

# Anaheim Stand Alone Office Building

320 N. Wilshire Avenue, Anaheim CA 92801

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O F F E R I N G M E M O R A N D U M

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NNN Leased Investment



*Prepared By:*

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# Anaheim Stand Alone Office Building

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*Exclusively Marketed by:*



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01

**Executive Summary**

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	320 N. Wilshire Avenue Anaheim CA 92801
COUNTY	Orange
NET RENTABLE AREA (SF)	3,500 SF
LAND ACRES	0.24
LAND SF	10,529 SF
YEAR BUILT	1961
APN	255-011-01

## FINANCIAL SUMMARY

PRICE	\$1,295,000
PRICE PSF	\$370.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	32,049	281,163	684,770
2023 Median HH Income	\$74,596	\$79,781	\$83,009
2023 Average HH Income	\$94,786	\$103,535	\$110,269

## Investment Highlights

- Prime Investment Opportunity: This impressive commercial property boasts a spacious 3,500 SF building situated on a generous 10,529 SF lot (City/County Records)
- Secure and Profitable NNN Lease: With strong tenant financials, this property offers a hassle-free NNN leased investment that has a potential for a steady return on investment.
- Exude Success: This high pride of ownership building exudes success, making it the perfect choice for investors looking to make a statement.
- Close Proximity to the Regional Shopping Center (Anaheim Plaza).



- Convenient Access: With easy access to the 5 and 91 freeways, this property is strategically positioned for maximum convenience.
- Impressive Aesthetics: Featuring professional and attractive cosmetic finishes, this property is sure to impress both tenants and visitors alike.
- Ample Parking: With 11 onsite surface parking spaces, this property offers the convenience and accessibility with ample free parking spaces. Fencing around parking area for additional security.
- Unleash the potential of your business with the unique outdoor conference, break, or patio area at 320 N. Wilshire Avenue!
- Two Grand Conference Spaces: This impressive office property boasts not just one, but two spacious conference rooms, perfect for hosting important meetings, presentations, and collaborative sessions. With ample space to accommodate large groups, these conference rooms are designed to inspire productivity and foster meaningful connections.

"Don't miss out on this exceptional investment opportunity!"





## 02 Property Description

- Property Features
- Aerial Map
- Floor Plan
- Property Images

## PROPERTY FEATURES

NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	3,500
LAND SF	10,529
LAND ACRES	0.24
YEAR BUILT	1961
# OF PARCELS	1
ZONING TYPE	C-G
BUILDING CLASS	General Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	11

## NEIGHBORING PROPERTIES

NORTH	Single Family Residential
SOUTH	5 Freeway
EAST	Commercial
WEST	Multi-Family Residential

## MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

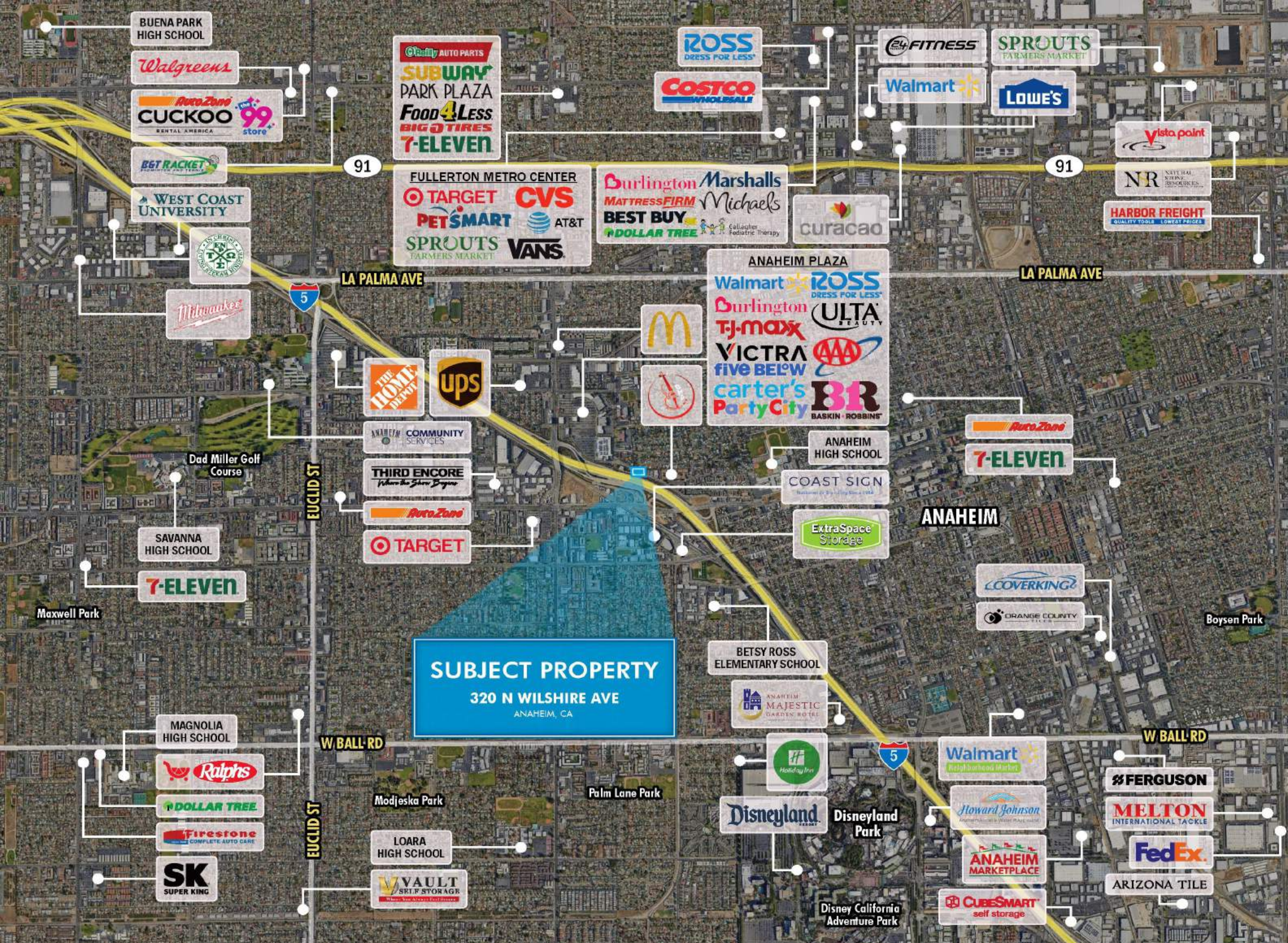
## CONSTRUCTION

EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat Roof
LANDSCAPING	Yes
WINDOWS	Yes

## TENANT INFORMATION

MAJOR TENANT/S	Anaheim Lighthouse
LEASE TYPE	NNN





BUENA PARK HIGH SCHOOL  
 Walgreens  
 AutoZone  
 CUCKOO RENTAL AMERICA  
 99 store

Stally AUTO PARTS  
 SUBWAY  
 PARK PLAZA  
 FOOD 4 LESS  
 BIG TIRES  
 7-ELEVEN

ROSS DRESS FOR LESS  
 COSTCO WHOLESALE  
 24-FITNESS  
 Walmart  
 SPROUTS FARMERS MARKET  
 LOWE'S

Vista paint  
 NR  
 HARBOR FREIGHT  
 QUALITY TOOLS LOWEST PRICES

BET RACKET  
 WEST COAST UNIVERSITY  
 MILWAUKEE

FULLERTON METRO CENTER  
 TARGET  
 CVS  
 PET SMART  
 AT&T  
 SPROUTS FARMERS MARKET  
 VANS

Durlington  
 MATRESS FIRM  
 BEST BUY  
 DOLLAR TREE  
 Marshalls  
 Michaels  
 Callagher Pediatric Therapy

curacao

LA PALMA AVE

LA PALMA AVE

ANAHEIM PLAZA  
 Walmart  
 Durlington  
 T.J-maxx  
 VICTRA  
 five BELOW  
 carter's  
 Party City  
 BASKIN-ROBBINS  
 ROSS DRESS FOR LESS  
 ULTA BEAUTY  
 AAA

THE HOME DEPOT  
 UPS

McDonald's  
 (No logo visible)

AutoZone  
 7-ELEVEN

Dad Miller Golf Course

ANAHEIM COMMUNITY SERVICES  
 THIRD ENCORE  
 AutoZone  
 TARGET

ANAHEIM HIGH SCHOOL  
 COAST SIGN  
 ExtraSpace Storage

SAVANNA HIGH SCHOOL  
 7-ELEVEN

ANAHEIM

COVERKING  
 ORANGE COUNTY

**SUBJECT PROPERTY**  
 320 N WILSHIRE AVE  
 ANAHEIM, CA

BETSY ROSS ELEMENTARY SCHOOL

ANAHEIM MAJESTIC GARDEN HOTEL

Holiday Inn

Walmart Neighborhood Market

W BALL RD

W BALL RD

MAGNOLIA HIGH SCHOOL  
 Ralphs  
 DOLLAR TREE  
 Firestone COMPLETE AUTO CARE  
 SK SUPER KING

Modjeska Park  
 LOARA HIGH SCHOOL  
 VAULT SELF STORAGE

Palm Lane Park

Disneyland

Disneyland Park

Howard Johnson

ANAHEIM MARKETPLACE

CUBESMART self storage

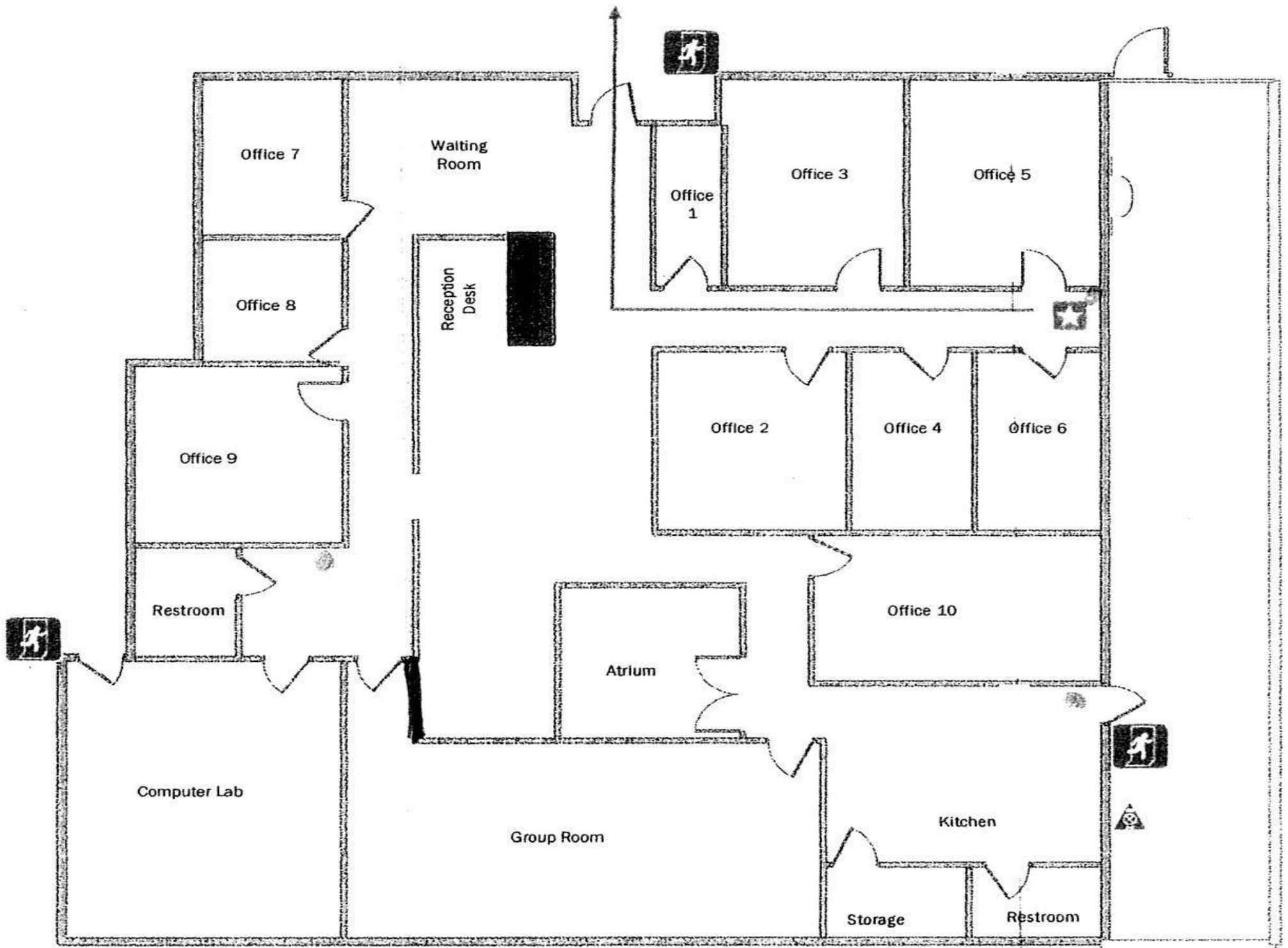
FERGUSON  
 MELTON INTERNATIONAL TACKLE

FedEx  
 ARIZONA TILE

Disney California Adventure Park

Boysen Park













03 Demographics  
Demographics  
Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,717	272,023	634,767
2010 Population	31,879	277,323	662,249
2023 Population	32,049	281,163	684,770
2028 Population	32,983	283,530	688,573
2023-2028: Population: Growth Rate	2.90 %	0.85 %	0.55 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	903	6,701	17,185
\$15,000-\$24,999	682	4,765	10,473
\$25,000-\$34,999	635	5,390	12,616
\$35,000-\$49,999	964	7,586	17,975
\$50,000-\$74,999	1,703	13,713	33,271
\$75,000-\$99,999	1,337	12,185	28,602
\$100,000-\$149,999	2,011	16,142	40,707
\$150,000-\$199,999	891	8,908	23,837
\$200,000 or greater	609	6,840	20,467
Median HH Income	\$74,596	\$79,781	\$83,009
Average HH Income	\$94,786	\$103,535	\$110,269

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,483	78,560	189,928
2010 Total Households	9,200	76,213	189,655
2023 Total Households	9,735	82,239	205,145
2028 Total Households	10,071	83,583	207,966
2023 Average Household Size	3.24	3.38	3.27
2000 Owner Occupied Housing	3,755	35,811	91,467
2000 Renter Occupied Housing	5,502	40,803	93,747
2023 Owner Occupied Housing	3,812	35,288	92,540
2023 Renter Occupied Housing	5,923	46,951	112,605
2023 Vacant Housing	332	3,133	8,538
2023 Total Housing	10,067	85,372	213,683
2028 Owner Occupied Housing	3,913	36,357	95,105
2028 Renter Occupied Housing	6,159	47,225	112,861
2028 Vacant Housing	336	3,245	8,763
2028 Total Housing	10,407	86,828	216,729
2023-2028: Households: Growth Rate	3.40 %	1.60 %	1.35 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,821	23,778	57,384
2023 Population Age 35-39	2,450	20,931	50,284
2023 Population Age 40-44	2,094	18,435	44,500
2023 Population Age 45-49	1,854	16,594	41,128
2023 Population Age 50-54	1,823	16,441	40,706
2023 Population Age 55-59	1,599	14,451	36,784
2023 Population Age 60-64	1,553	13,454	35,175
2023 Population Age 65-69	1,242	10,830	28,840
2023 Population Age 70-74	1,005	8,363	22,696
2023 Population Age 75-79	692	5,794	16,291
2023 Population Age 80-84	395	3,658	10,417
2023 Population Age 85+	429	3,676	10,294
2023 Population Age 18+	23,778	209,015	522,890
2023 Median Age	33	33	35

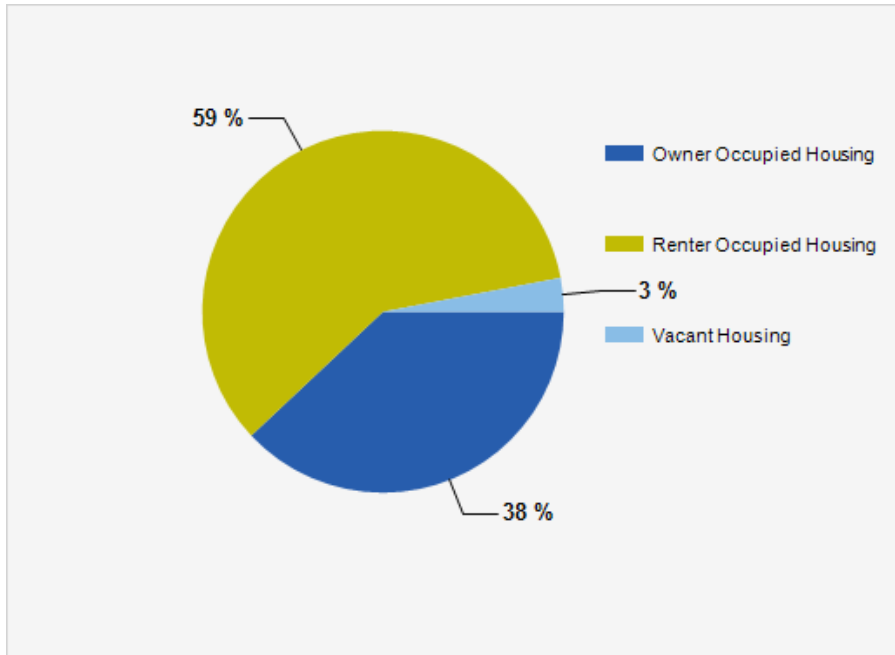
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,061	\$82,325	\$84,085
Average Household Income 25-34	\$94,547	\$102,210	\$104,649
Median Household Income 35-44	\$82,821	\$90,152	\$94,401
Average Household Income 35-44	\$107,109	\$117,361	\$122,578
Median Household Income 45-54	\$88,124	\$93,824	\$101,563
Average Household Income 45-54	\$110,270	\$118,677	\$129,289
Median Household Income 55-64	\$75,624	\$83,333	\$90,979
Average Household Income 55-64	\$95,676	\$108,204	\$120,551
Median Household Income 65-74	\$58,338	\$65,076	\$70,593
Average Household Income 65-74	\$80,954	\$89,981	\$99,033
Average Household Income 75+	\$62,909	\$66,013	\$72,641

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,565	22,183	53,068
2028 Population Age 35-39	2,754	22,958	55,397
2028 Population Age 40-44	2,417	20,204	48,350
2028 Population Age 45-49	2,027	17,583	42,511
2028 Population Age 50-54	1,804	15,792	39,119
2028 Population Age 55-59	1,734	15,403	38,065
2028 Population Age 60-64	1,481	13,061	33,290
2028 Population Age 65-69	1,368	11,740	31,073
2028 Population Age 70-74	1,078	9,357	25,338
2028 Population Age 75-79	844	6,949	19,182
2028 Population Age 80-84	555	4,571	13,092
2028 Population Age 85+	491	4,228	12,022
2028 Population Age 18+	24,879	214,332	533,824
2028 Median Age	35	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,686	\$90,910	\$94,333
Average Household Income 25-34	\$107,098	\$115,476	\$118,705
Median Household Income 35-44	\$97,162	\$104,284	\$108,172
Average Household Income 35-44	\$126,416	\$137,238	\$142,855
Median Household Income 45-54	\$101,427	\$105,133	\$111,502
Average Household Income 45-54	\$127,576	\$136,289	\$147,049
Median Household Income 55-64	\$87,411	\$96,209	\$104,200
Average Household Income 55-64	\$114,486	\$126,150	\$138,627
Median Household Income 65-74	\$74,199	\$79,767	\$85,538
Average Household Income 65-74	\$97,112	\$108,065	\$118,959
Average Household Income 75+	\$78,203	\$81,323	\$90,303



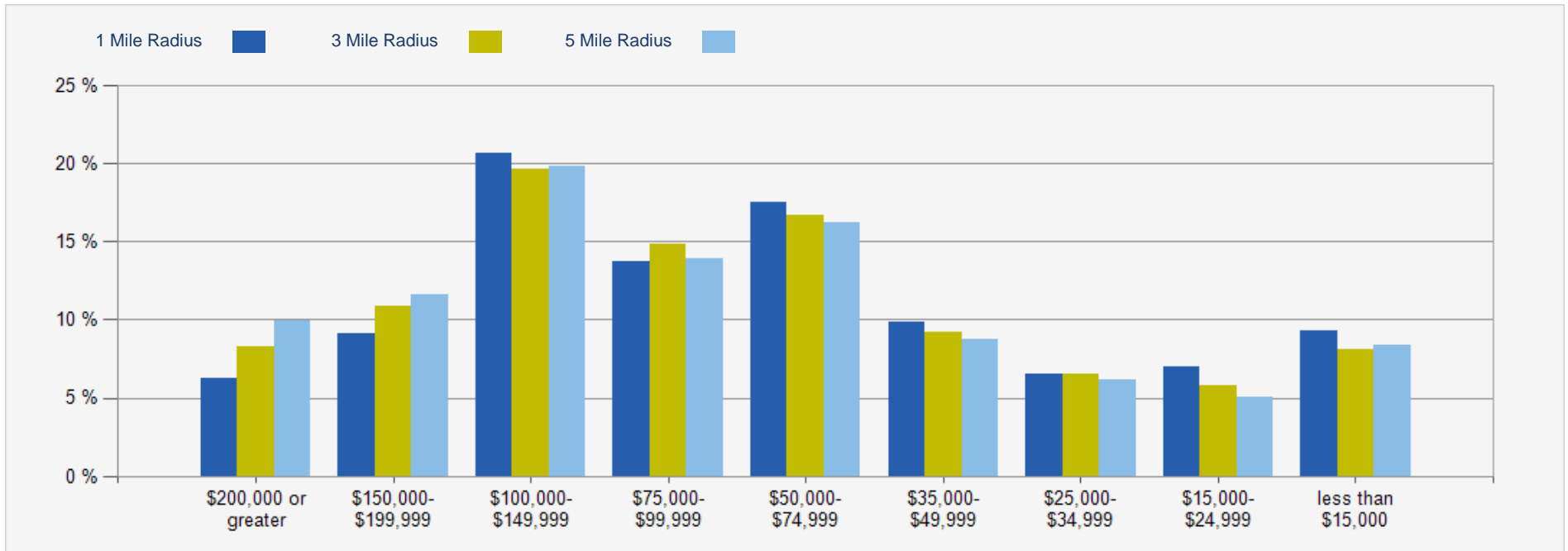
### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median



### 2023 Household Income



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