



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.

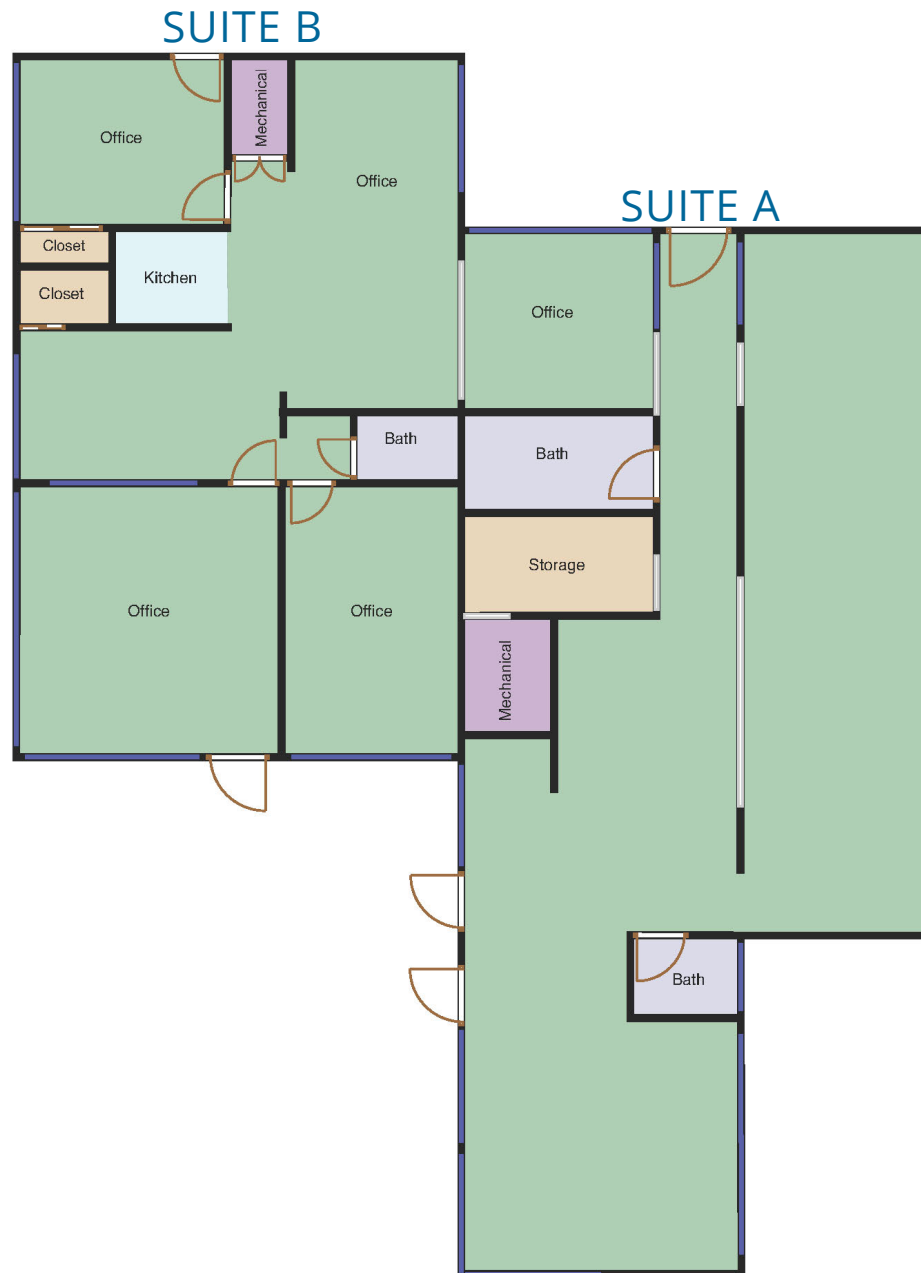
601-617 S Harbor Boulevard | Anaheim, CA 92805

FLOOR PLAN

601 S Harbor Blvd

2,085 SF

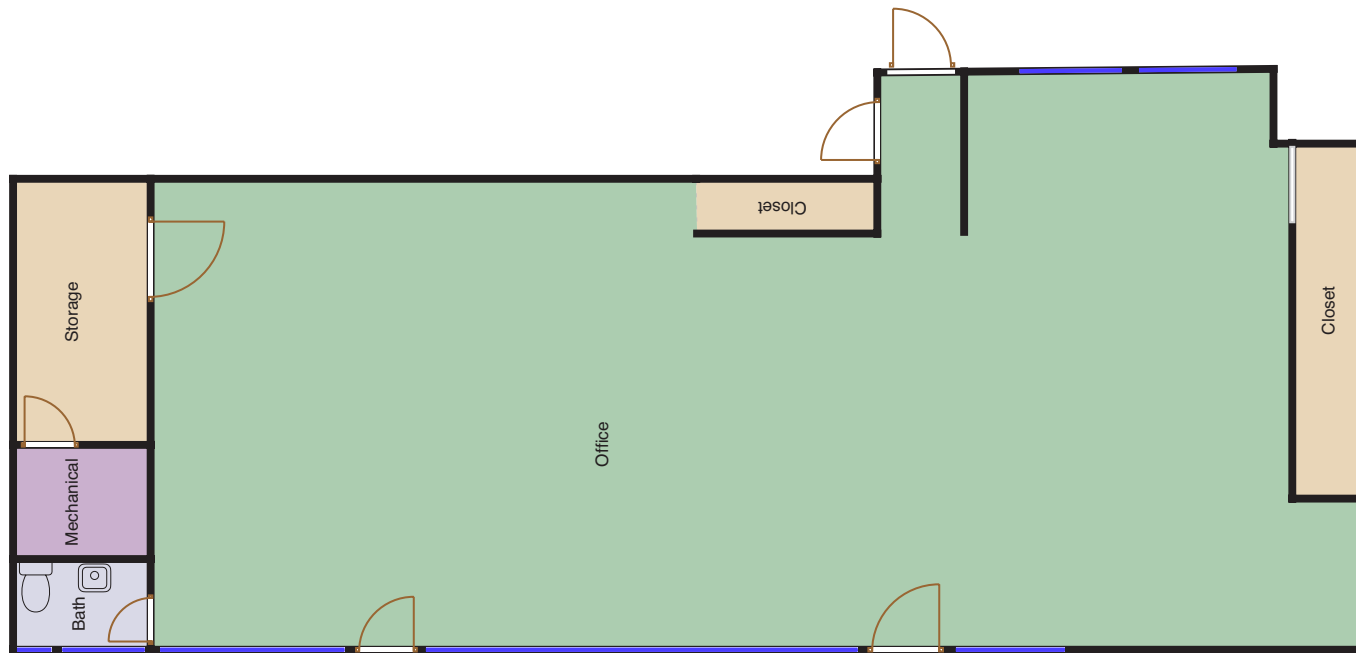
Leased Through 5/31/27



FLOOR PLAN

607 S Harbor Blvd

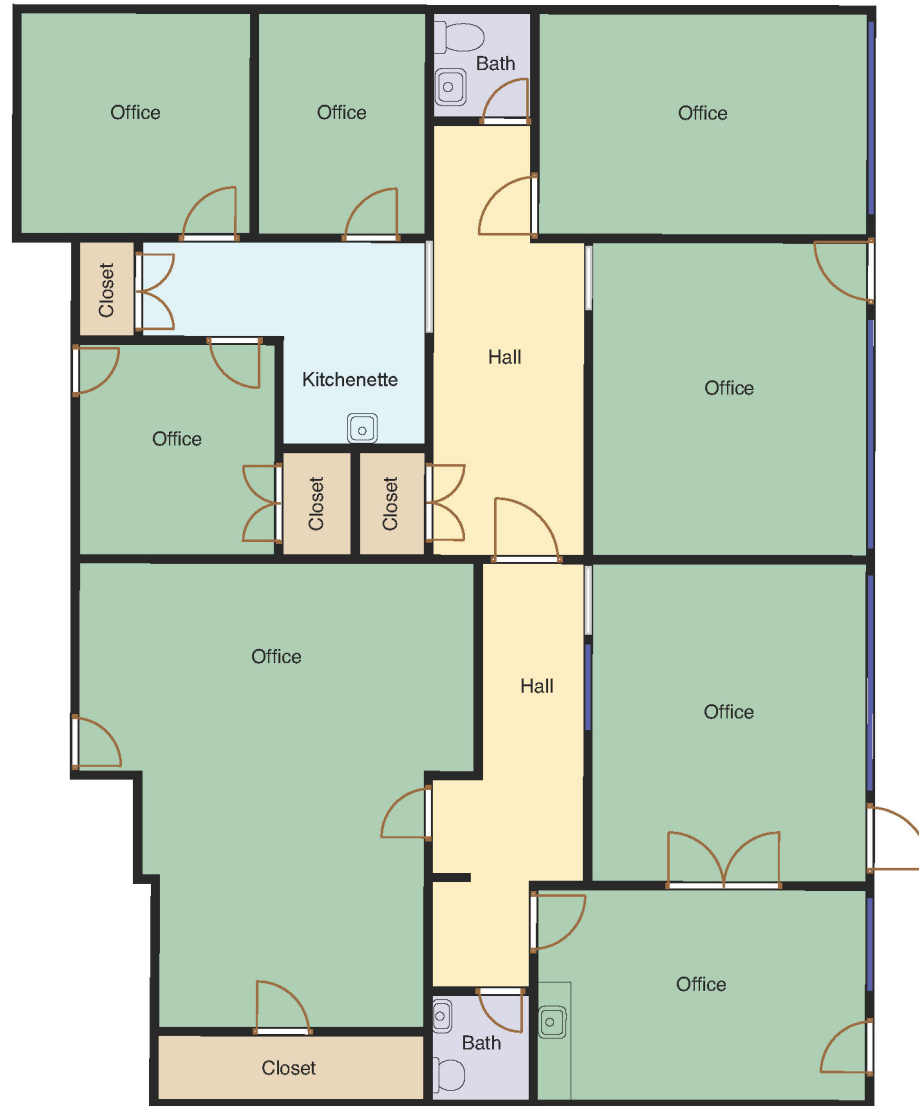
SUITE B
Front Unit
1,650 SF
Leased MTM



FLOOR PLAN

601 S Harbor Blvd

SUITE C
Back Unit
1,662 SF
Leased MTM

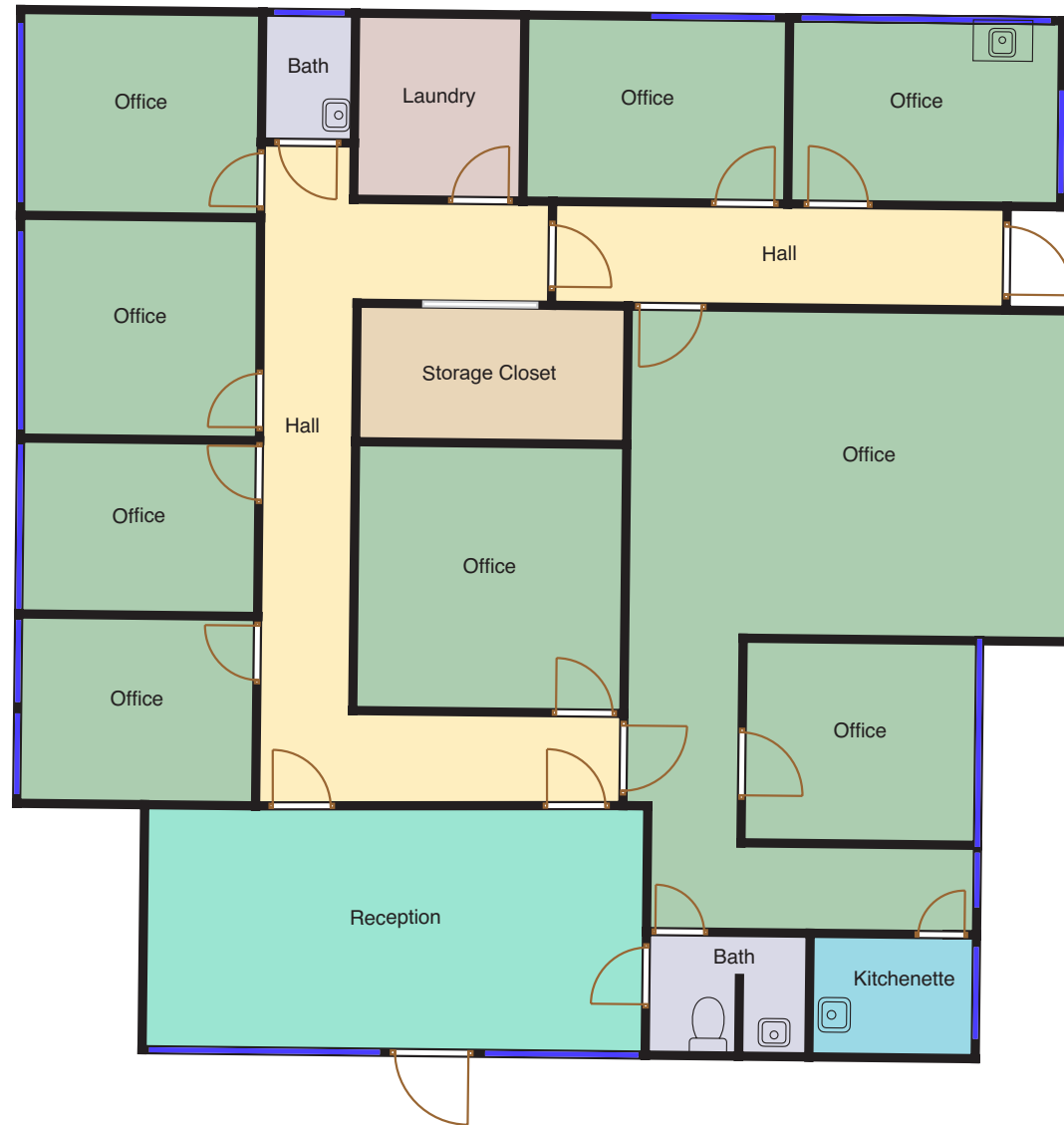


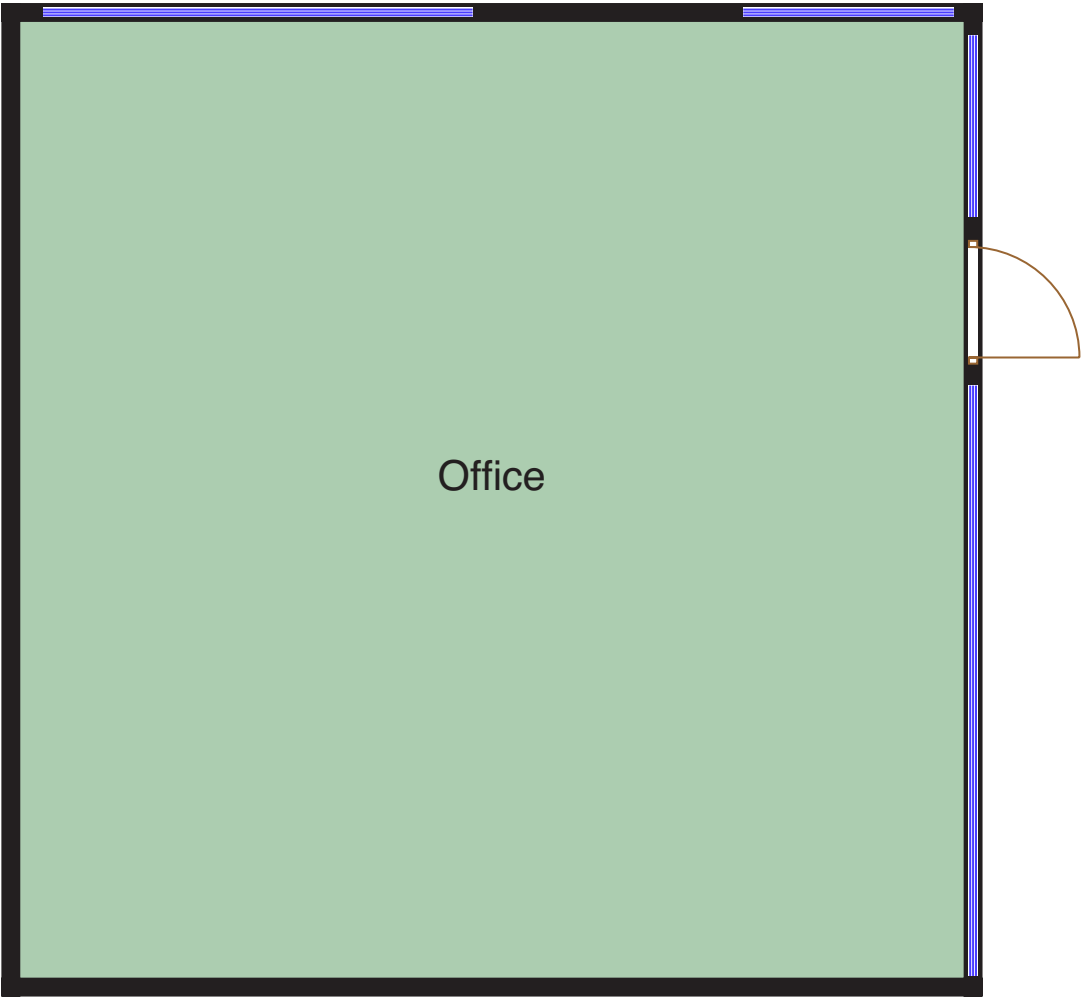
FLOOR PLAN

611 S Harbor Blvd

1,739 SF

Leased MTM





Unit B
1,000 SF
Leased MTM

