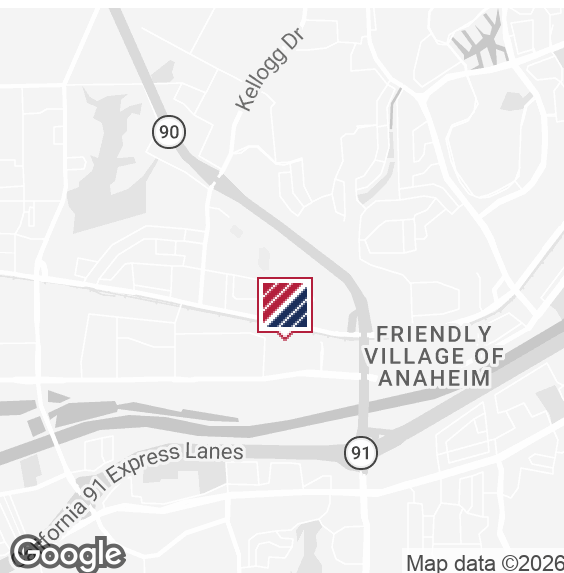




5443

EAST LA PALMA AVENUE
ANAHEIM | CA



FOR SALE/LEASE

INDUSTRIAL PROPERTY

± 7,388 SF
CONDO UNIT

± 968 SF
OFFICE SPACE

16 ft
CLEAR HEIGHT

2
G.L. DOORS

PROPERTY HIGHLIGHTS

- ± 7,388 SF Condo Unit
- ± 968 SF Office
- 16' Clear Height
- 2 10x12 Roll Up Doors (GL)
- Power: 400 Amps, 120/208 Volts, 3-Phase
- Sprinklers: Yes
- New Roof Installed 3 Years Ago
- New Landscaping in Industrial Park
- Purchase Price: \$2,585,800

FOR MORE INFORMATION PLEASE CONTACT:

DAVID STEEVES

FIRST VICE PRESIDENT

P: 562.207.3304 | M: 714.319.4141

david.steeves@daumcommercial.com

CADRE #01208444

DUSTIN HULLINGER

ASSOCIATE VICE PRESIDENT

P: 949.341.4514 | M: 714.345.7882

dhullinger@daumcommercial.com

CADRE #02078021

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

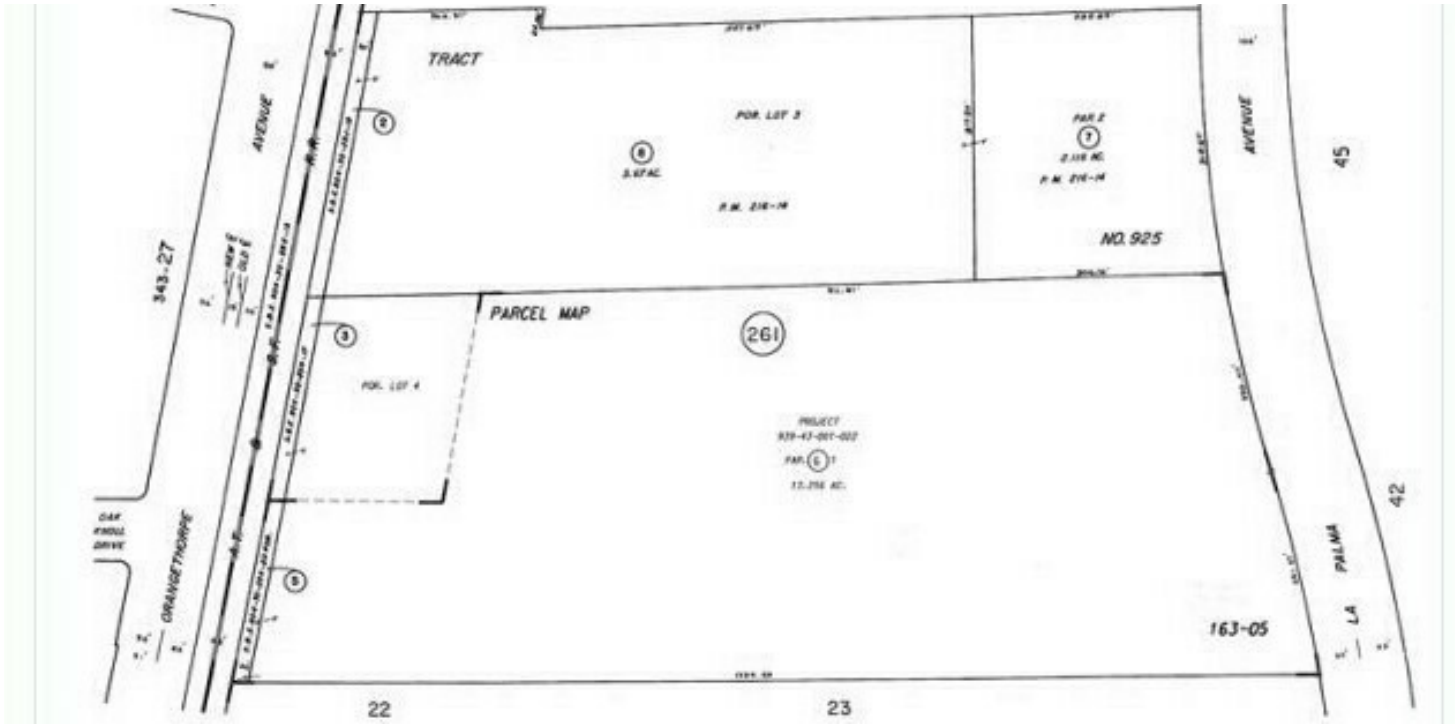

COMMERCIAL REAL ESTATE SERVICES

5443

EAST LA PALMA AVENUE ANAHEIM | CA

FOR SALE/LEASE

INDUSTRIAL PROPERTY



PROPERTY HIGHLIGHTS

- ± 7,388 SF Condo Unit
- ± 968 SF Office
- 16' Clear Height
- 2 10x12 Roll Up Doors (GL)
- Power: 480 Amps, 120/208 Volts, 3-Phase
- Sprinklers: Yes
- New Roof Installed 3 Years Ago
- New Landscaping in Industrial Park

OFFERING SUMMARY

Sale Price:	\$2,585,800
Lease Rate:	\$1.70 PSF Gross
Building Size:	± 7,388 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,624	17,514	38,061
Total Population	13,257	50,764	111,745
Average HH Income	\$146,739	\$179,798	\$191,236

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

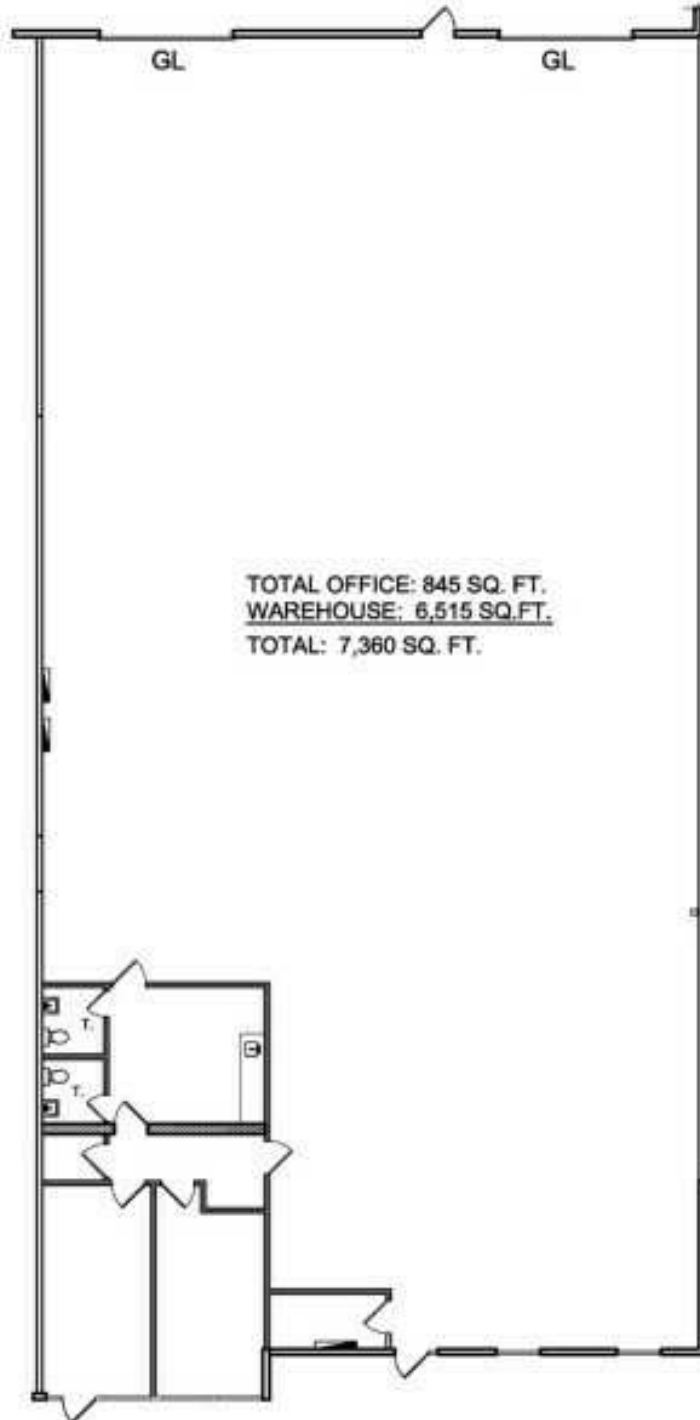


5443

EAST LA PALMA AVENUE
ANAHEIM | CA

FOR SALE/LEASE

INDUSTRIAL PROPERTY



*Not To Scale

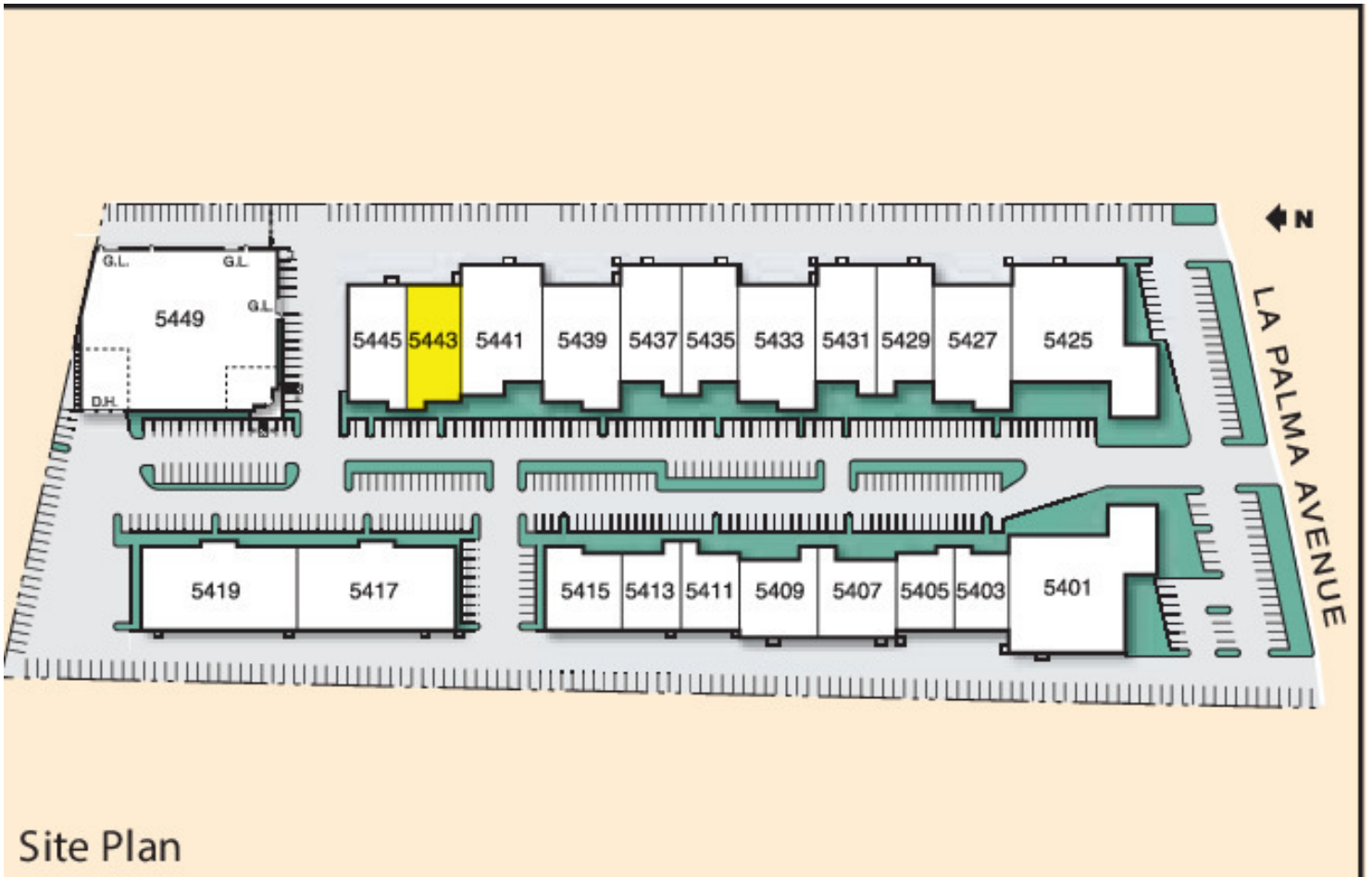
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

5443

EAST LA PALMA AVENUE
ANAHEIM | CA

FOR SALE/LEASE
INDUSTRIAL PROPERTY



*Not To Scale

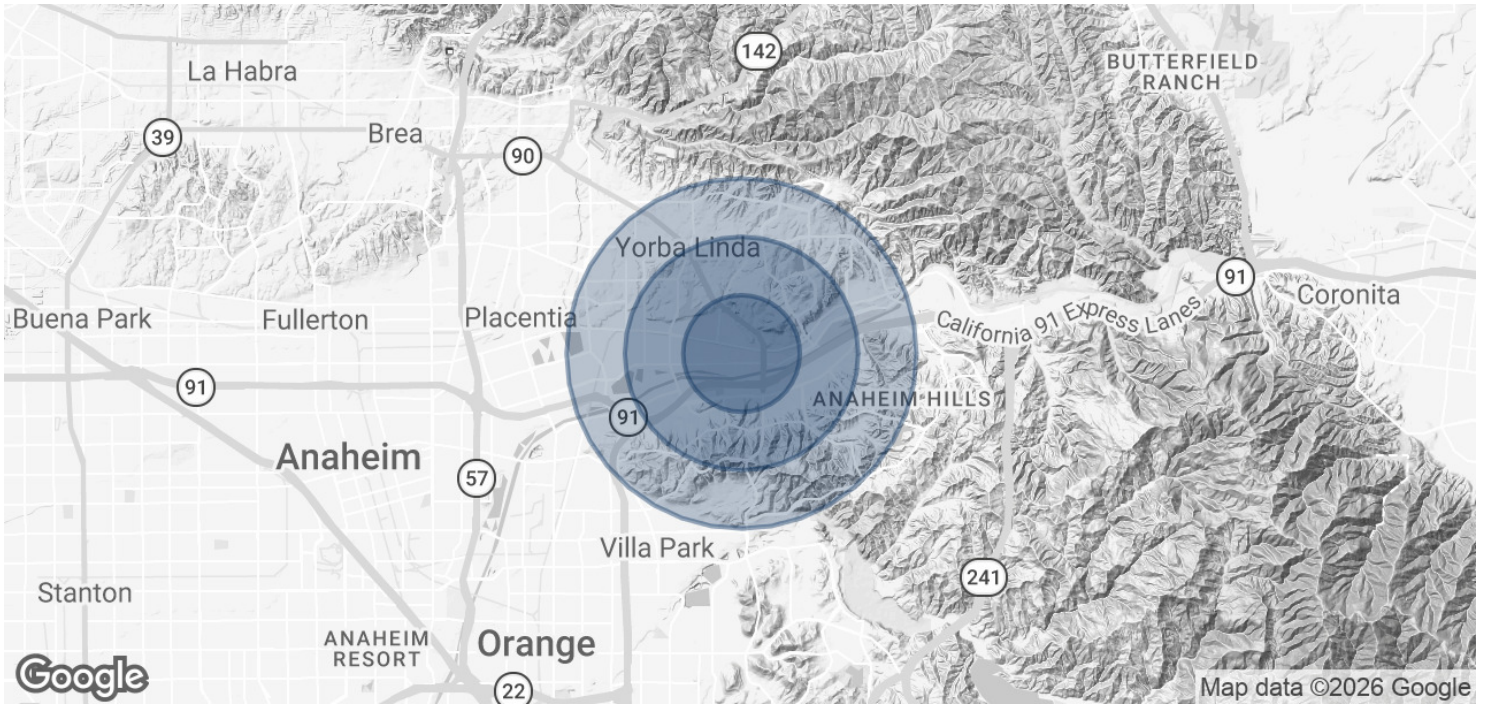
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



5443

EAST LA PALMA AVENUE
ANAHEIM | CA

FOR SALE/LEASE
INDUSTRIAL PROPERTY



DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,257	50,764	111,745
Median age	41	43	43
Median age (Male)	40	42	42
Median age (Female)	42	44	44

* Demographic data derived from 2020 ACS - US Census

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

