



COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT OPPORTUNITY



ONEWEST BANK ANCHORED SHOPPING CENTER IN ANAHEIM—FOR SALE

At the Intersection of State College & South—Anaheim

FEATURES

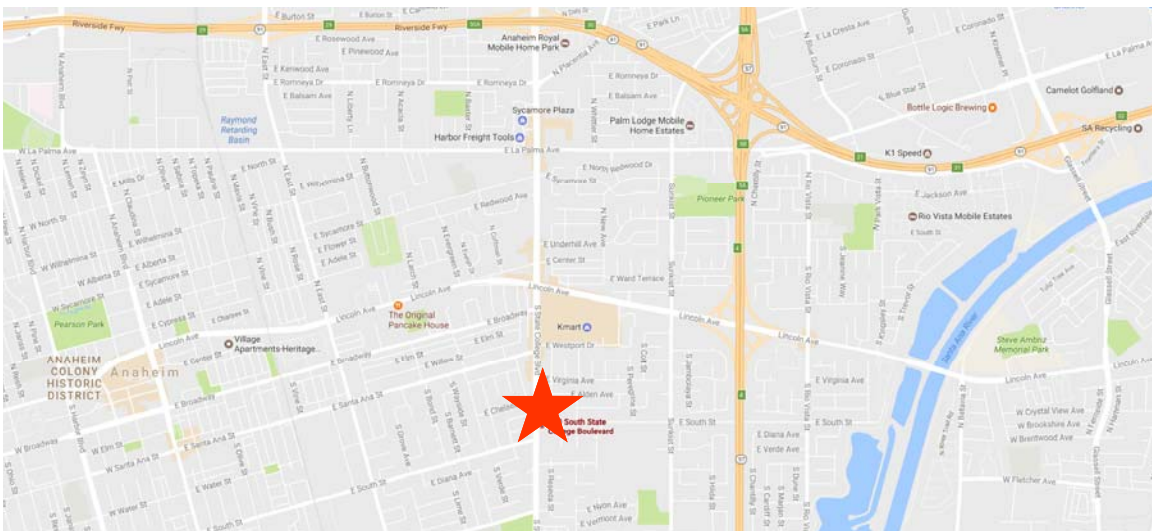
- Approx. 5,000 SQFT Building
- OneWest Bank Anchored Pad Building on the Hard Corner of Sizable Community Shopping Center
- Attractive Shopping Center With Stunning Curb Appeal
- APN: 253-031-05

LOCATION HIGHLIGHTS

- Prime Anaheim Location
- Freeway Close, Adjacent to 57 & 91 Freeways
- Adjacent to Kmart & Walgreens

**Offered at
\$2,800,000**

**700-712 S. State College Blvd.
Anaheim, CA 92806**



CONTACT..

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Income Schedule

700 S. State College Blvd. Anaheim, CA 92806

Tenant	SF	Monthly Rent	CAM	Annual Rent	Security Deposit
ONEWEST BANK, FSB 6/10/08-5/31/20 Triple With 5% Increases Every 2 Years (6/1/18), Plus Three 5-Year Options @ FMV	2,508	\$7,258	\$2,653	\$87,099	0.00
SOCAL GAS (PAYMENT CENTER) 9/1/15-8/30/20 Triple Net, Plus One 5-Year Option with 10% Increases	2,500	\$5,000	\$2,000	\$60,000	\$7,000
TOTAL:	5,008	\$12,258	\$4,653	\$147,099	\$7,000

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Financial Prospectus

700 S. State College Blvd. Anaheim, CA 92806

SALE PRICE: **\$2,800,000**

TRIPLE NET INCOME: **\$147,099**

CAP RATE: **5.25%**

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

Additional Photos

700 S. State College Blvd. Anaheim, CA 92806



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Demographics

700 S. State College Blvd. Anaheim, CA 92806

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2016B			
Total Population	32,050	222,022	625,587
Female Population	49.34%	49.66%	50.03%
Male Population	50.66%	50.34%	49.97%
Population Density	10,201	7,852	7,964
Population Median Age	33.4	31.4	33.5
Employed Civilian Population 16+	16,006	108,296	317,650
% White Collar	46.7%	46.2%	55.8%
% Blue Collar	53.3%	53.8%	44.2%
Total Q4 2016 Employees	7,690	149,741	319,210
Total Q4 2016 Establishments*	797	11,222	26,605
Population Growth 2000-2010	5.89%	2.91%	3.49%
Population Growth 2016B-2021	-1.04%	0.54%	0.42%
Income: 2016B			
Average Household Income	\$82,537	\$71,945	\$85,858
Median Household Income	\$67,599	\$54,479	\$63,131
Per Capita Income	\$22,500	\$20,530	\$26,017
Avg Income Growth 2000-2010	25.87%	27.14%	32.49%
Avg Income Growth 2016B-2021	15.78%	16.38%	16.22%
Households: 2016B			
Households	8,647	62,578	186,546
Average Household Size	3.63	3.45	3.24
Hhld Growth 2000-2010	1.53%	4.34%	2.19%
Hhld Growth 2016B-2021	0.99%	3.02%	2.18%
Housing Units: 2016B			
Occupied Units	8,647	62,578	186,546
% Occupied Units	97.82%	96.77%	98.21%
% Vacant Housing Units	2.18%	3.23%	1.79%
Owner Occ Housing Growth 2000-2010	0.39%	-0.23%	-1.11%
Owner Occ Housing Growth 2000-2021	7.77%	5.32%	3.09%
Owner Occ Housing Growth 2016B-2021	0.37%	1.14%	1.22%
Occ Housing Growth 2000-2010	1.53%	4.34%	2.19%
Occ Housing Growth 2010-2021	9.42%	11.56%	8.92%
Occ Housing Growth 2016B-2021	0.99%	3.02%	2.18%
Race and Ethnicity: 2016B			
% American Indian or Alaska Native Population	0.95%	0.90%	0.77%
% Asian Population	11.31%	10.54%	16.24%
% Black Population	1.79%	2.48%	2.42%
% Hawaiian or Pacific Islander Population	0.36%	0.36%	0.40%
% Multirace Population	4.21%	4.51%	4.41%
% Other Race Population	26.62%	31.11%	23.81%
% White Population	54.76%	50.09%	51.95%
% Hispanic Population	65.80%	66.61%	52.42%
% Non Hispanic Population	34.20%	33.39%	47.58%

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