



## COMMERCIAL REAL ESTATE SERVICES

# NNN INVESTMENT OPPORTUNITY



### MULTI-TENANT SHOPPING CENTER IN ANAHEIM—FOR SALE

*At the Intersection of South State College & Westport—Anaheim*

#### FEATURES

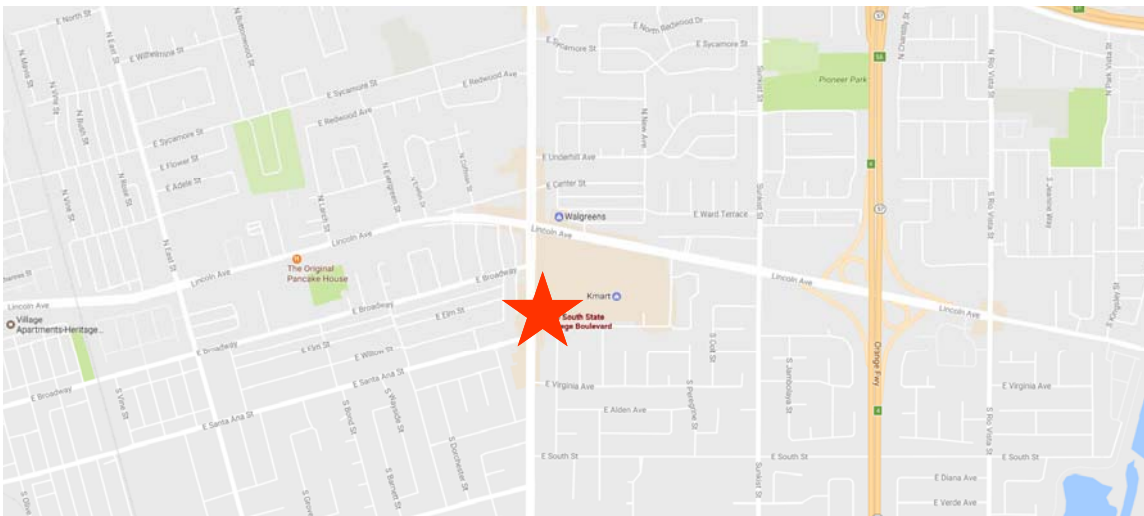
- Approx. 4,993 SQFT Building
- Corner Retail Strip Center
- Diverse Tenant Mix
- Lot size: Approx. 20,000
- Ample Parking in On-Site Lot
- APN: 083-441-18

#### LOCATION HIGHLIGHTS

- Prime Santa Ana Location
- Freeway Close, Adjacent to 57 & 91 Freeways
- Near Kmart & Walgreens

**Offered at  
\$2,735,000**

**420-450 S. State College Blvd.  
Anaheim, CA 92806**



### CONTACT..

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# Income Schedule

420-450 S. State College Blvd. Anaheim, CA 92806

Tenant	SF	Monthly Rent	CAM	Annual Rent	Security Deposit
<b>WESTPORT DENTAL</b> 6/1/06-3/31/19 Triple Net, Plus 2 Five Year Options With 10% Increases	1,125	\$3,403	\$1,000	\$39,490	\$3,093
<b>JUNIOR'S TACOS</b> 4/21/08-12/31/18 Triple Net, Plus 2 Five Year Options With 10% Annual Increases	1,500	\$4,979	\$1,334	\$59,750	\$4,000
<b>THE GLASS WAREHOUSE (TOBACCO SHOP)</b> 5/22/13-5/31/23 Triple, Net Plus 4% Annual Increases	2,368	\$4,843	\$2,335	\$58,116	\$8,000
<b>TOTAL:</b>	<b>4,493</b>	<b>\$13,225</b>	<b>\$4,669</b>	<b>\$157,356</b>	<b>\$15,093</b>

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# Financial Prospectus

420-450 S. State College Blvd. Anaheim, CA 92806

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**SALE PRICE:** **\$2,735,000**

**TRIPLE NET INCOME:** **\$157,356**

**CAP RATE:** **5.75%**

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**West LA | Encino | Orange County | Downtown LA | San Diego | Oxnard**

# Additional Photos

420-450 S. State College Blvd. Anaheim, CA 92806



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# Demographics

420-450 S. State College Blvd. Anaheim, CA 92806

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2016B</b>			
Total Population	35,944	216,758	612,685
Female Population	49.17%	49.73%	50.05%
Male Population	50.83%	50.27%	49.95%
Population Density	11,440	7,665	7,800
Population Median Age	32.2	31.3	33.6
Employed Civilian Population 16+	17,775	106,674	311,298
% White Collar	42.1%	47.4%	56.2%
% Blue Collar	57.9%	52.6%	43.8%
Total Q4 2016 Employees	6,653	146,350	314,878
Total Q4 2016 Establishments*	801	11,338	26,502
Population Growth 2000-2010	4.64%	2.69%	3.70%
Population Growth 2016B-2021	-1.00%	0.41%	0.61%
<b>Income: 2016B</b>			
Average Household Income	\$80,453	\$72,923	\$86,581
Median Household Income	\$61,504	\$55,155	\$63,731
Per Capita Income	\$20,950	\$21,003	\$26,420
Avg Income Growth 2000-2010	26.55%	28.49%	32.39%
Avg Income Growth 2016B-2021	16.96%	16.41%	16.17%
<b>Households: 2016B</b>			
Households	9,266	61,477	183,965
Average Household Size	3.73	3.42	3.22
Hhld Growth 2000-2010	0.51%	3.21%	2.35%
Hhld Growth 2016B-2021	0.74%	2.66%	2.38%
<b>Housing Units: 2016B</b>			
Occupied Units	9,266	61,477	183,965
% Occupied Units	98.17%	96.95%	98.18%
% Vacant Housing Units	1.83%	3.05%	1.82%
Owner Occ Housing Growth 2000-2010	-3.04%	0.40%	-0.58%
Owner Occ Housing Growth 2000-2021	2.60%	5.78%	3.91%
Owner Occ Housing Growth 2016B-2021	0.46%	1.20%	1.44%
Occ Housing Growth 2000-2010	0.51%	3.21%	2.35%
Occ Housing Growth 2010-2021	8.17%	11.06%	9.09%
Occ Housing Growth 2016B-2021	0.74%	2.66%	2.38%
<b>Race and Ethnicity: 2016B</b>			
% American Indian or Alaska Native Population	0.96%	0.89%	0.75%
% Asian Population	10.53%	10.56%	16.14%
% Black Population	1.81%	2.42%	2.44%
% Hawaiian or Pacific Islander Population	0.29%	0.35%	0.39%
% Multirace Population	4.33%	4.50%	4.42%
% Other Race Population	29.02%	30.77%	23.37%
% White Population	53.07%	50.52%	52.49%
% Hispanic Population	69.67%	65.81%	51.53%
% Non Hispanic Population	30.33%	34.19%	48.47%

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