



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: 480 Amps, 120/208 V, 3-Phase
- Sprinklers: Yes
- New Roof Installed 3 Years Ago
- New Landscaping in Industrial Park
- Purchase Price: \$2,918,260

FOR MORE INFORMATION PLEASE CONTACT:

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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.

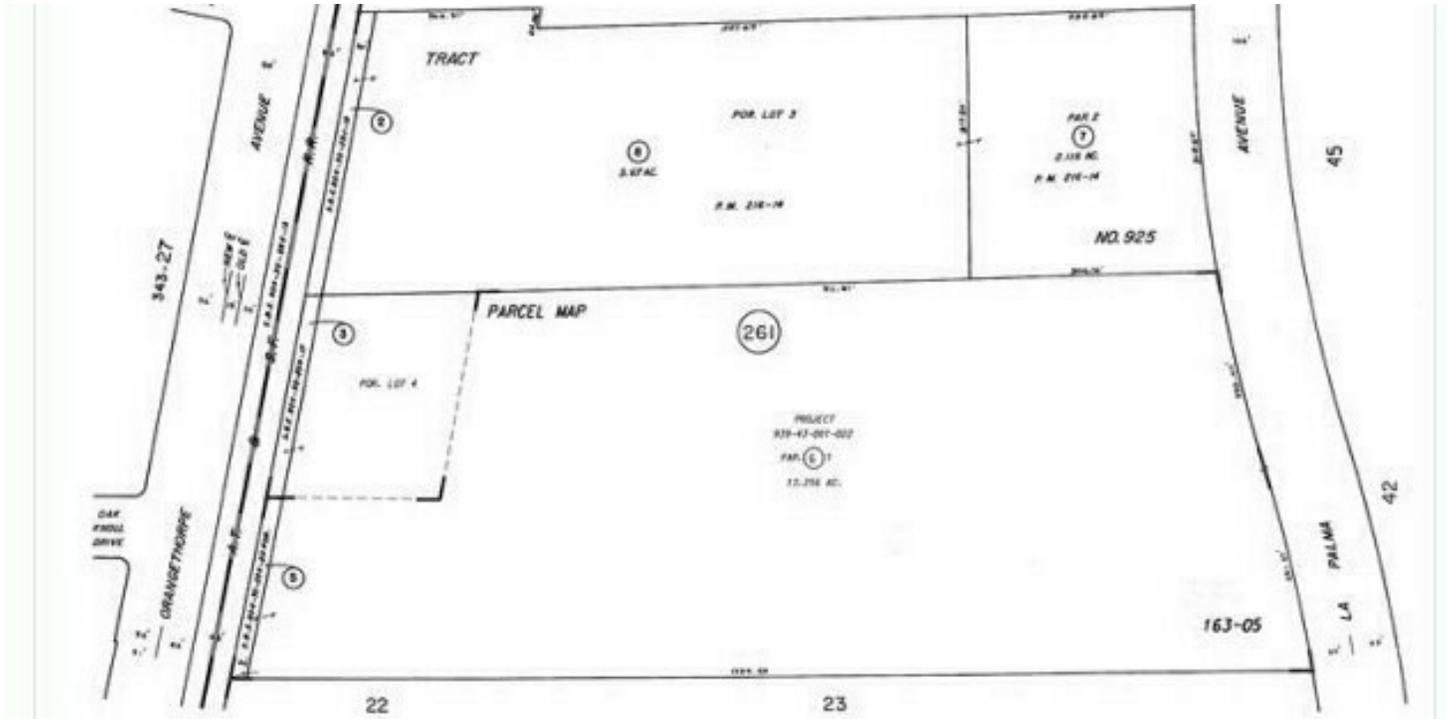


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OFFERING SUMMARY

Sale Price:	\$2,918,260
Lease Rate:	\$1.70 PSF Gross
Building Size:	± 7,388 SF

DEMOGRAPHICS

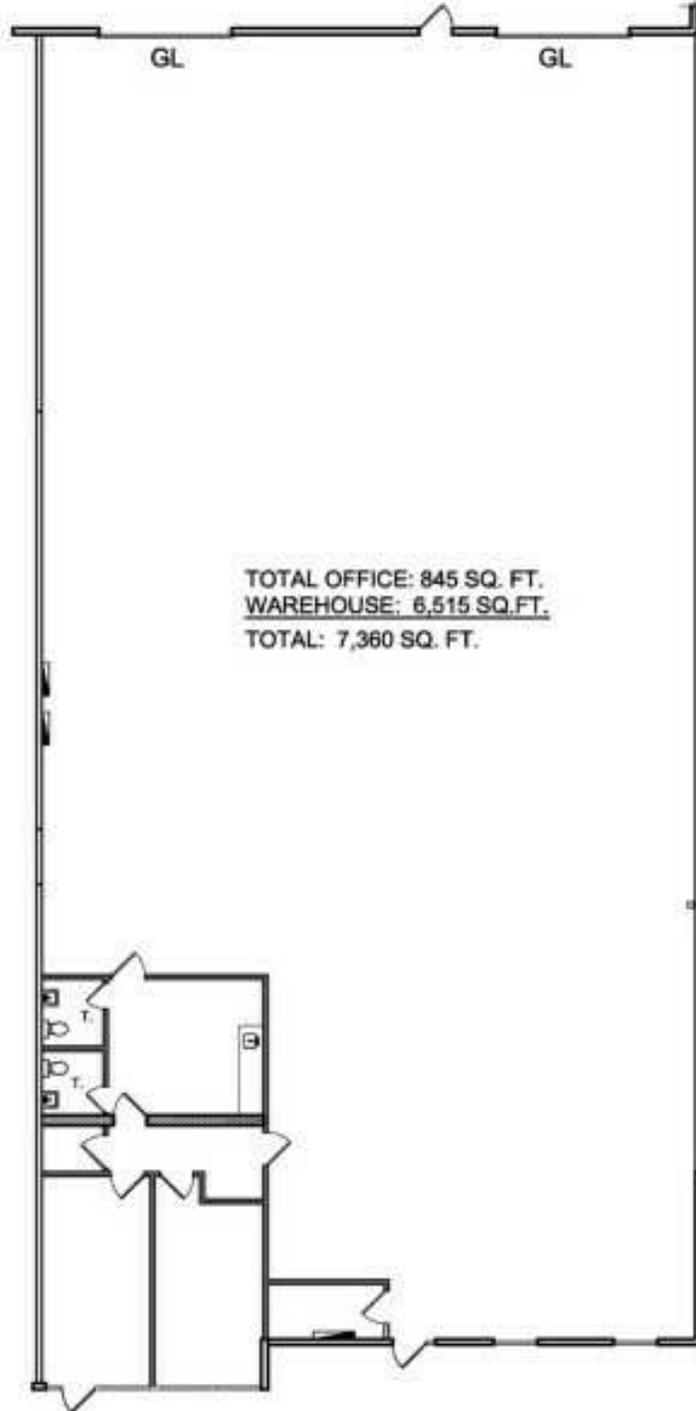
	1 MILE	2 MILES	3 MILES
Total Households	4,624	17,514	38,061
Total Population	13,257	50,764	111,745
Average HH Income	\$146,739	\$179,798	\$191,236

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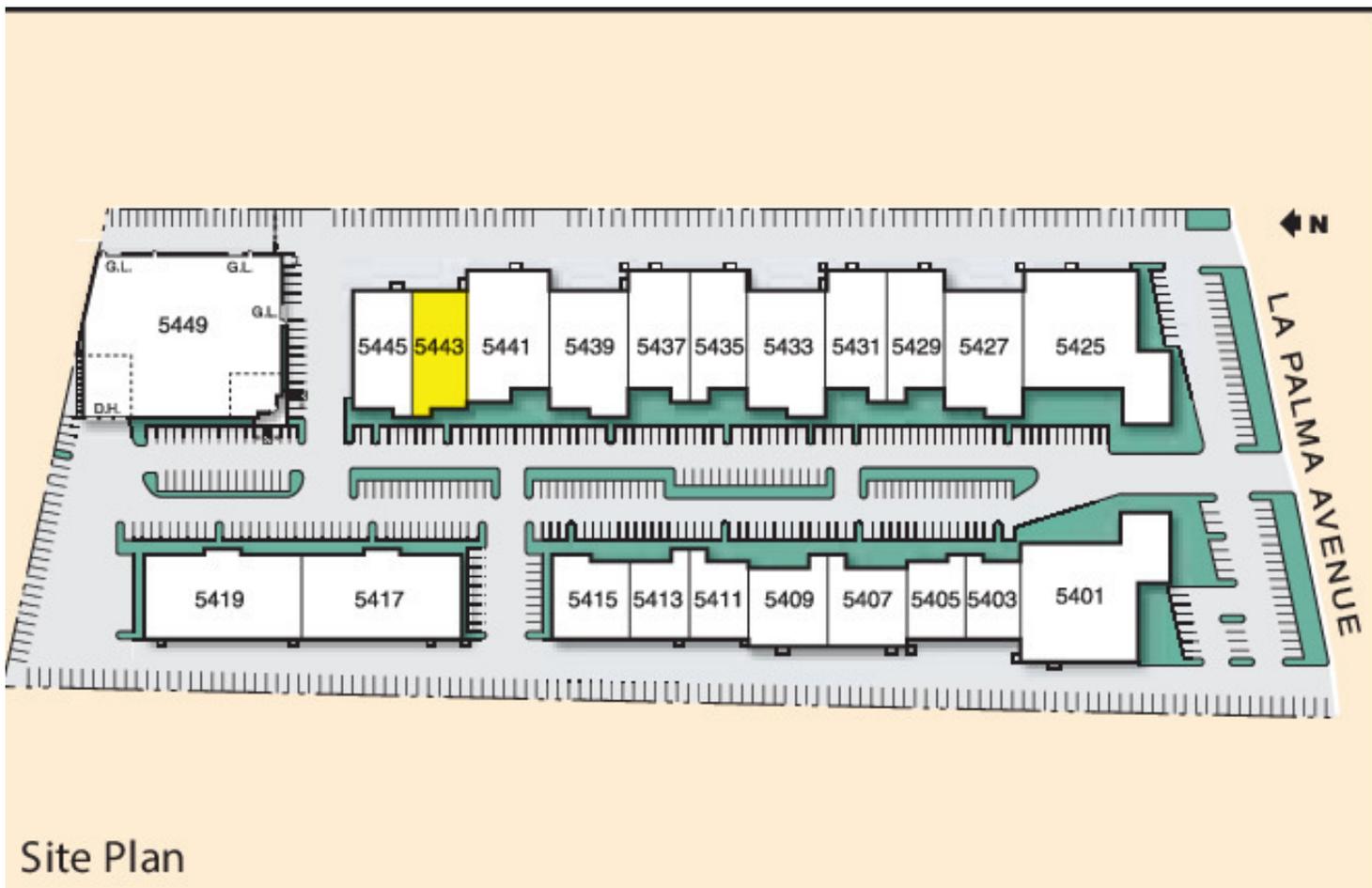
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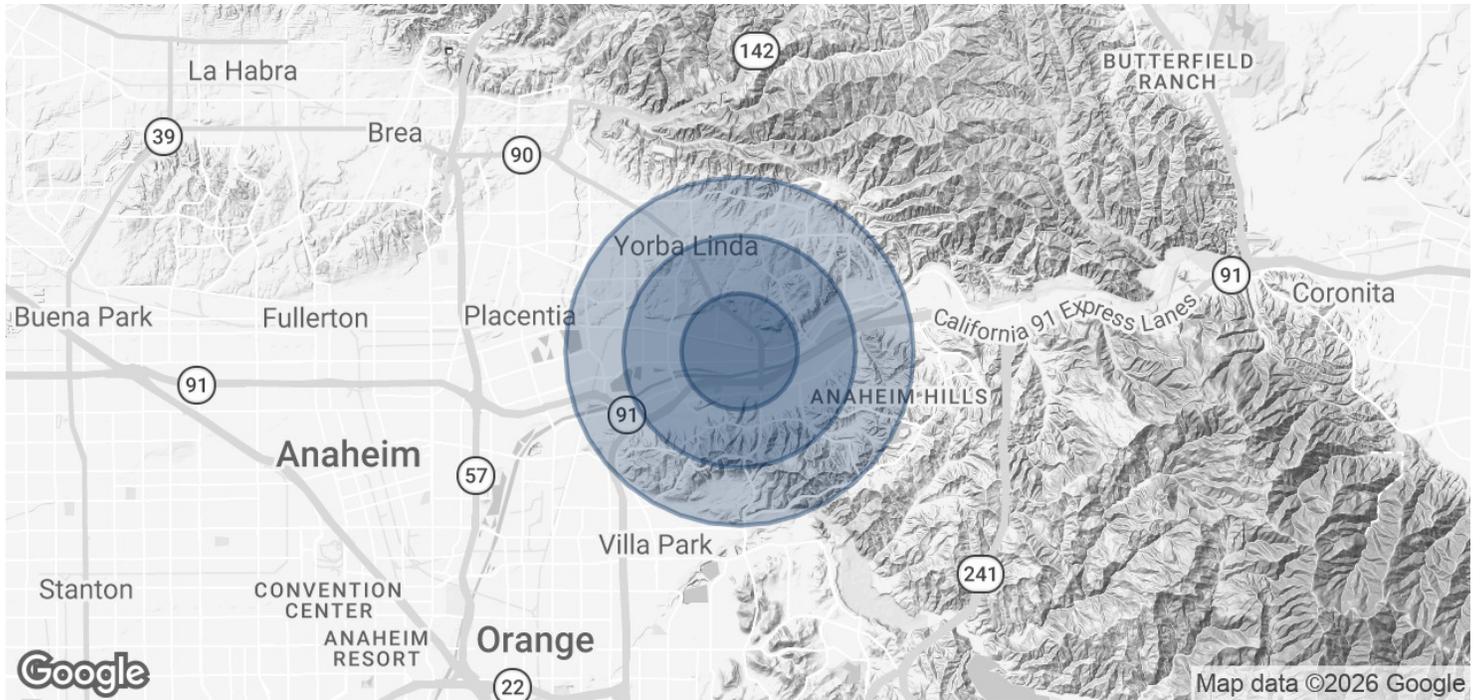
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DAUM
COMMERCIAL REAL ESTATE SERVICES

5443

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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

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