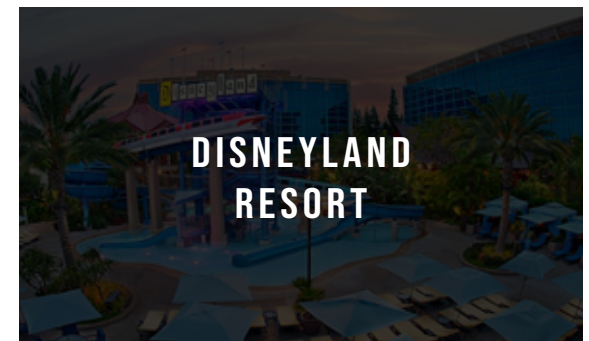
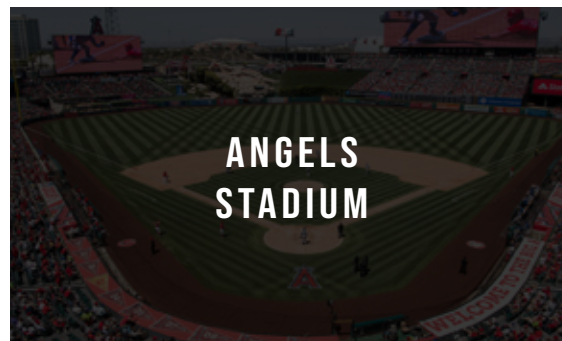
## RETAIL

Larger retail centers include the Downtown Disney shopping area at the Disneyland Resort, the power centers Anaheim Plaza in western Anaheim, and Anaheim Town Square in East Anaheim as well as the Anaheim GardenWalk lifestyle center.

Nestled in the heart of Anaheim, the Packing District encompasses three historic landmarks and the urban green of Farmers Park. The main ingredient of the district is the Anaheim Packing House, one of the last remaining citrus packing warehouses, which has been historically preserved and retrofitted as one of the great original American food halls.

Anaheim Hills is a master-planned community located in the city's eastern stretches that is home to many of the city's affluent. Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. The Anaheim Resort, a commercial district, includes Disneyland, Disney California Adventure, and numerous hotels and retail complexes. The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, is planned to be populated with mixed-use streets and high-rises.

## POINTS OF INTEREST





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Vacant Industrial** located at **125 E Orangethorpe Ave, Anaheim, CA 92801**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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