



## Orangethorpe Center

2350-2384 E Orangethorpe Ave, Anaheim, CA 92806



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# Orangethorpe Center

\$18.60 /SF/YR

- Close to freeways
- Two bay doors
- Freshly painted interior
- Easy access for clients
- Loading and unloading



Rental Rate:	\$18.60 /SF/YR
Total Space Available:	12,267 SF
Max. Contiguous:	4,267 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	62,029 SF
Walk Score ®:	66 (Somewhat Walkable)
Transit Score ®:	38 (Some Transit)
Rental Rate Mo:	\$1.55 /SF/MO

### 1st Floor Ste 2364

1

Space Available	1,920 SF
Rental Rate	\$18.60 /SF/YR
Date Available	July 14, 2025
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Spacious ground level commercial unit located in the well-trafficked Orangethorpe Center, ideal for office, retail, or service use. Features 1,920 SF of flexible space with excellent visibility and convenient access to major freeways. Modified Gross Lease at \$1.64/SF. Tenants responsible for their own electricity meter.

### 1st Floor Ste 2374, 2376

2

Space Available	4,267 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Expansive 4267 SF ground level commercial unit available in the Orangethorpe Center, ideal for a variety of commercial uses including warehouse, retail, or office. Located near major freeways for convenient access and strong visibility within an active business complex. Modified Gross Lease at \$1.64/SF/month plus CAM fee of \$0.19/SF. Tenants responsible for their own electricity meter.

### 1st Floor Ste 2378

3

Space Available	2,240 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

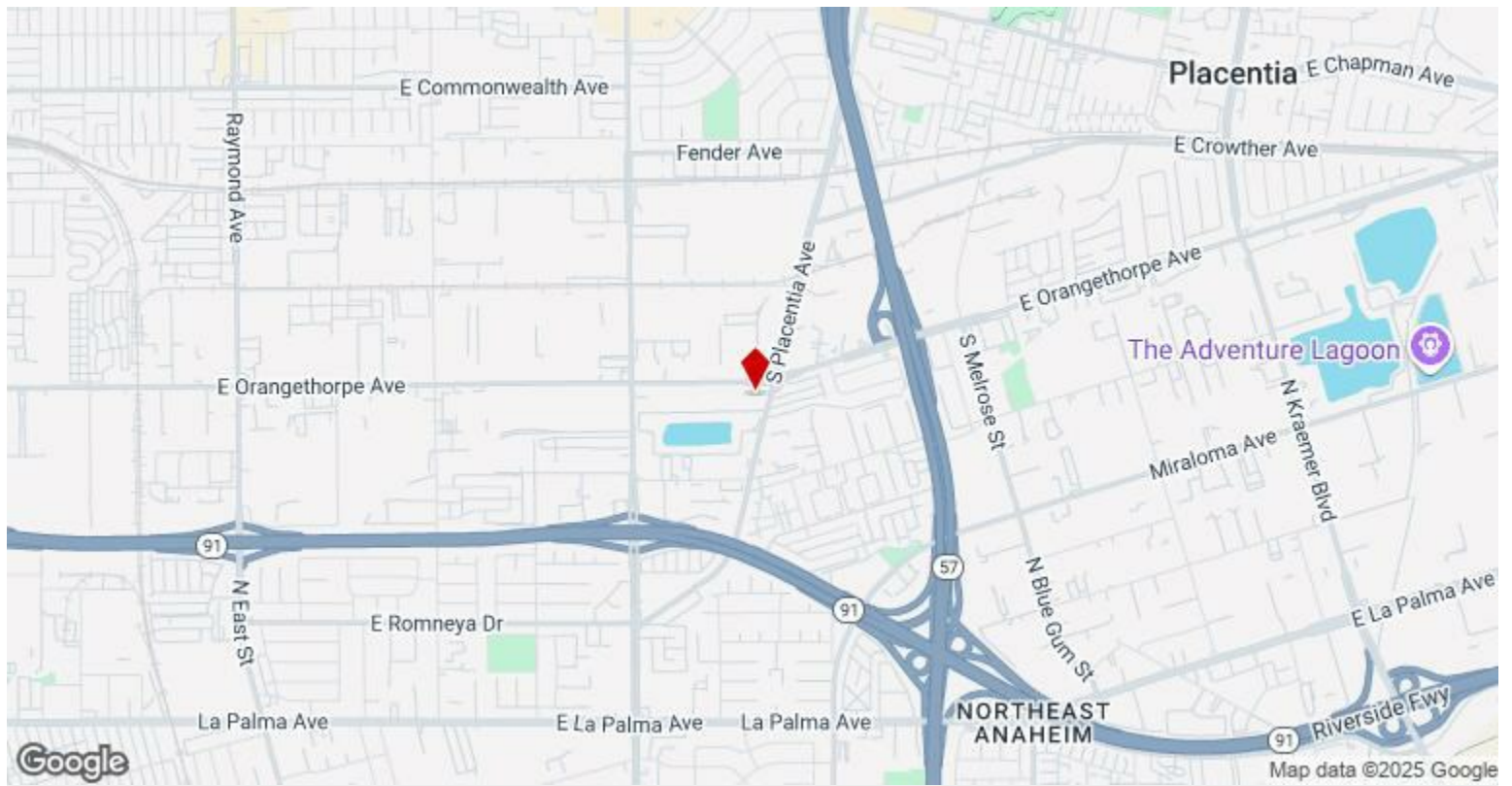
Expansive 2,240 SF ground level commercial unit available in the Orangethorpe Center with a lot of high-traffic and a professional environment, ideal for a variety of commercial uses including warehouse, retail, or office. Located near major freeways for convenient access and strong visibility within an active business complex. Modified Gross Lease at \$1.63/SF/month plus CAM fees of \$0.19/SF. Tenants responsible for their own electricity meter.

### 1st Floor Ste 2380, 2382

4

Space Available	3,840 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Large mixed use unit with roll up door, man door, bathroom, and separate office. Close to multiple freeways.Space Highlights--Partial build out-large warehouse space-Freeway accessModified Gross LeaseQualification requirements-City of Anaheim Business License-Commercial insurance (\$2m coverage liability)-Proof of business income.-Commercial application



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# Property Photos



Building Photo



Building Photo

