

OFFERING MEMORANDUM



REALIFI
REALTY

1855 W KATELLA AVE, ORANGE, CA



PRESENTED BY

JOHN ADAMSON

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DRE#01954762



SUMMARY

855 W Katella Ave, Orange CA 92867

OFFERING PRICE	Contact Broker
APN:	375-301-14
Location:	West Katella Ave and The Santa Ana River
Site Area:	2.8 Acres (121,968 sf)
Current Structure:	64,500 sq ft / 3 Story Office Building
FRONTAGE	854.64 ft facing W Katella 267.54 ft facing Santa Ana River

HIGHLIGHTS

OPPORTUNITY HIGHLIGHTS

- **Zoned Urban Mixed Use (UMU) for Development Flexibility**
- **Middle of the OC River Project**
- **Economic Development Zone**

FUTURE LAND USE

- **Mixed use**
- **Hotel**
- **Entertainment Venue**

PROPERTY HIGHLIGHTS

- **PRIME LOCATION** across from the Honda Center (Anaheim Ducks Hockey Arena)
- **First property you see when entering Orange from Anaheim**
- **Borders the Santa Ana River**
- **City of Orange Economic Development Zone**
- **Zoned “Urban Mixed Use” for development flexibility**
- **Rare Development Opportunity**
- **½ mile from the Amtrak Train Station**
- **1 mile from Angel Stadium**
- **Build concurrently with THE OC Vibe Project**
- **Zoned for 60 units per acre (168 Units +) with the potential for more**

PROPERTY DESCRIPTION

1855 W Katella is not only on a major thoroughfare, it is the first property on W Katella in the City of Orange as you enter from Anaheim. Directly across the Santa Ana River from the Honda Center (Anaheim Ducks Arena) and the silver domed Amtrak Station makes this property an excellent investment opportunity with a lot of flexibility. Located in the city of Orange's Economic Development Zone, this is a property the city of Orange is very excited to see developed as there are a lot of plans in place to develop the surrounding properties including the Santa Ana River (OC River Project) and the Honda Center (OC Vibe). The lot is 2.8 acres, zoned for 60 units per acre (168), but the city has said there is a potential for higher density with a formal proposal with economic incentives. With plans in place for developing the OC Vibe and OC River Project to feature hotels, entertainment venues, restaurants, hiking trails, art installations, parks and more, the timing and location could not be more perfect to cash in on the 2028 Los Angeles Olympics where the Honda Center will host Volleyball (very popular in SoCal).

The property currently features a three story 64,500sf office building that is half vacant with all leases terminating in December 2025; ample time to get plans, permits and entitlements in place while still collecting rents.





HWY 57 (ORANGE FWY)

855 W KATELLA AVE

W KATELLA AVE





Google Earth
Data SIO, NOAA, U.S. Navy

ORANGE DEMOGRAPHICS

estimated population	average age	households	average household income
136,178	36	44,336	\$109,335



OC River Walk

OC River Walk is a vision to transform the Santa Ana River Corridor into a primary connective open space uniting the Southern California region. The goal of the OC River Walk project is to transform the Santa Ana River into an iconic regional destination for recreation and entertainment.

In 2021, the City of Anaheim (City) development of a Feasibility Study for the two-mile stretch from Ball Road to Orangewood Avenue, which identifies 17 unique opportunities to transform the Santa Ana River Corridor into a robust location and experience and create multiple benefits that will promote community, connectivity, recreation, and nature.

The City recently received a \$5 million grant from the State Coastal Conservancy to plan and design key elements of the Feasibility Study with the community: (1) a new trail extension and connection from Katella Blvd. to Anaheim Coves, (2) pedestrian and bicycle bridge across the river to improve safety, (3) two inflatable dams, (4) riverbank modifications, and (5) art and education. Environmental analysis will also be developed for these project elements as part of the current planning effort.

River Recharge

Inflatable dams in the river to collect water will bring back the meaning of Anaheim, creating two beautiful waterfronts along the OC River Walk trail adjacent to Angel Stadium, the ARTIC, and the Honda Center while also recharging the underlying aquifer.

Pedestrian/Bicycle Bridge

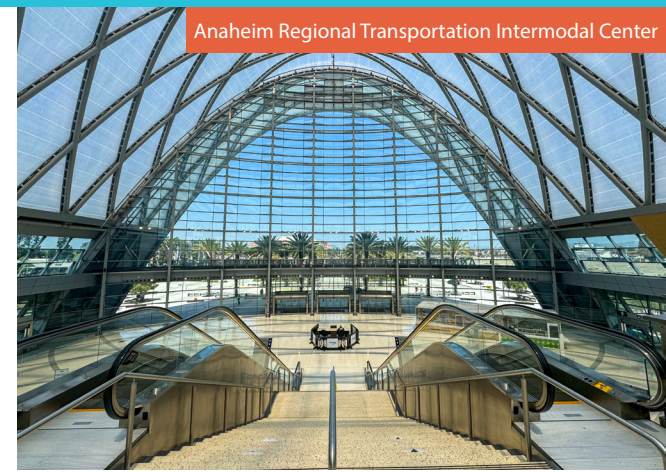
A new bridge crossing will connect both sides of the river trail, specifically for pedestrians and cyclists in hopes of creating a safe and recreational experience crossing the Santa Ana River.

Trail Extensions & Expansion

OC River Walk will connect gaps between segments of the paved Santa Ana River Trail, providing full circulation throughout this stretch of the river corridor and connecting to the Anaheim Coves trail. Areas with small constricting pathways will be expanded, allowing trail users room to share plenty of space between pedestrian traffic and commuter bikes.

Riverbank Modifications

OC River Walk sees the river embankments as an opportunity to upgrade the design that is both robust as a flood control facility and as an amenity space. The embankment can both protect the community from flooding and safely bring people closer to the waterfront.



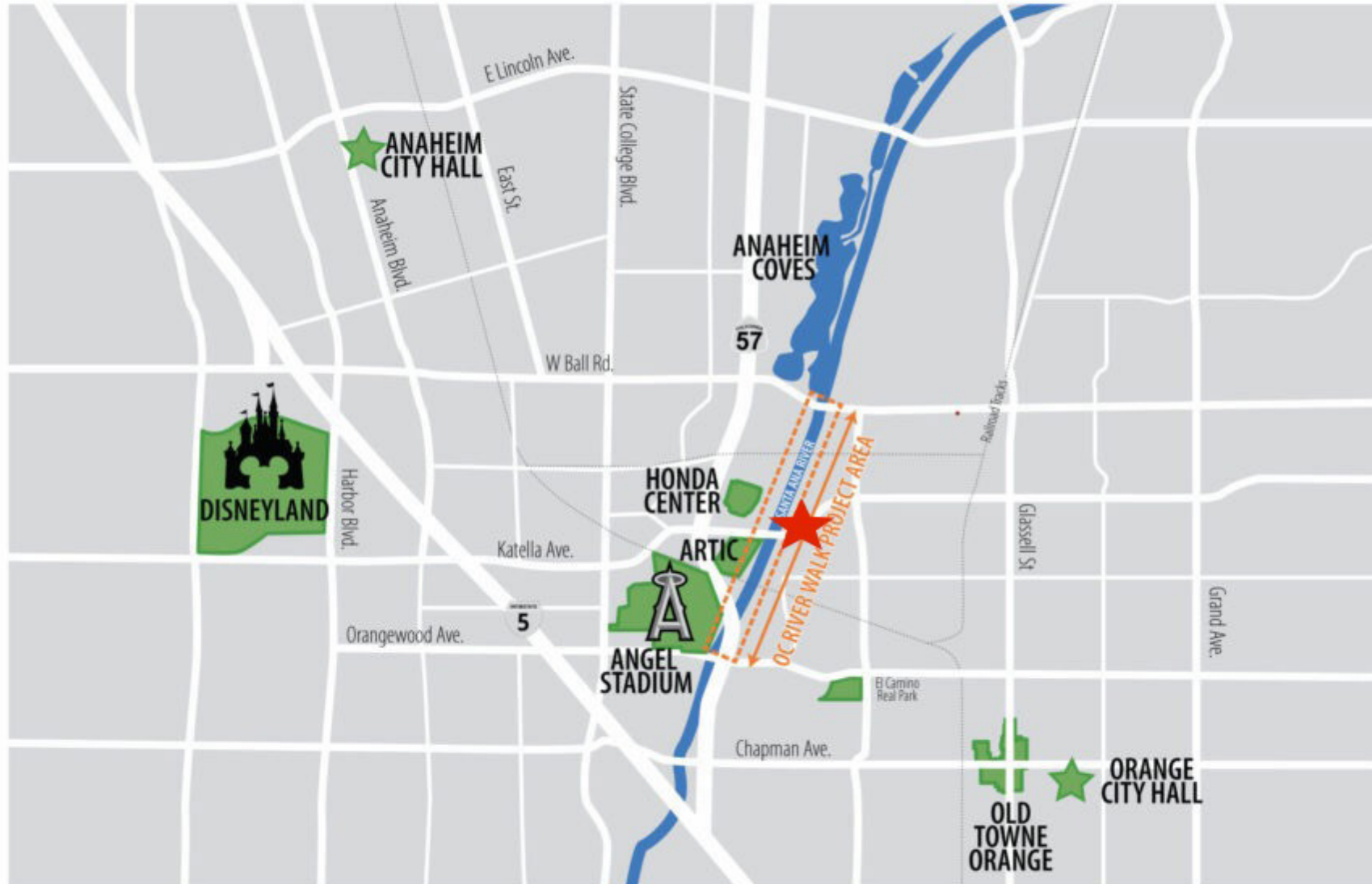


OCRiverWalk.com

OC RIVER WALK FIVE FUNDED ELEMENTS

- Trail Extension/ Connection to Anaheim Coves
- Pedestrian/Bicycle Bridge
- River Recharge/ Impoundments
- Riverbank Modifications
- Public Education/Art Features

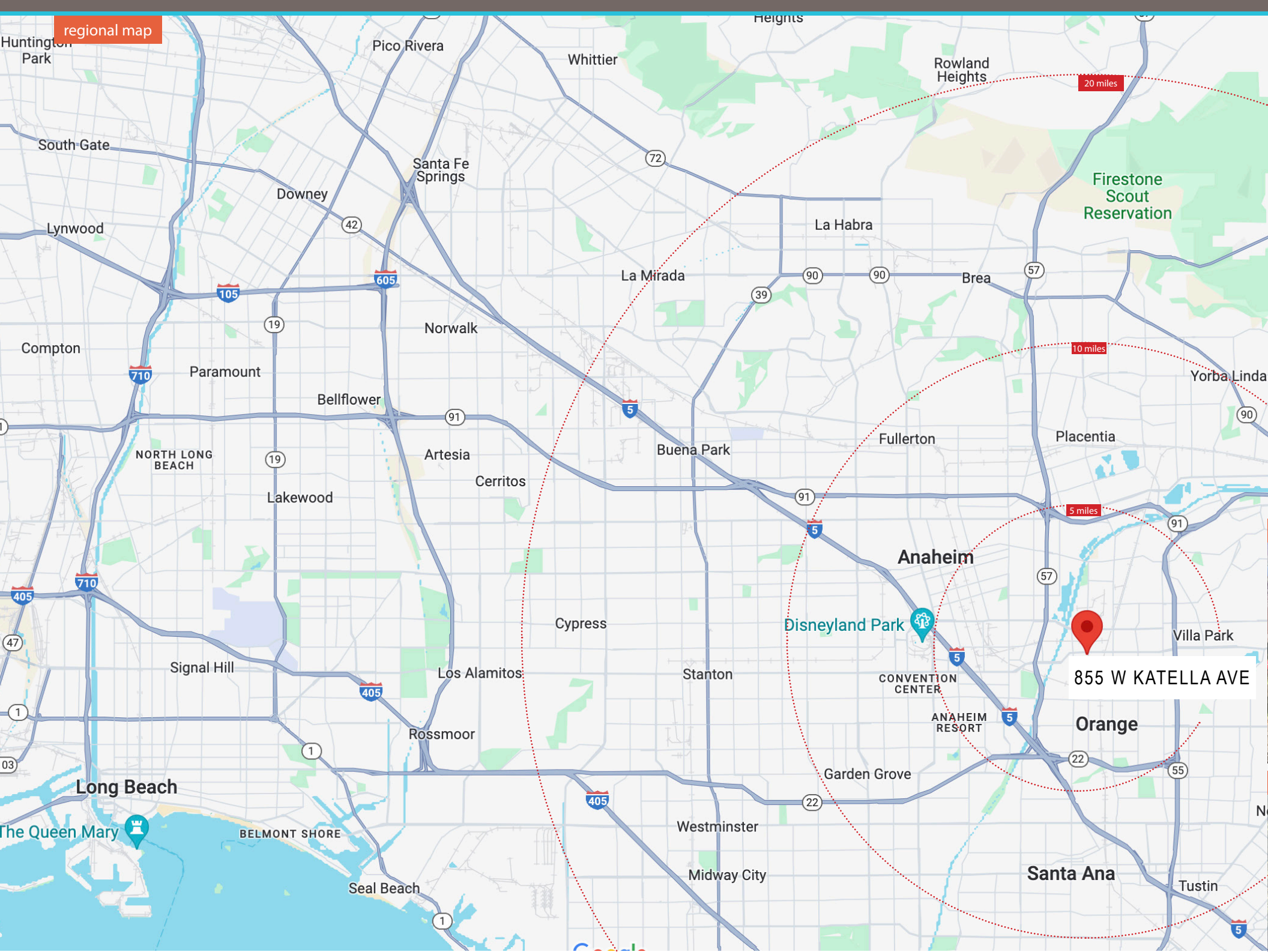
OC RIVER WALK PROJECT LOCATION



For more information contact: 714-395-5498 or info@ocriverwalk.com



regional map



855 W KATELLA AVE

Orange



OC VIBE

THE VISION

A one-of-a-kind, immersive district in the center of Anaheim

More than just a vibrant entertainment and commercial district, OCVIBE is a new kind of community, designed to bring people together through shared experiences.

Here, you'll find all kinds of entertainment. Like thrilling sporting events and music performed in multiple state-of-the-art venues, complementing the iconic Honda Center. A bustling market hall, filled with restaurants and cafés. Immersive art installations to discover. Creative office spaces. Over 20 acres of public parks and trails. 1,500 residences for people to make home. All in a walkable area designed to spark creativity and foster culture for Orange County and beyond.

If you're looking for exciting new culinary experiences, dazzling performances, and plenty of outdoor space to relax and play in, you'll find it at OCVIBE.

OPEN NOW

Honda Center celebrates its 30th year! The ARTIC is open for transit and private events, while the Santa Ana River Trail is available for pedestrians and cyclists to enjoy.

2025

Two multi-level parking garages open surrounding Honda Center, offering increased capacity, improved traffic flow and an easy arrival experience at Ducks games and arena events.

2026

The beginning of a new downtown for Orange County opens with the Market Hall, five restaurants, a 6,000-person performance venue and the Urban Park, a public space for special events and community celebrations. All with easy access from the ARTIC and ample free parking.

2027

The district's entertainment offerings expand as two smaller venues open, including a 2,000 capacity theater and a 300 capacity intimate club. Honda Center's new South Plaza will also be unveiled, introducing an outdoor space for watch parties, activations and nightlife.

2028

The Meadow and Wellness Parks open, bringing more public space for everyone to enjoy. The first of two hotels are complete and a pedestrian bridge connects the ARTIC to Honda Center, creating an uninterrupted walkway over Katella Avenue.

2029+

OCVIBE's final phase of construction begins with an additional parking structure and a second hotel, expanding the district's capacity for hosting day and night guests. The North Plaza opens and initial residences become move-in ready for those who want to call OCVIBE home.

MUSIC VENUE RENDERING



OFFICE SPACE RENDERING



OUTDOOR SPACE RENDERING



ORANGE COUNTY

Covering an expansive area of 948 square miles, Orange County is home to a multitude of businesses, totaling over 34,000 establishments. This extensive business presence contributes to the county's economic vibrancy and provides a wide range of employment opportunities for its residents. From small local enterprises to large multinational corporations, Orange County offers a dynamic business environment that fosters growth and innovation.

At the heart of Orange County lies its metropolitan area, which ranks among the largest in the nation. With a population exceeding 3 million people, the county's urban centers, including Anaheim, Irvine, and Santa Ana, form bustling hubs of activity. Surrounding these urban cores are affluent suburbs such as Newport Beach and Laguna Niguel, which boast thriving communities and high standards of living.

One of the defining characteristics of Orange County is its cultural diversity. People from over 120 countries call this county home, creating a rich tapestry of traditions, languages, and customs. Particularly notable is the sizable Asian-American population, which contributes significantly to the county's cultural landscape. Alongside Asian-Americans, Orange County is also home to thriving Latin-American and European communities, adding further depth to its cultural fabric.

As part of the greater Los Angeles metropolitan region, Orange County plays a crucial role in driving economic growth and innovation. Together with neighboring counties such as Los Angeles, Riverside, Ventura, and San Bernardino, Orange County forms a dynamic economic powerhouse. This five-county region collaborates on various initiatives and projects, leveraging its collective resources to attract global investment and foster economic development.

Orange County's economic strength is further underscored by the presence of numerous Fortune 500 companies that have chosen to establish their headquarters within its borders. Industry giants such as Broadcom Inc., Pacific Life, and Edwards Lifesciences are just a few examples of the corporate titans that call Orange County home. These companies, along with a vibrant ecosystem of startups and small businesses, contribute to the county's robust economy and drive innovation across various sectors.

With a Gross Domestic Product (GDP) surpassing \$300 billion, Orange County ranks among the top economies globally. Its economic significance rivals that of entire nations, such as Denmark and Hong Kong. This remarkable economic clout, coupled with its strategic location and diverse talent pool, positions Orange County as a premier destination for business and innovation. The county embodies the spirit of the California dream, offering unparalleled opportunities for growth, success, and prosperity.

TOP RETAIL SPOTS

- South Coast Plaza - Costa Mesa
- Fashion Island - Newport Beach
- Irvine Spectrum Center - Irvine
- The Outlets at Orange - Orange
- Downtown Disney District - Anaheim
- The District at Tustin Legacy - Tustin
- Brea Mall - Brea
- MainPlace Mall - Santa Ana
- Pacific City - Huntington Beach
- Anaheim GardenWalk - Anaheim
- The Shops at Mission Viejo - Mission Viejo
- Laguna Beach Art Galleries - Laguna Beach
- The LAB Anti-Mall - Costa Mesa
- The Camp - Costa Mesa
- Westminster Mall - Westminster
- The Market Place - Irvine/Tustin
- Anaheim Packing District - Anaheim
- Bella Terra - Huntington Beach
- The Village at Orange - Orange
- Cypress Village Shopping Center - Cypress

Zillow Orange County Home Values

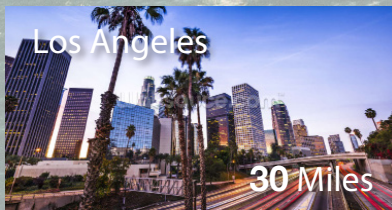
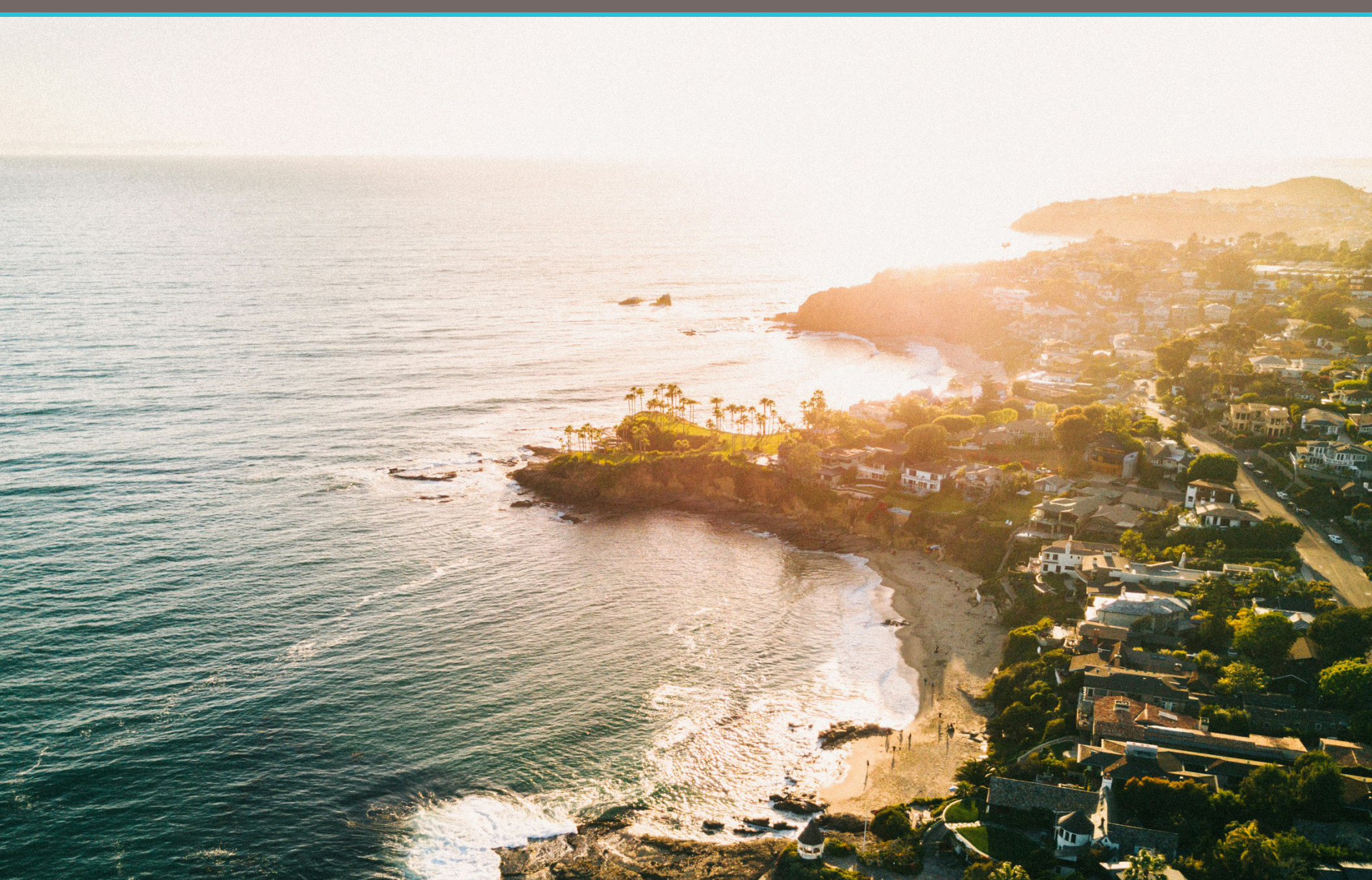
*** EST. \$1,138,455**

<https://www.zillow.com/home-values>

Orange County Demographics

2023 Estimated Population	3.15M
2023 Average Age	38.5
2023 Households	1,146,463
2023 Average Housing Value	\$862,900
2023 Average Household Income	\$100,485

*Source: datausa.io



Los Angeles

30 Miles



San Diego

90 Miles



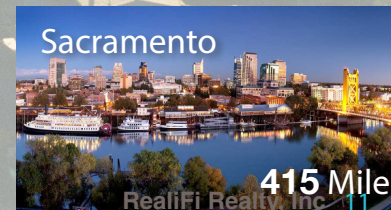
Palm Springs

100 Miles



San Francisco

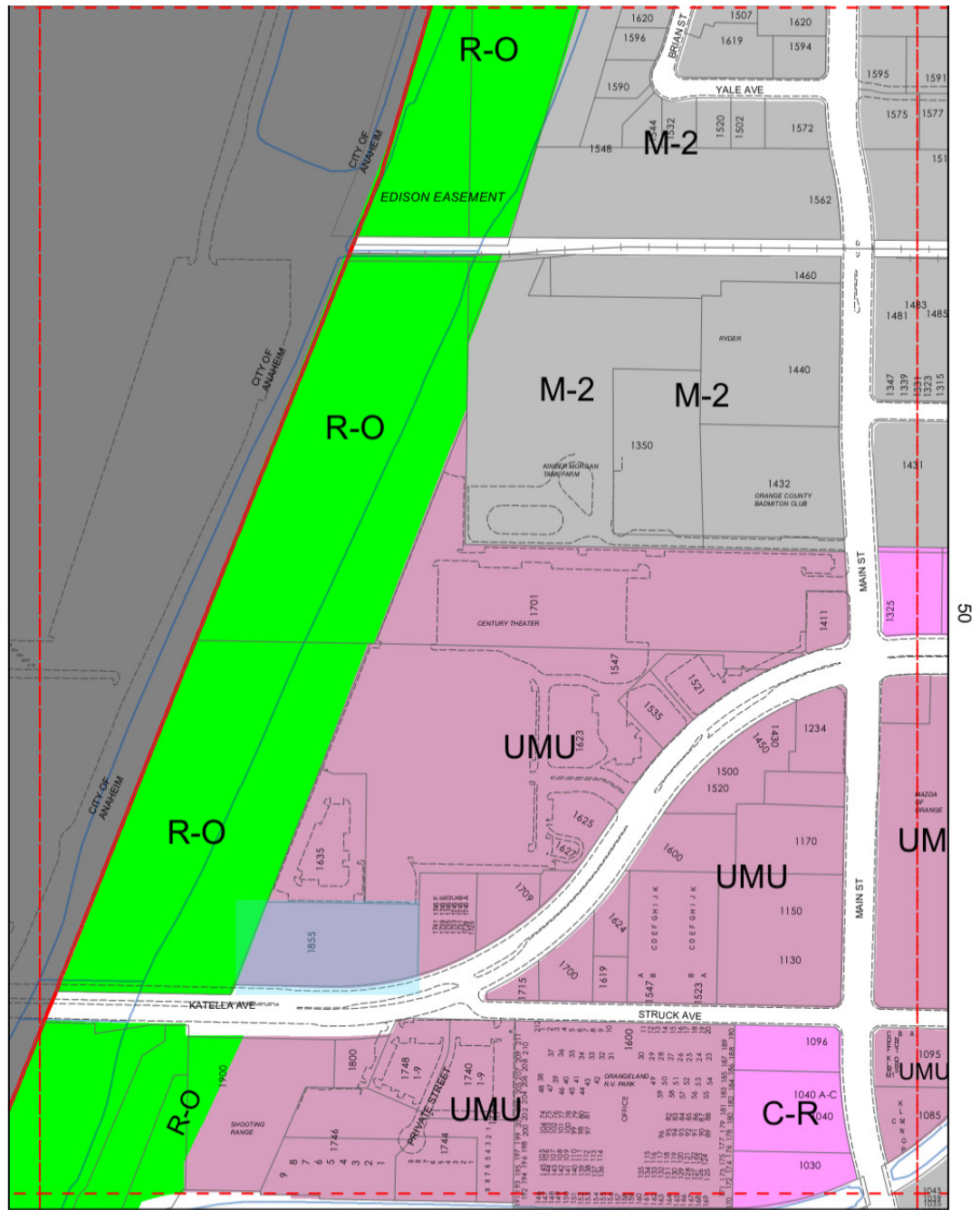
400 Miles



Sacramento

415 Miles

RealFi Realty, Inc.



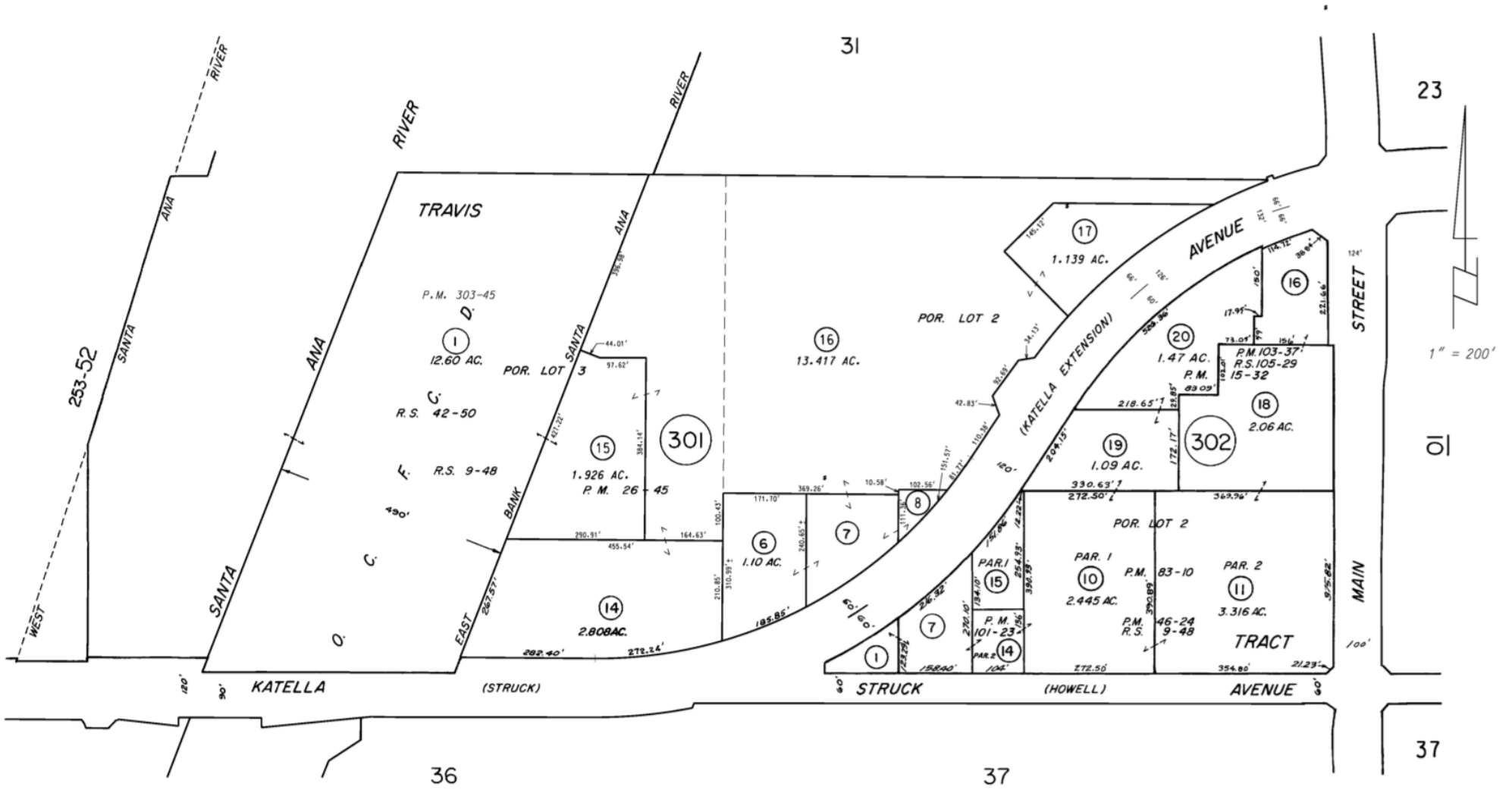
48
49



68
69
ZONING MAP



70
49



MARCH 1971

TRAVIS TRACT
PARCEL MAP
PARCEL MAP

L.A. 1-68
P.M. 15-32, 26-45, 83-10
P.M. 101-23

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 375 PAGE 30
COUNTY OF ORANGE





1855



For Financing Inquiries on this Project



Bradley M. Buzil

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Capital Markets**

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Bradley Buzil joined Marcus & Millichap Capital Corporation (MMCC) in January of 2015. As a First Vice President with MMCC, Mr. Buzil is responsible for securing commercial debt financing for an array of property types including multifamily, office and industrial, retail, seniors housing and hospitality. He is well connected with national, regional and local funding sources including, but not limited to, agency lenders (E.g. Fannie Mae, Freddie Mac), commercial banks, CMBS lenders, life insurance companies, private and public funds and hard money lenders. Mr. Buzil has been involved in over \$1 Billion dollars of originations throughout his career.

Achievements

Sales Recognition Award: 2023, 2022, 2021, 2018, 2016

SIA Induction: 2022



Connie Duong

**Associate Director,
Capital Markets**

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Connie Duong is based out of the Los Angeles office of Marcus & Millichap Capital Corporation (MMCC). Ms. Duong is responsible for securing commercial debt and equity financing for a variety of property types including multifamily, office and industrial, retail, senior housing and hospitality. She is well connected with national, regional and local funding sources including, but not limited to, agency lenders (E.g. Fannie Mae, Freddie Mac), commercial banks, CMBS lenders, life insurance companies, private and public funds and hard money lenders.

Prior to joining MMCC, Ms. Duong served as an Associate with Pacific Premier Bank. She was also a Mortgage Loan Officer at PennyMac Financial Services.

Ms. Duong is a graduate of California State University Northridge (CSUN), where she earned a Bachelor of Science in Business Administration Finance.

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