



# 10,347 SF LEASED INVESTMENT FOR SALE

## OFFICE/MEDICAL BUILDING

601-617 S Harbor Boulevard | Anaheim, CA 92805



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# THE OFFERING

LAREM Industrial Real Estate Specialist, Inc. are pleased to present an exclusive opportunity to acquire three interconnected buildings located at 601-617 S. Harbor Boulevard in Anaheim, California. Situated in a highly coveted area renowned for its vibrant commercial activity, these buildings offer a combined total of 10,347 square feet of versatile space suitable for a variety of uses. The property benefits from its strategic position along Harbor Boulevard, a thoroughfare noted for its high visibility and proximity to major attractions such as Disneyland Resort and the Anaheim Convention Center. With potential for mixed-use development under current zoning, this offering presents an ideal investment for developers or entrepreneurs seeking to capitalize on Anaheim's dynamic market.



## PROPERTY OVERVIEW

 **Property Type**  
Office/Medical Space

 **Parking**  
Surface Parking on Site

 **Address**  
601-617 S Harbor Blvd.  
Anaheim, CA 92805

 **Location**  
Close proximity to restaurants,  
amenities, and Disneyland.

 **Year Built**  
1958

Minutes from the 91, 5, and 57  
Freeways.

 **Features**  
Seven office units across 3  
buildings on 3 parcels of land.  
Offices Range from 465 SF -  
2,085 SF.

## DEMOGRAPHICS

 **Population Density**  
344,461

 **Average HH Income**  
103,011

 **Average Home Value**  
\$898,000

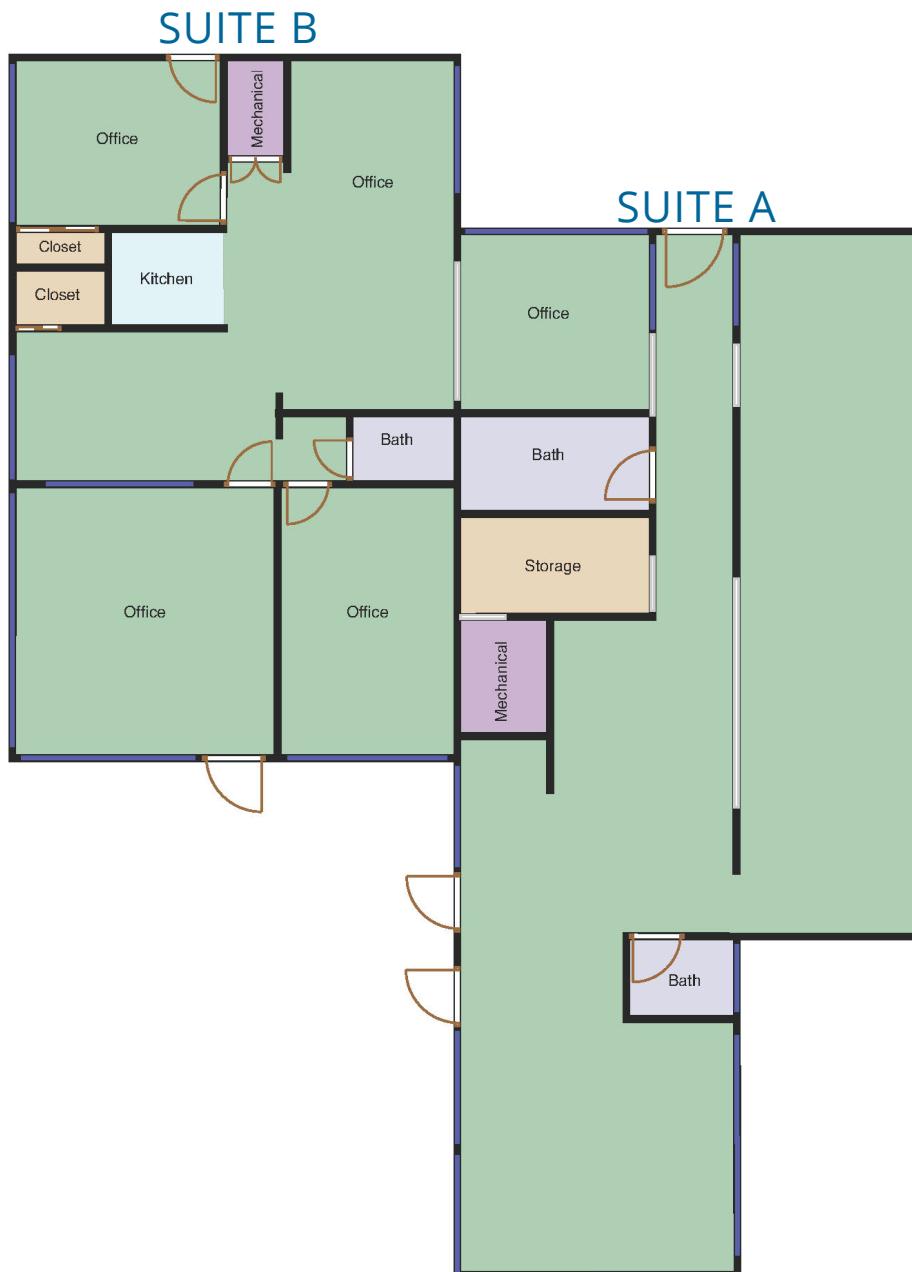
 **Traffic Count**  
± 25,200 Cars Per Day,  
Harbor Blvd.

FLOOR  
PLAN

**601 S Harbor Blvd**

2,085 SF

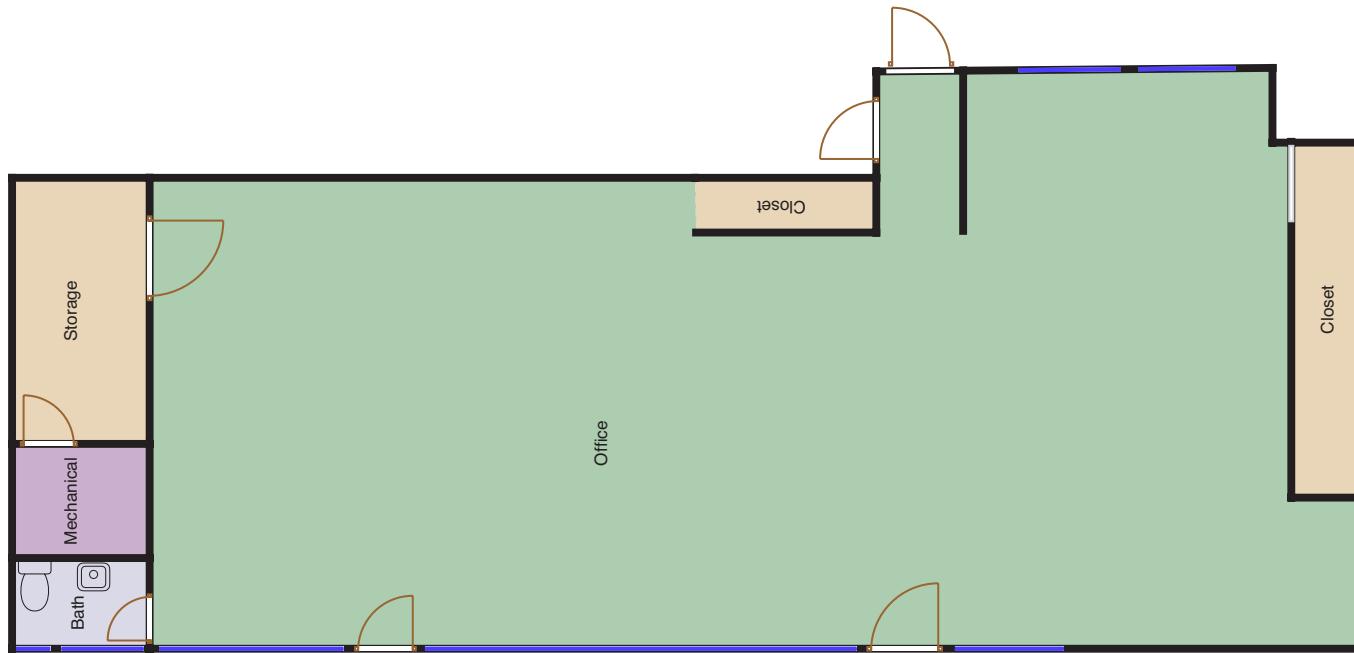
Leased Through 5/31/27



FLOOR  
PLAN

**607 S Harbor Blvd**

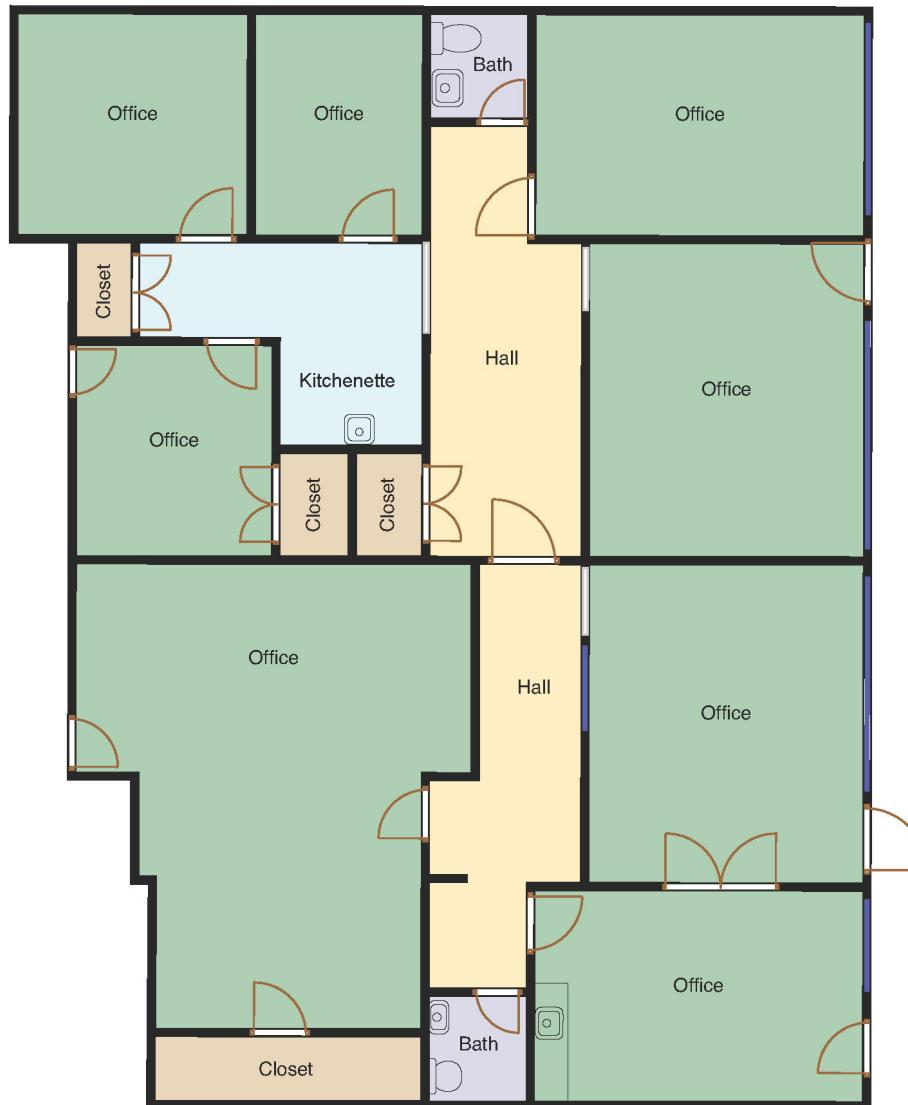
SUITE B  
Front Unit  
1,650 SF  
Leased MTM



FLOOR  
PLAN

**601 S Harbor Blvd**

SUITE C  
Back Unit  
1,662 SF  
Leased MTM

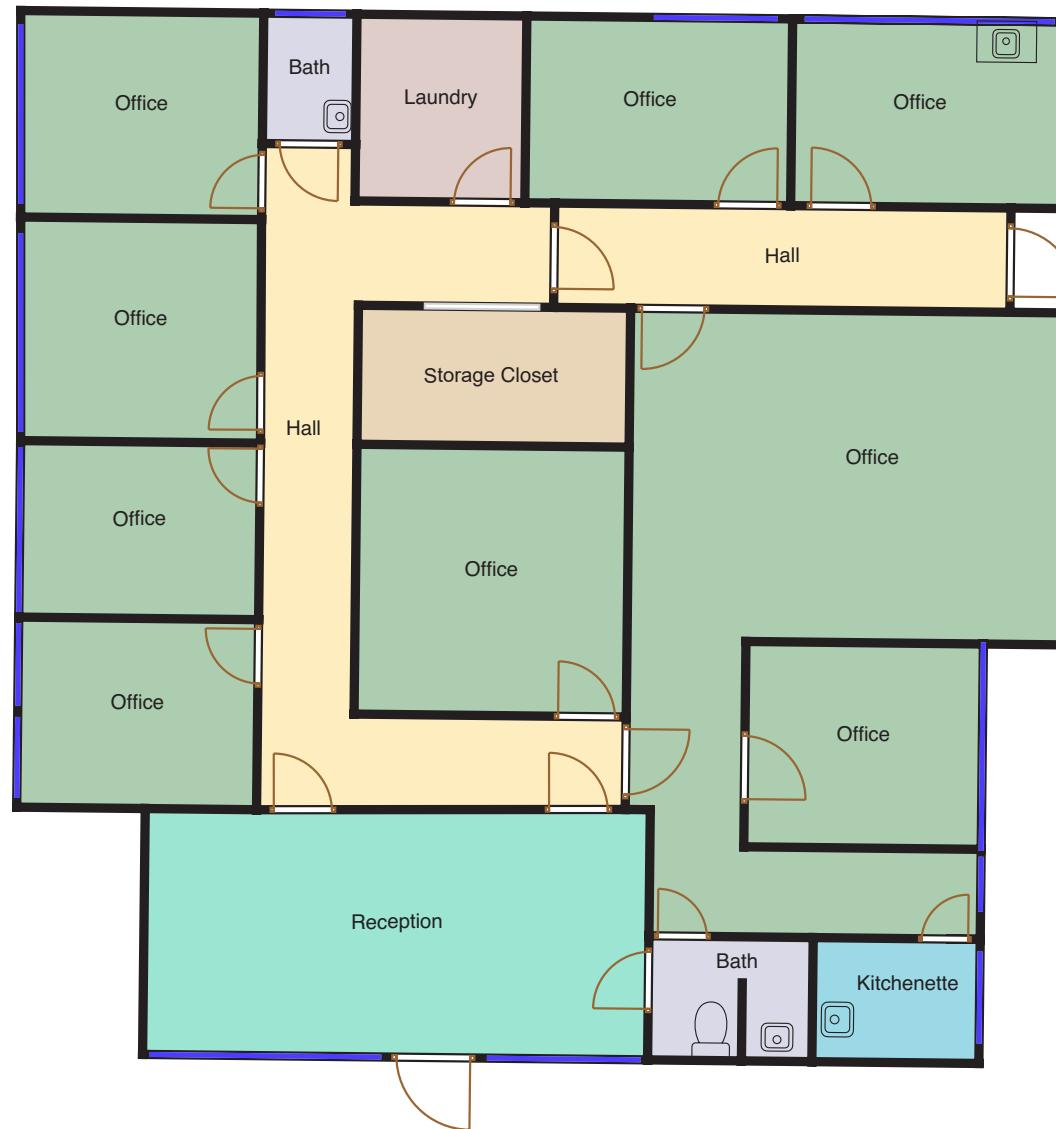


# FLOOR PLAN

**611 S Harbor Blvd**

1,739 SF

Leased MTM

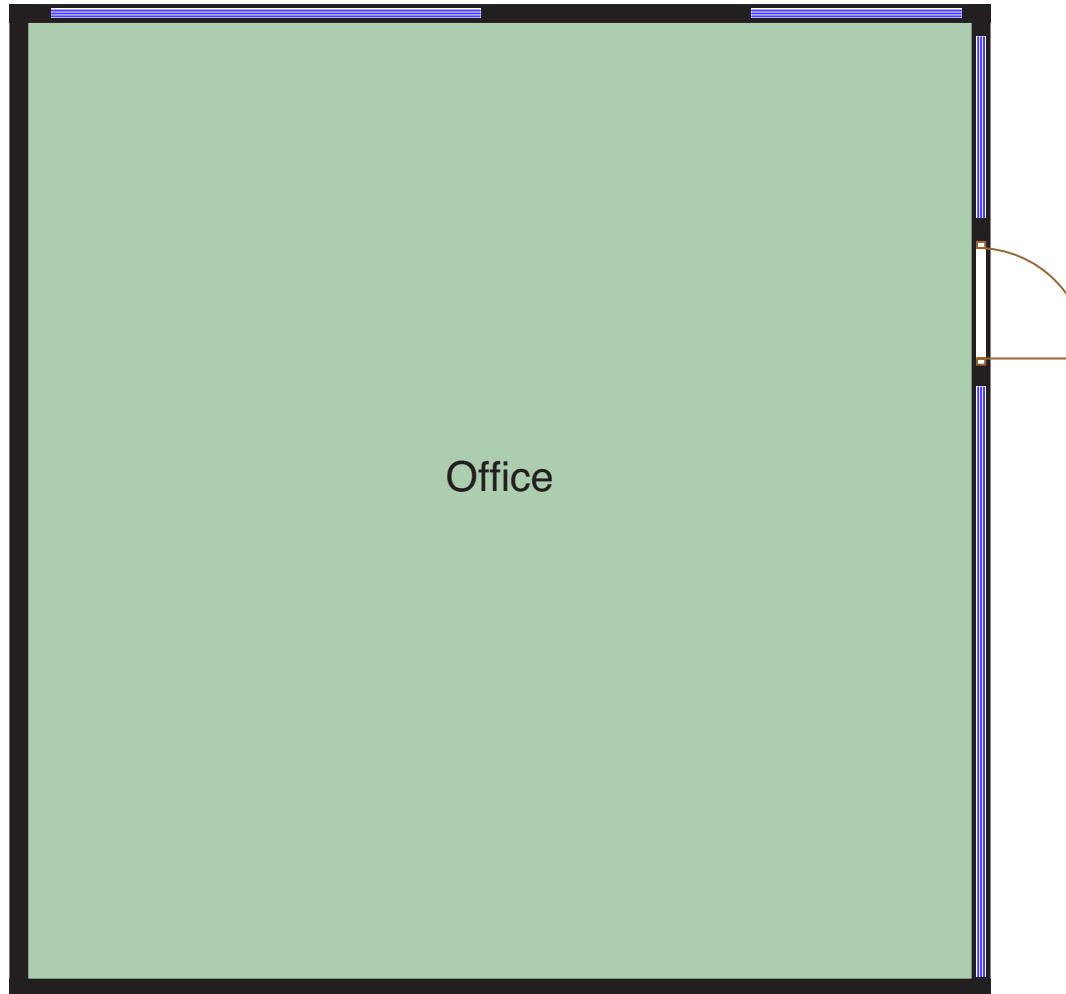


FLOOR  
PLAN

**617 S Harbor Blvd**

Unit A  
465 SF

Leased MTM



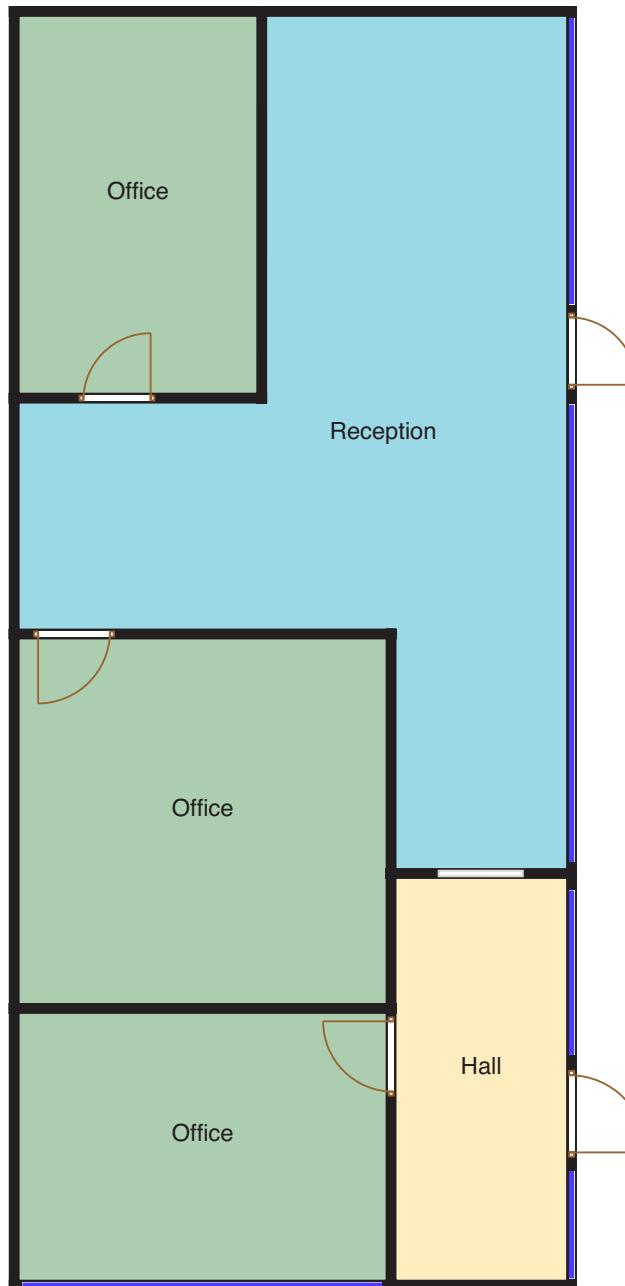
# FLOOR PLAN

**617 S Harbor Blvd**

Unit B  
1,000 SF  
Leased MTM



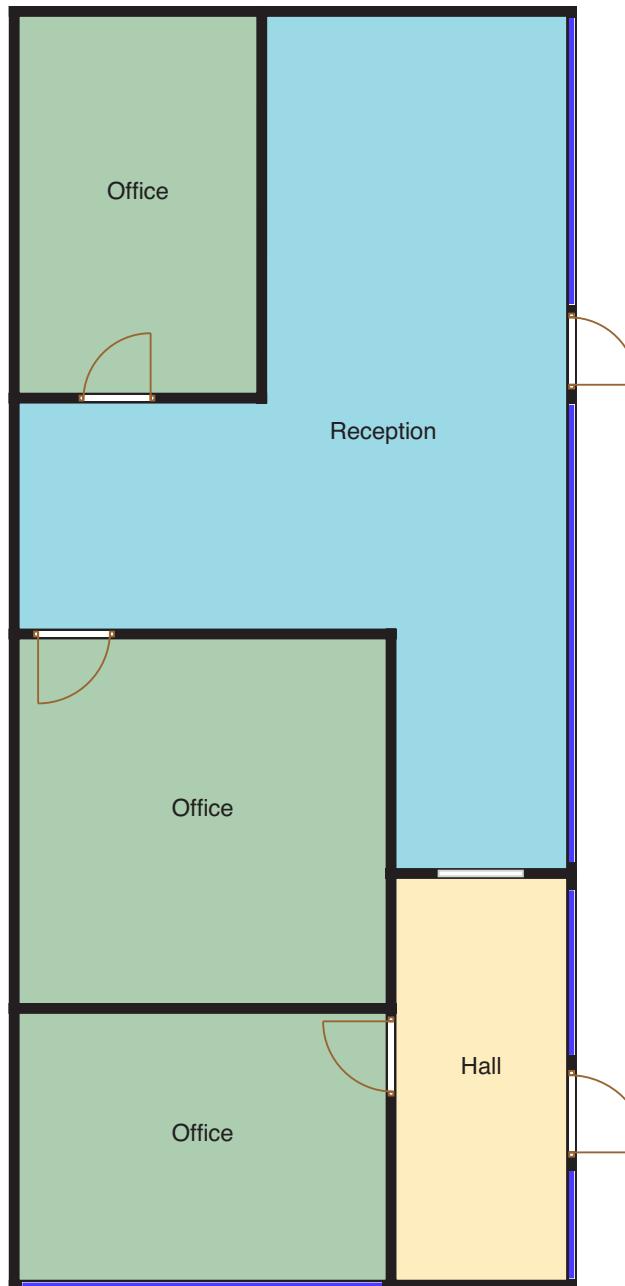
**FLOOR  
PLAN**



**617 S Harbor Blvd**

Unit C  
850 SF  
Leased MTM

**FLOOR  
PLAN**



**617 S Harbor Blvd**

Unit D  
850 SF  
Leased MTM