



Excellent
Unit Mix

OFFERING MEMORANDUM

704 S. WEBSTER AVE

Anaheim, CA 92804

A 13-UNIT MULTIFAMILY PROPERTY LOCATED IN ANAHEIM

Marcus & Millichap
THE SK GROUP

704 S. WEBSTER AVENUE ANAHEIM, CA 92804

Sevak KESHISHIAN

Senior Managing Director

(818) 212-2694

Sevak.Keshishian@marcusmillichap.com

Lic #: CA BRE: 01887505

Marcus & Millichap THE SK GROUP

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

BROKER OF RECORD: Tony Solomon License # 01238010 | TonySolomonBOR@mmreis.com | 23975 Park Sorrento | Suite 400 | Calabasas, CA 91302

Table Of Contents

**PROPERTY
SUMMARY**

**INVESTMENT
HIGHLIGHTS**

**FINANCIAL
ANALYSIS**

**MARKET
COMPARABLES**

**LOCATION
OVERVIEW**

PREPARED BY

Sevak KESHISHIAN

Senior Managing Director

(818) 212-2694

Sevak.Keshishian@marcusmillichap.com

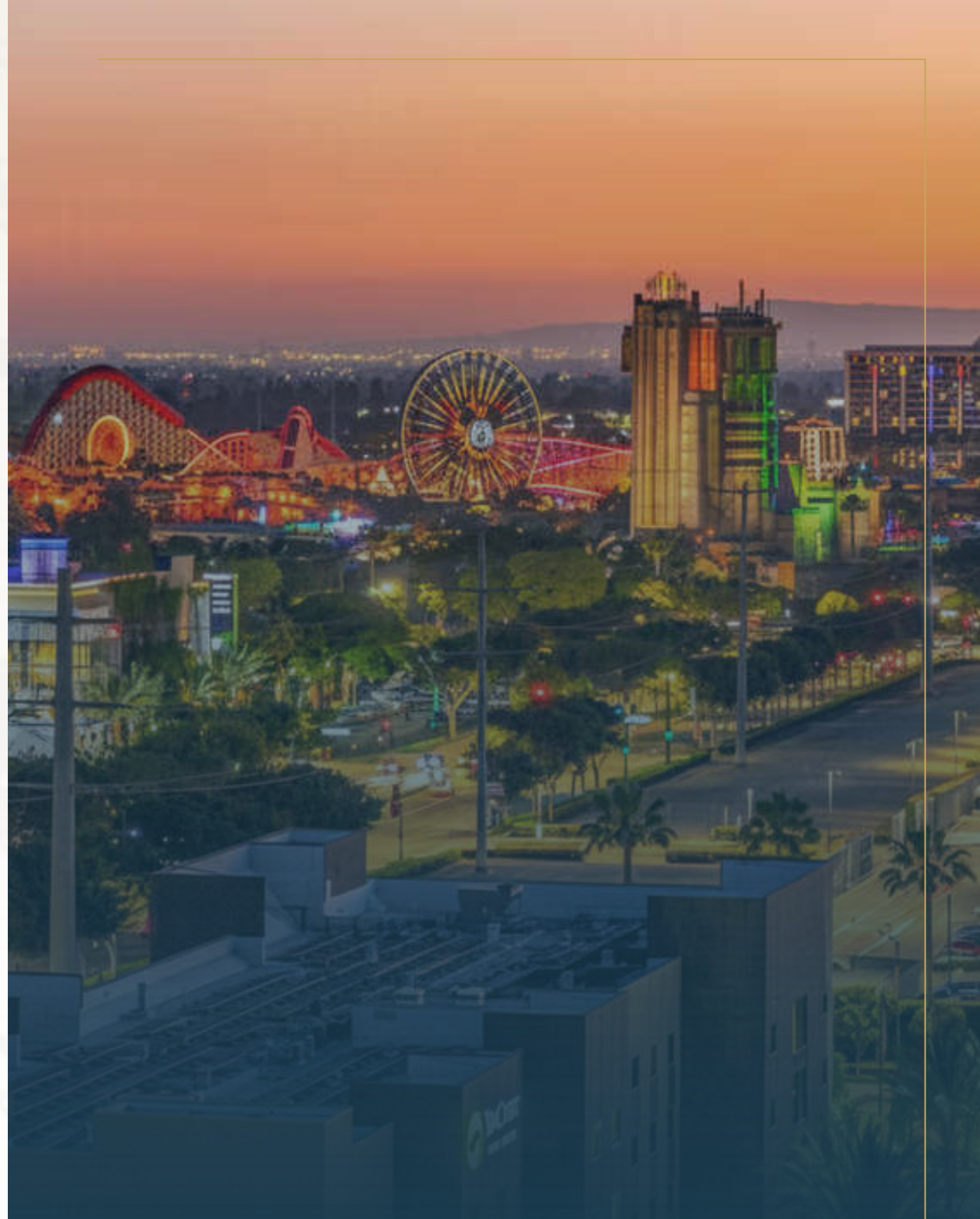
Lic #: CA BRE: 01887505

Marcus & Millichap
THE SK GROUP

01

Property Summary

Marcus & Millichap
THE SK GROUP



704

S. WEBSTER AVE.
Anaheim, CA 92804

Deal Summary

The property is offered at \$4.3 million, equating to \$330,769 per unit and \$371.91 per square foot. The 13-unit multifamily asset currently generates a 5.10% cap rate and a 13.10x gross rent multiplier. Built in 1978, the property contains approximately 11,562 gross square feet, presenting investors with an opportunity to acquire a well-located Anaheim apartment community at an attractive in-place yield.



\$4,300,000

OFFERING PRICE

\$330,769

PRICE/UNIT

\$371.91

PRICE/SF

13.10x

GRM

5.10%

CAP RATE

Property Overview

A 13-UNIT MULTIFAMILY PROPERTY LOCATED IN WEST ANAHEIM

The SK Group of Marcus & Millichap is pleased to present 704 S. Webster Ave — a well-maintained, garden-style 13-unit multifamily community located in Anaheim (92804).

Marcus & Millichap presents 704 S. Webster Avenue, a well-maintained 13-unit multifamily investment opportunity in the city of Anaheim. This asset is subject to the statewide AB 1482 provisions allowing annual rent increases of 5% + CPI (currently 8.7%). This positions an investor to capture the remaining upside relatively quickly through standard adjustments.

Built in 1978, the asset totals 11,562 square feet and includes (4) 1bed/1bath units, (3) 2bed/1bath units, and (6) 2bed/2bath units. Select units have been renovated over the years with unit 3 being the most recent renovated unit.

Parking includes (8) surface spaces at the rear, (13) covered spaces along the side, and (3) private spaces at the rear for a total of (24) parking spaces. There are also (14) storage cabinets located at the covered parking spaces and an on-site laundry room. The property sits on a 21,344 square foot lot zoned RM-4.

Positioned west of S. Brookhurst Street, between W. Orange Avenue and W. Ball Road, the property is located within proximity to multiple local shopping centers, schools, and places of business. The city of Anaheim is home to Disneyland Resort, Anaheim Angeles baseball team, Anaheim Ducks hockey team, and the largest convention center on the West Coast.





Location

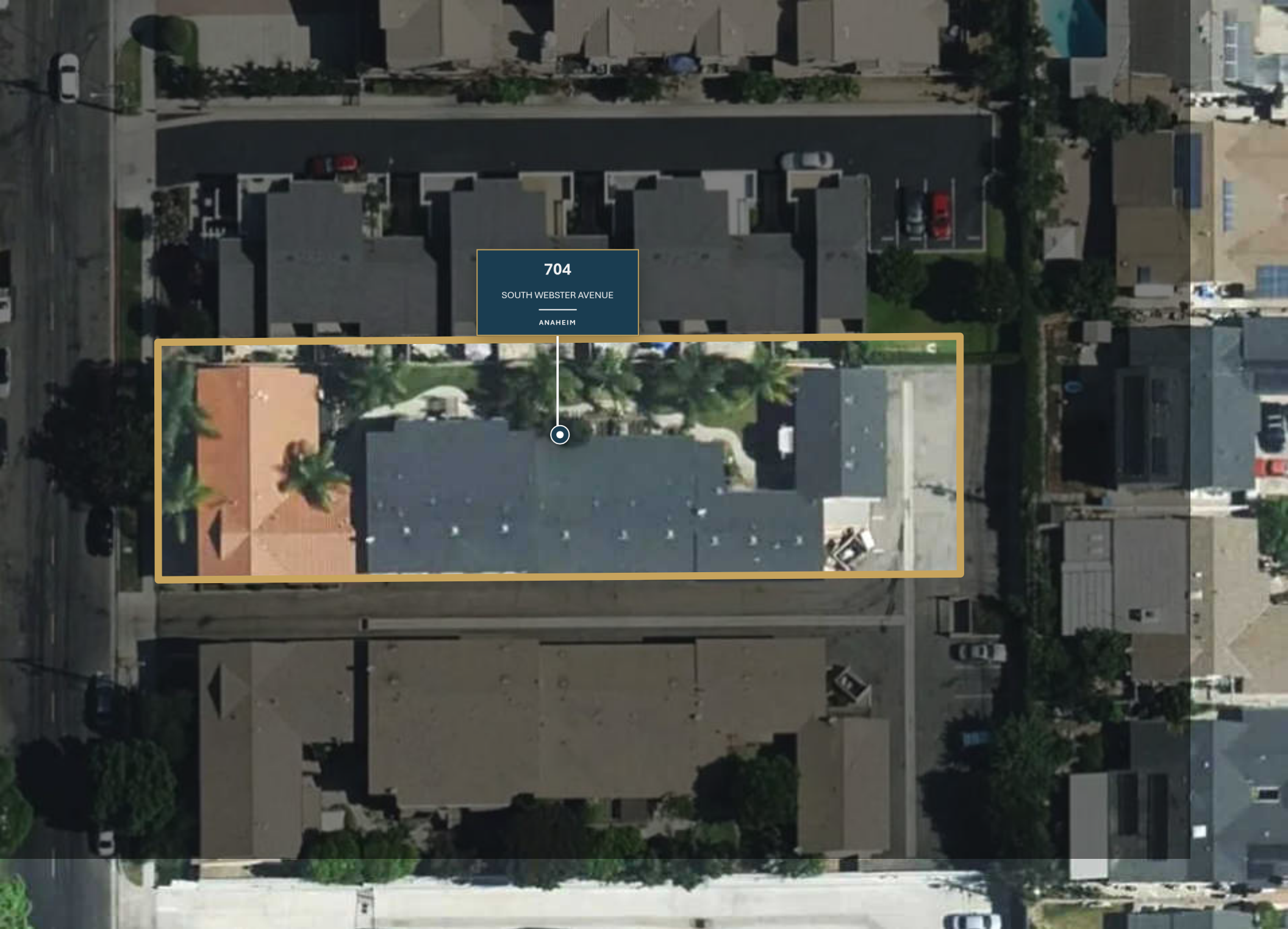
Ideally located in West Anaheim, 704 S. Webster Ave benefits from convenient access to major employment hubs, transportation networks, and regional amenities. The property is situated just minutes from I-5 and SR-91, providing direct connectivity to Downtown Los Angeles, Orange County, and surrounding submarkets. Residents enjoy proximity to key demand drivers, including Disneyland Resort, the Anaheim Convention Center, and major retail corridors such as Harbor Boulevard and Katella Avenue. The location is further enhanced by nearby grocery-anchored centers, national retailers, and a strong amenity base that supports long-term rental demand.





704
SOUTH WEBSTER AVENUE
ANAHEIM

S WEBSTER AVE



704
SOUTH WEBSTER AVENUE
—
ANAHEIM

Investment Highlights

STABILIZED VALUE-ADD MULTIFAMILY IN ONE OF
ORANGE COUNTY'S MOST SUPPLY-CONSTRAINED AND
DESIRABLE SUBMARKETS



PROPERTY HIGHLIGHTS

- 13-Unit Garden-Style Multifamily Community in West Anaheim
- Built in 1978 on a 21,344 SF Lot
- Spacious Unit Mix Averaging Approximately 889 SF per Unit
- Convenient Access to I-5, SR-91, Disneyland Resort, and Anaheim Convention Center
- Located Near Major Retail, Dining, and Employment Centers



VALUE-ADD OPPORTUNITY

- Approximately 16% Mark-to-Market Rental Upside (\$27,348 Current vs. \$31,700 Market Monthly Rent)
- Below-Market Rents Across All Three Unit Types
- Opportunity to Increase NOI Through Natural Lease Turnover
- Offered at a 5.10% In-Place Cap Rate
- Attractive Basis of \$330,769 Per Unit and \$371.91 Per SF
- Well-Positioned for Private Capital and 1031 Exchange Investors

5.10%
*Going-In
Cap Rate*

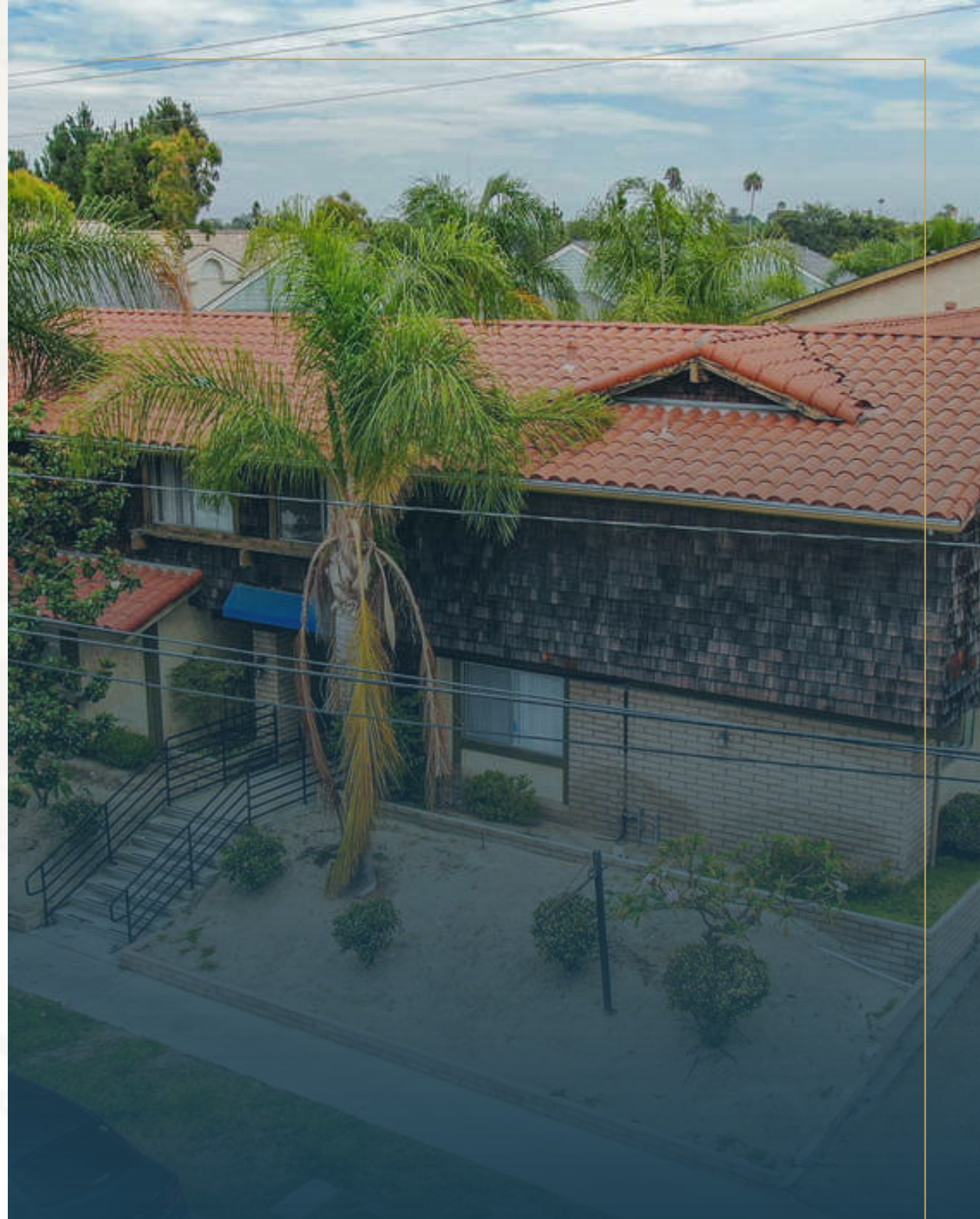
Exterior Gallery



02

Financial Analysis

Marcus & Millichap
THE SK GROUP



Financial Overview

\$4,300,000

OFFERING PRICE

Pricing Metrics

13.10x

CURRENT GRM

11.30x

PRO FORMA GRM

5.10%

CURRENT CAP RATE

6.23%

PRO FORMA CAP RATE

Debt Assumptions

\$1,978,000

DOWN PAYMENT

\$2,322,000

LOAN AMOUNT

54.00%

LOAN TO VALUE

6.30%

INTEREST RATE

\$14,372.55

MONTHLY PAYMENT

UNIT MIX SUMMARY

# of Units	Type	Current		Pro Forma	
		Avg. Current	Current Total	Market	Pro Forma Total
4	1 Bd/1 Ba	\$1,907.50	\$7,630	\$2,150	\$8,600
3	2 Bd/ 1 Ba	\$2,135.67	\$6,407	\$2,500	\$7,500
6	2 Bd/ 2 Ba	\$2,218.50	\$13,311	\$2,600	\$15,600
13	Total		\$27,348		\$31,700

ANNUALIZED OPERATING DATA		Current	Pro Forma
Gross Scheduled Rent		\$328,176	\$380,400
Less Vacancy	3%	(\$9,845)	3% (\$11,412)
Total Effective Rental Income		\$318,331	\$368,988
Annualized Laundry Income		\$1,200	\$1,200
Effective Gross Income		\$319,531	\$370,188

ANNUALIZED EXPENSES		Current	Pro Forma
Taxes	1.105300%	\$47,528	\$47,528
Direct Assessments	Actual	\$3,571	\$3,571
Insurance	\$1.25/SF	\$14,453	\$14,453
Water, Power & Trash	\$420/Month	\$5,040	\$5,040
Gas	\$389/Month	\$4,668	\$4,668
Maintenance/Repairs	\$500/Unit	\$6,500	\$6,500
Landscaping	\$200/Month	\$2,400	\$2,400
Mngr. (Off-Site)	4% of EGI	\$12,781	\$14,808
Pest Control	\$60/Month	\$720	\$720
Operating Reserves	\$200/Unit	\$2,600	\$2,600
Total Expenses		\$100,261	\$102,287
Expenses/Unit		\$7,712	\$7,868
Expenses/SF		\$8.67	\$8.85
Expenses as % of EGI		31.38%	27.63%

RETURN		Current	Pro Forma
NOI		\$219,270	\$267,901
Less Debt Service		(\$172,471)	(\$172,471)
Cash Flow		\$46,800	\$95,431
Cash-on-Cash		2.37%	4.82%
DSCR		1.27	1.55

Rent Roll

RENT ROLL

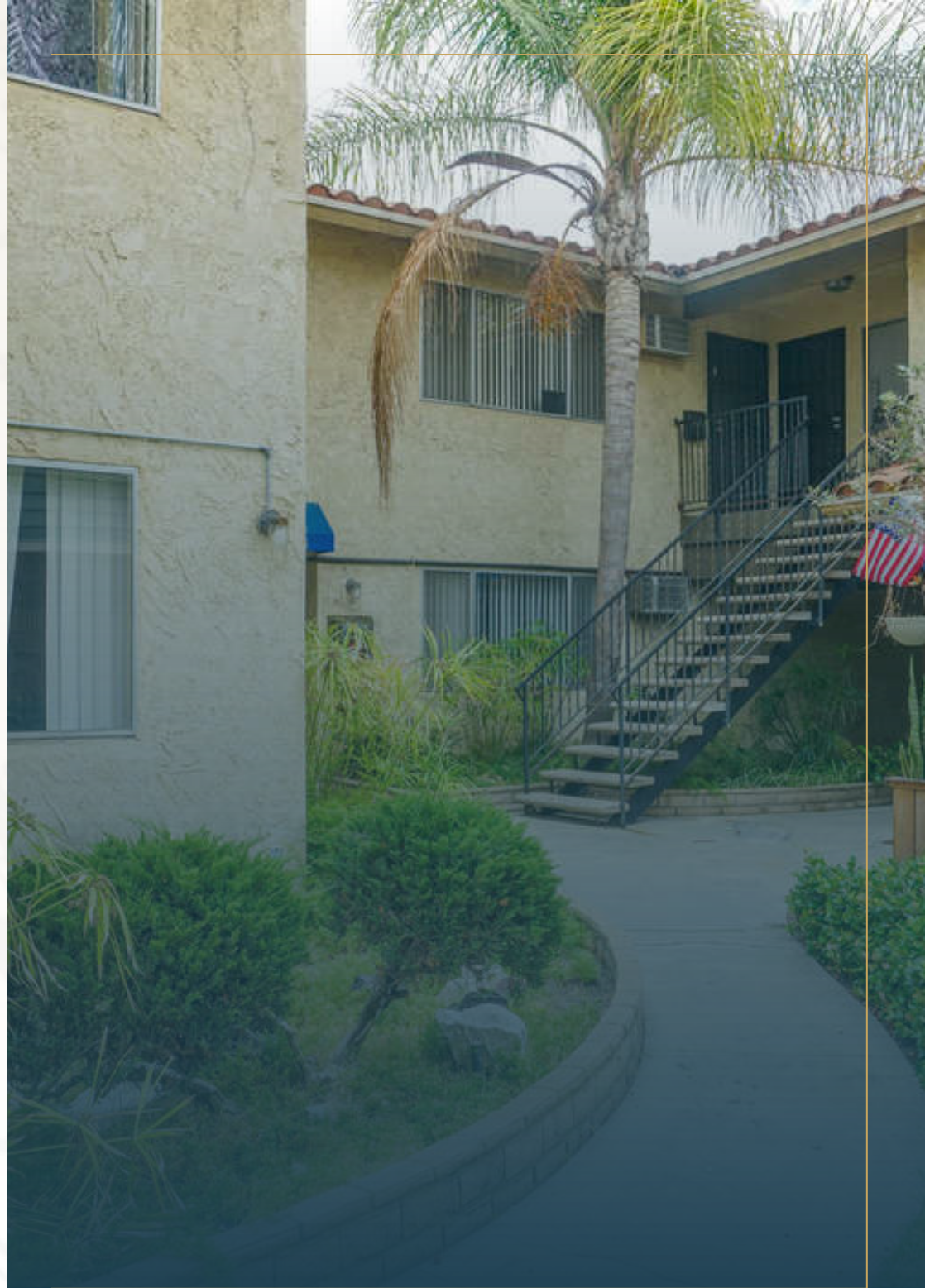
Unit #	Type	Current Rents	Pro Forma Rents	Vacant	Comments
2	1 Bd/1 Ba	\$1,700.00	\$2,150.00	No	
3	2 Bd/ 1 Ba	\$2,400.00	\$2,500.00	Yes	
4	1 Bd/1 Ba	\$1,912.00	\$2,150.00	No	Section 8
5	1 Bd/1 Ba	\$1,900.00	\$2,150.00	No	
6	1 Bd/1 Ba	\$2,118.00	\$2,150.00	No	
7	2 Bd/ 2 Ba	\$2,147.00	\$2,600.00	No	Section 8
8	2 Bd/ 2 Ba	\$2,400.00	\$2,600.00	No	
9	2 Bd/ 2 Ba	\$2,300.00	\$2,600.00	No	
10	2 Bd/ 2 Ba	\$2,007.00	\$2,600.00	No	
11	2 Bd/ 2 Ba	\$2,310.00	\$2,600.00	No	
12	2 Bd/ 2 Ba	\$2,147.00	\$2,600.00	No	
13	2 Bd/ 1 Ba	\$2,000.00	\$2,500.00	No	
14	2 Bd/ 1 Ba	\$2,007.00	\$2,500.00	No	
Monthly Totals:		\$27,348.00	\$31,700.00	—	—
Annual Totals:		\$328,176.00	\$380,400.00		



03

Market Comparables

Marcus & Millichap
THE SK GROUP



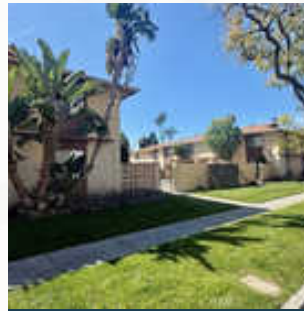
Sales Comparables Summary



704 S. Webster Ave,
Anaheim, CA 92804



2228 E. Westport Dr,
Anaheim, CA 92806



2258 W. Colchester,
Anaheim, CA 92804



1551 W. Ball Rd,
Anaheim, CA 92802



3300 W. Orange
Ave. Anaheim, CA 92804

Units	13	12	10	8	9
Built	1978	1960	1961	1959	1976
Gross SF	11,562	7,620	10,574	5,276	6,988
Lot Size	21,344	21,945	17,424	7,841	14,375
Unit Mix	4 - 1 Bd / 1 Ba 3 - 2 Bd / 1 Ba 6 - 2 Bd / 2 Ba	11 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba	8 - 2 Bd / 1 Ba 2 - 3 Bd / 3 Ba	6 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba	1 - 3 Bd / 1 Ba 1 - 2 Bd / 1 Ba 7 - 1 Bd / 1 Ba
Sale Date	—	6/30/2026	5/8/2026	1/23/2026	1/15/2026
Price	\$4,300,000	\$3,700,000	\$2,791,000	\$2,475,000	\$2,725,000
Price / Unit	\$330,769	\$308,333	\$279,100	\$309,375	\$302,778
Price / SF	\$372	\$486	\$264	\$469	\$390
Cap Rate	5.10%	5.04%	4.48%	5.55%	5.55%
GRM	13.10	12.93	12.30	12.50	11.99
Avg Unit SF	889	635	1,057	660	776

Sales Comparables Summary



1512 S. Ninth St. Anaheim, CA
92802



1807 W Sumac Ln. Anaheim,
CA 92804



808 S. Falcon St. Anaheim, CA
92804

MARKET AVERAGES

Units	10	14	8	-
Built	1976	1960	1961	-
Gross SF	7,958	9,692	7,300	7,915
Lot Size	14,850	14,766	14,309	15,073
Unit Mix	7 - 1 Bd/ 1 Ba 3 - 2 Bd / 1 Ba	8 - 1 Bd/ 1 Ba 6 - 2 Bd / 1 Ba	8 - 2 Bd/ 1.5 Ba	-
Sale Date	1/15/2026	9/9/2025	7/15/2025	
Price	\$3,190,000	\$3,350,000	\$2,950,000	\$3,025,857
Price / Unit	\$319,000	\$239,286	\$368,750	\$303,803
Price / SF	\$401	\$346	\$404	\$394
Cap Rate	5.40%	4.64%	4.66%	5.05%
GRM	13.12	13.28	14.39	12.93
Avg Unit SF	796	692	913	790

Sales Comparables



704 S. Webster Ave, Anaheim, CA
92804

Units	13
Built	1978
Gross SF	11,562
Lot Size	21,344
Unit Mix	4 - 1 Bd / 1 Ba 3 - 2 Bd / 1 Ba 6 - 2 Bd / 2 Ba
Sale Date	—
Price	\$4,300,000
Price / Unit	\$330,769
Price / SF	\$372
Cap Rate	5.10%
GRM	13.1
Avg. Unit SF	889



2228 E. Westport Dr, Anaheim,
CA 92806

Units	12
Built	1960
Gross SF	7,620
Lot Size	21,945
Unit Mix	11 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba
Sale Date	6/30/2026
Price	\$3,700,000
Price / Unit	\$308,333
Price / SF	\$486
Cap Rate	5.04%
GRM	12.93
Avg. Unit SF	635



2258 W. Colchester, Anaheim,
CA 92804

Units	10
Built	1961
Gross SF	10,574
Lot Size	17,424
Unit Mix	8 - 2 Bd / 1 Ba 2 - 3 Bd / 3 Ba
Sale Date	5/8/2026
Price	\$2,791,000
Price / Unit	\$279,100
Price / SF	\$264
Cap Rate	4.48%
GRM	12.3
Avg. Unit SF	1,057



1551 W. Ball Rd, Anaheim, CA
92802

Units	8
Built	1959
Gross SF	5,276
Lot Size	7,841
Unit Mix	6 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba
Sale Date	1/23/2026
Price	\$2,475,000
Price / Unit	\$309,375
Price / SF	\$469
Cap Rate	5.55%
GRM	12.5
Avg. Unit SF	660

Sales Comparables



3300 W. Orange Ave, Anaheim,
CA 92804

Units	9
Built	1976
Gross SF	6,988
Lot Size	14,375
Unit Mix	1 - 3 Bd / 1 Ba 1 - 2 Bd / 1 Ba 7 - 1 Bd / 1 Ba
Sale Date	1/15/2026
Price	\$2,725,000
Price / Unit	\$302,778
Price / SF	\$390
Cap Rate	5.55%
GRM	11.99
Avg. Unit SF	776



1512 S. Ninth St, Anaheim, CA
92802

Units	10
Built	1976
Gross SF	7,958
Lot Size	14,850
Unit Mix	7 - 1 Bd / 1 Ba 3 - 2 Bd / 1 Ba
Sale Date	1/15/2026
Price	\$3,190,000
Price / Unit	\$319,000
Price / SF	\$401
Cap Rate	5.40%
GRM	13.12
Avg. Unit SF	796



1807 W. Sumac Ln, Anaheim, CA
92804

Units	14
Built	1960
Gross SF	9,692
Lot Size	14,766
Unit Mix	8 - 1 Bd / 1 Ba 6 - 2 Bd / 1 Ba
Sale Date	9/9/2025
Price	\$3,350,000
Price / Unit	\$239,286
Price / SF	\$346
Cap Rate	4.64%
GRM	13.28
Avg. Unit SF	692



808 S. Falcon St, Anaheim, CA
92804

Units	8
Built	1961
Gross SF	7,300
Lot Size	14,309
Unit Mix	8 - 2 Bd / 1.5 Ba
Sale Date	7/15/2025
Price	\$2,950,000
Price / Unit	\$368,750
Price / SF	\$404
Cap Rate	4.66%
GRM	14.39
Avg. Unit SF	913

COMPARABLES AVERAGES

- Average Price Per Unit: \$303,803
- Average Price Per SF: \$394
- Average Cap Rate: 5.05%
- Average Gross Rent Multiplier: 12.93



2258 W. Colchester

Price	Price / Unit
\$2,791,000	\$279,100
Price / SF	Cap Rate
\$264	4.48%



808 S. Falcon St.

Price	Price / Unit
\$2,950,000	\$368,750
Price / SF	Cap Rate
\$404	4.66%



2228 E. Westport Dr.

Price	Price / Unit
\$3,700,000	\$308,333
Price / SF	Cap Rate
\$486	5.04%



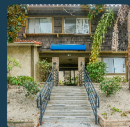
3300 W. Orange Ave

Price	Price / Unit
\$2,725,000	\$302,778
Price / SF	Cap Rate
\$390	5.55%



1551 W. Ball Rd.

Price	Price / Unit
\$2,475,000	\$309,375
Price / SF	Cap Rate
\$469	5.55%



704 S. Webster Ave



1807 W. Sumac Ln, Anaheim, CA 92804

Price	Price / Unit
\$3,350,000	\$239,286
Price / SF	Cap Rate
\$346	4.64%



1512 S. Ninth St.

Price	Price / Unit
\$3,190,000	\$319,000
Price / SF	Cap Rate
\$401	5.40%

Rent Comparables

#	Address	BUILDING SPECS			1 Bed/1 Bath				2 Bed/1 Bath & 2 Bed/2 Bath			
		BUILT	GROSS SF	UNITS	TYPE	UNIT SF	RENT	RENT/SF	TYPE	UNIT SF	RENT	RENT/SF
S	704 S. Webster Ave. Anaheim, CA 92804	1978	11,562	13	1 Bed/1 Bath	-	\$1,907.50	-	2 Bed/1 Bath	-	\$2,135.67	-
									2 Bed/2 Bath	-	\$2,218.50	-
1	801 S. Webster Ave. Anaheim, CA 92804	1971	18,415	25	1 Bed/1 Bath	N/A	\$2,150	N/A				
2	2544 W. Winston Rd. Anaheim, CA 92804	1964	39,169	44	1 Bed/1 Bath	780	\$2,175	\$2.79				
3	9632 Ball Road Anaheim, CA 92804	1961	14,884	22	1 Bed/1 Bath	700	\$1,825	\$2.61				
4	911 S. Webster Ave. Anaheim, CA 92804	1970	34,515	44	1 Bed/1 Bath	700	\$2,250	\$3.21				
5	707 S. Webster Ave. Anaheim, CA 92804	1975	36,121	35					2 Bed/2 Bath	980	\$2,850	\$2.91
6	3424 W. Orange Ave. Anaheim, CA 92804	1976	47,541	40					2 Bed/2 Bath	1,000	\$2,650	\$2.65
7	200 S. Delano St. Anaheim, CA 92804	1968	4,356	4					2 Bed/2 Bath	900	\$2,600	\$2.89
8	1203 S. Sharon Cir. Anaheim, CA 92804	1964	48,229	51					2 Bed/2 Bath	950	\$2,550	\$2.68
Average		1969	30,404			727	\$2,100	\$2.87		958	\$2,663	\$2.78



200 S Delano St.

Year Built
1968 SF
4,356



3424 W Orange Ave.

Year Built
1976 SF
47,541



801 S Webster Ave.

Year Built
1971 SF
18,415



707 S Webster Ave.

Year Built
1975 SF
36,121



704 S Webster Ave.



1203 S Sharon Cir.

Year Built
1964 SF
48,229



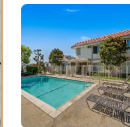
2544 W Winston Rd.

Year Built
1964 SF
39,169



9632 Ball Road.

Year Built
1961 SF
14,884



911 S Webster Ave.

Year Built
1970 SF
34,515

04

Location Overview

Marcus & Millichap
THE SK GROUP





\$95,227

MEDIAN HH
INCOME

~344,579

POPULATION

25M+

ANNUAL
VISITORS

Anaheim California

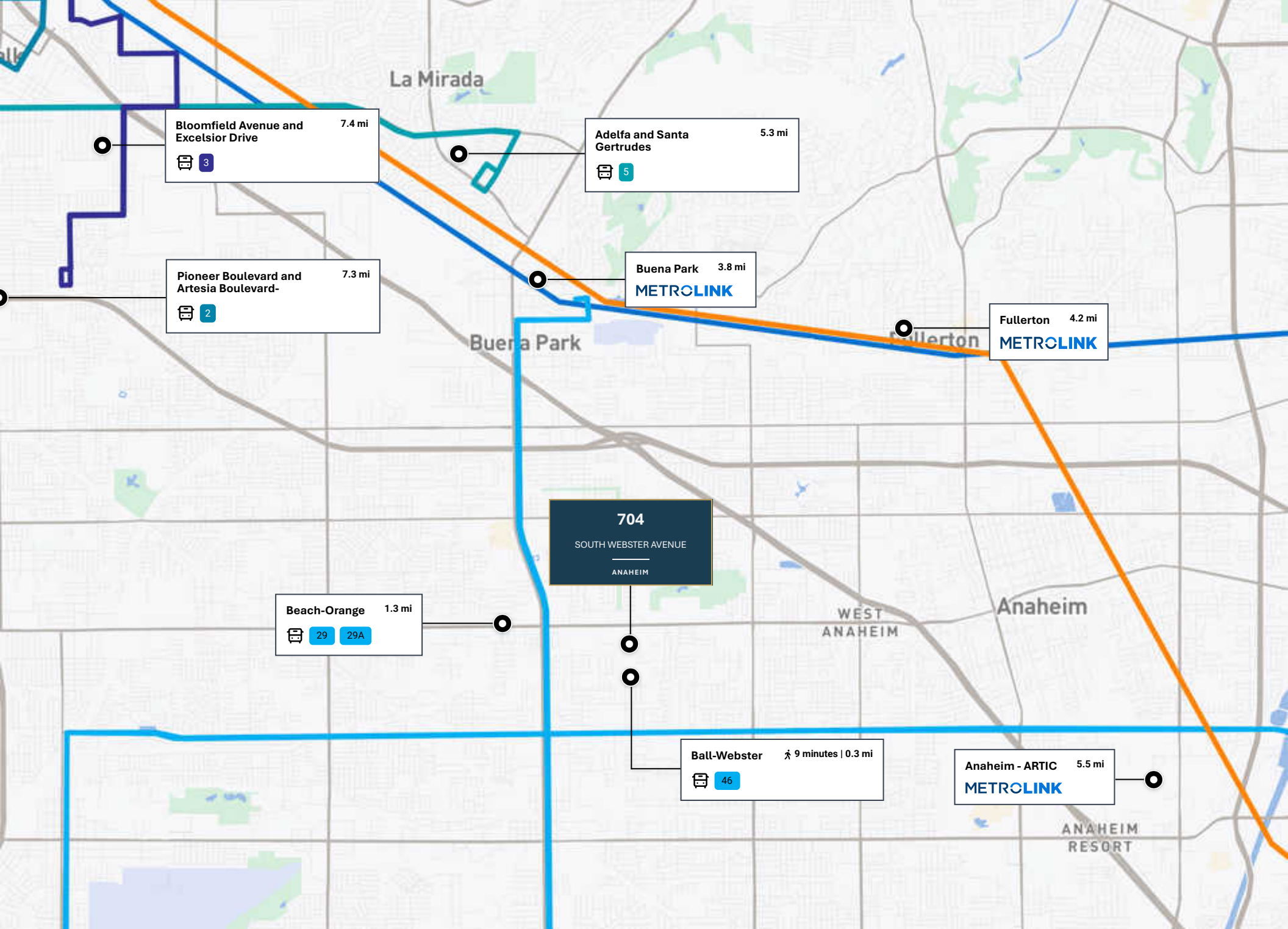
Anaheim is Orange County's most populous city (~346,824 at the 2020 census; ~344,579 today) and one of Southern California's premier tourism economies — home to the Disneyland Resort, the Anaheim Convention Center (the largest on the West Coast), Angel Stadium (MLB Angels) and Honda Center (NHL Ducks). The Walt Disney Company is the city's largest employer, and the Disneyland Resort contributes roughly \$4.7 billion annually to the Southern California economy.

GROWTH RUNWAY & HOUSING DEMAND

Two mega-projects extend the growth runway: DisneylandForward (Disney committed to a minimum \$1.9 billion investment within 10 years; approved May 2024) and OCVibe (a \$4 billion, ~100-acre entertainment district under construction around Honda Center, much of it set to complete by the 2028 Olympics). Housing demand is deep and supply-constrained: Orange County posts a 4.0% apartment vacancy — second-lowest among the nation's 50 largest markets — and the Anaheim submarket compressed to 2.6% (Q1 2025).







Area Landmark

DISNEYLAND RESORT

Situated in the heart of the Anaheim Resort district, this landmark 500-acre global entertainment destination includes the world-renowned Disneyland Park, Disney California Adventure Park, the Downtown Disney retail and dining district, and multiple on-site resort hotels, anchoring the region's massive tourism economy.

HONDA CENTER & OCVIBE

Honda Center anchors OCVIBE, a 100-acre master-planned entertainment district currently under construction in the Platinum Triangle. The \$4 billion mixed-use project will feature a 5,000-capacity concert venue, a chef-driven market hall, 3 miles of walkable trails, 20 acres of parks and plazas, over 2,000 modern residences, and a 500-key hotel.

ANAHEIM CONVENTION CENTER

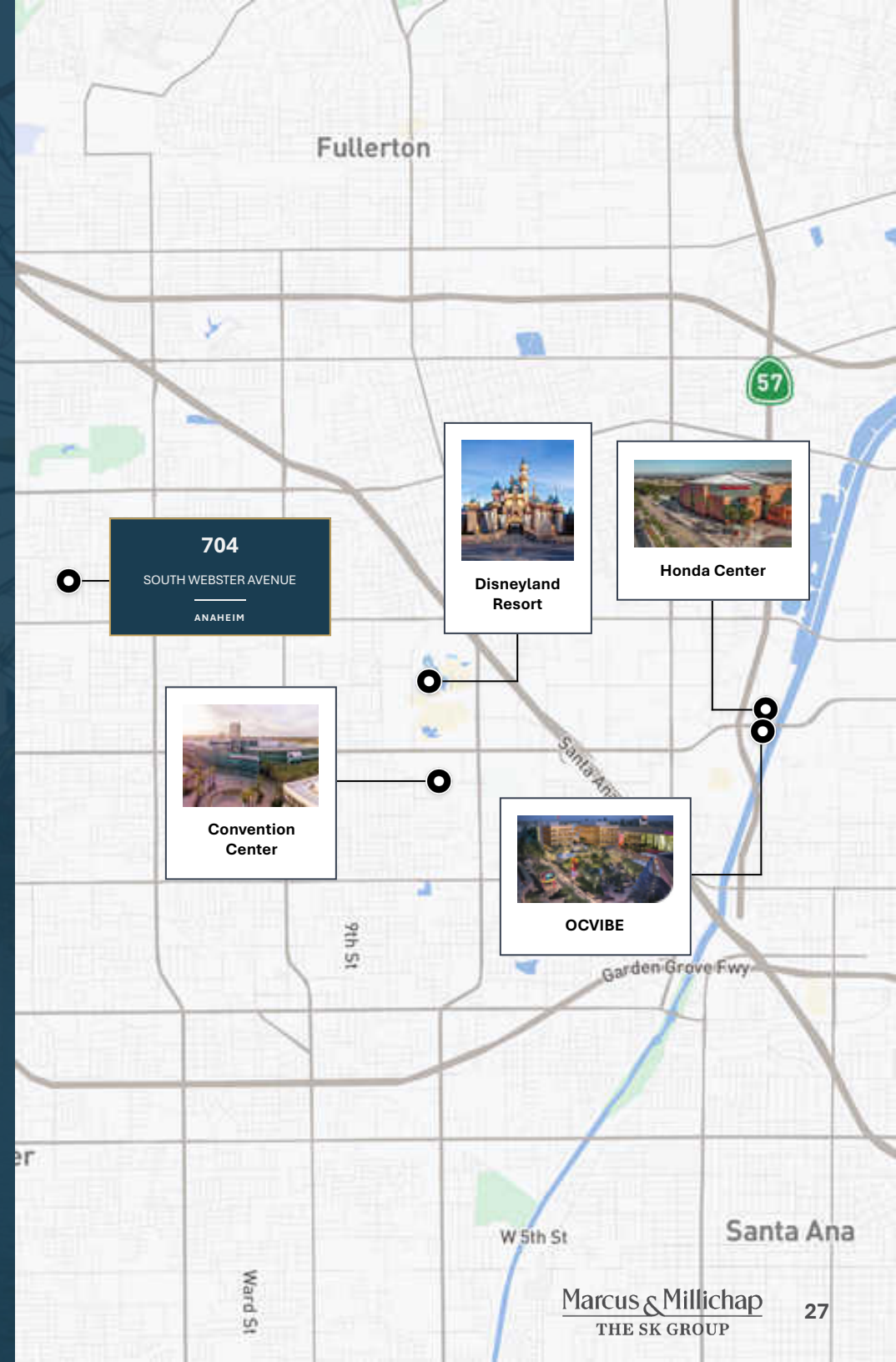
Located directly adjacent to the Disneyland Resort, the LEED-certified Anaheim Convention Center is the largest convention center on the West Coast. Spanning 53 acres, the ultra-modern facility offers 1.8 million square feet of total facility area, including over one million square feet of exhibit space capable of hosting global mega-conventions, corporate events, and trade shows.

Disneyland 70
RESORT

HONDA
Center



OCVIBE





Multifamily Investment



Medical & Healthcare



Public Education



Transportation Services



Neighborhood Retail



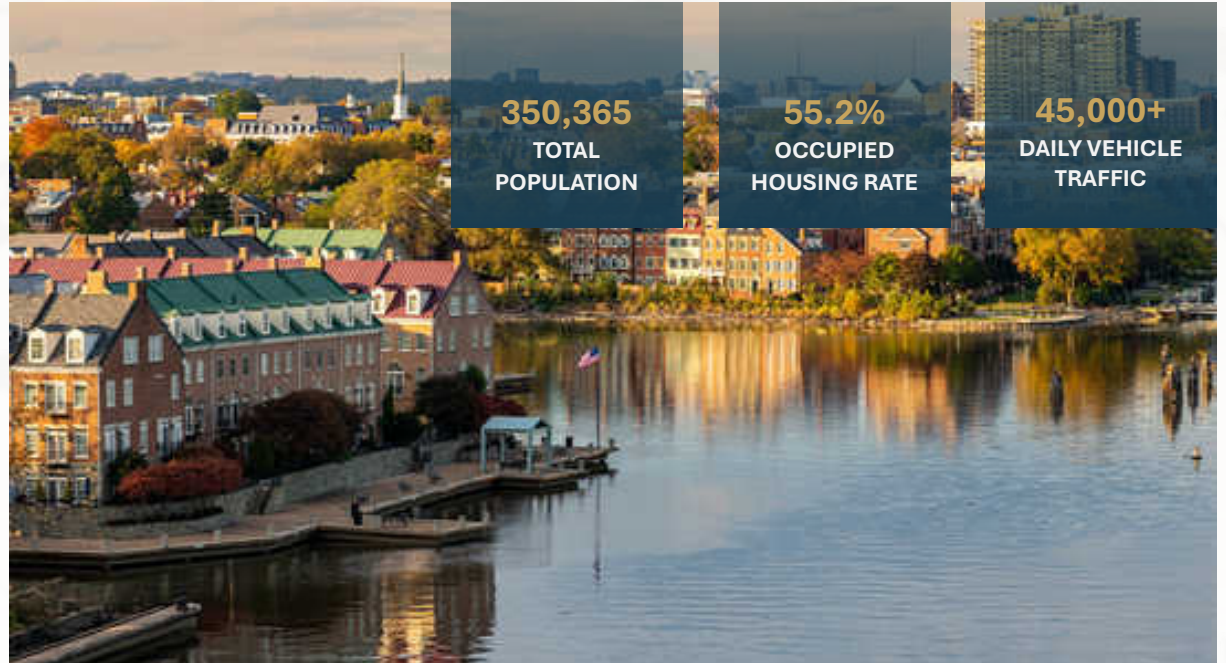
Entertainment Access



Residential Housing



Local Commerce



Business Profile

ANAHEIM, CA

The Anaheim submarket features a dense population of over 350,000 residents and benefits from a strategic location with dense urban connectivity, stable housing demand, and close access to major employment nodes across the Orange County metropolitan area. Positioned near primary arterial corridors like Harbor Boulevard and Katella Avenue, the neighborhood offers local enterprises and multi-family investments the ability to draw from a deep, dynamic labor pool while providing residents with direct access to neighborhood services, schools, and regional job centers.

76.0%

**WHITE COLLAR
WORKFORCE**

59,417

**HOUSEHOLDS
WITHIN 5-MILE RADIUS**

173,263

**POPULATION
WITHIN 5-MILE RADIUS**

High Barrier - To - Entry Market

Demand for single-family homes in the Anaheim submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities.

In terms of supply, Anaheim has a limited amount of new development land. This, coupled with strict zoning regulations, contributes to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Anaheim tends to be competitive, with properties often selling quickly at or above asking prices.

ANAHEIM HOUSING MARKET



\$95,227

MEDIAN HOUSEHOLD INCOME



52 Days

MEDIAN DAYS ON MARKET



\$875,000

MEDIAN HOME SALE PRICE



Anaheim *InFocus*

With over 340,000 residents, Anaheim stands as the most populous city in Orange County and a highly dynamic economic engine for Southern California. Positioned along key arterial transit routes, including the I-5, SR-57, and SR-91 freeways, the area provides direct connectivity to major job centers across the Orange County basin, Los Angeles, and the Inland Empire.

Anaheim is a vibrant, high-demand real estate market characterized by robust housing fundamentals. Renter households occupy over 55,000 units of the local housing stock, driven by strong workforce demand and limited new residential supply. The city's proximity to major municipal transit hubs, such as the Anaheim Regional Transportation Intermodal Center (ARTIC), makes it a critical housing hub for the region's essential workforce.

The Anaheim investment corridor continues to benefit from transformative economic developments, including the ongoing expansion around the Disneyland Resort and the nearby Sports & Entertainment District (Honda Center and Angel Stadium). With consistent local economic drivers in tourism, healthcare, and technology, alongside high demand for quality multi-family housing, the market maintains resilient cash flow potential and long-term asset value stability.

MAJOR LANDMARKS



KAISER PERMANENTE®

Anaheim Demand Profile



ARTIC (ANAHEIM
REGIONAL
TRANSPORTATION
INTERMODAL
CENTER)



ANAHEIM PACKING
HOUSE



OCVIBE / HONDA
CENTER DISTRICT

704 S. WEBSTER AVE

Sevak KESHISHIAN

Senior Managing Director

(818) 212-2694

Sevak.Keshishian@marcusmillichap.com

Lic #: CA BRE: 01887505

Marcus & Millichap
THE SK GROUP

Anaheim, CA 92804