



COLDWELL BANKER
REALTY

MIXED-USE COMMERCIAL BUILDING

713 S. Anaheim Blvd. Anaheim, CA





COLDWELL BANKER REALTY

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KEY HIGHLIGHTS

PROPERTY SUMMARY

OFFERING PRICE: \$1,500,000

BUILDING SQFT: APX 3,000

RETAIL/OFFICE SQFT: 1,500+

RESIDENTIAL SQFT: 1,360

LOT SQFT: 7,405

FENCED LOT: 10+ SPACES

MIXED-USE RETAIL/OFFICE/RESIDENTIAL

ZONED GENERAL COMMERCIAL

ANAHEIM COLONY HISTORIC DISTRICT

APN: 25109216

PROPERTY NOTES:

This Mixed-Use Commercial Building in the Heart of the Downtown Historic District of Anaheim Includes 1500+ Square Feet of Retail/Office Space on the Main Level With Street Frontage on Anaheim Boulevard, as well as a Charming 3-Bedroom, 2-Bathroom, 1,360 Square Foot Home or Investment Unit Located on the Second Level. This Property Also Features an Attached 2 Car Garage and a Fully Fenced Parking Lot With Enough Room to Accommodate 10+ Vehicles, or Expand the Building Footprint. The Prime Location Is Within Blocks of the Packing District, Center Street Promenade, Colony Park and Several Independent Breweries. This Property Presents a Multitude of Development Opportunities, or Can be Utilized As-Is.

BUILDING EXTERIOR



AREAL VIEW



COMMERICAL UNIT



COMMERICAL UNIT



RESIDENTIAL UNIT



RESIDENTIAL UNIT



FENCED PARKING LOT/GARAGE



LOCAL DEMOGRAPHICS

POPULATION

10 MILE: 2,071,423

5 MILE: 662,481

2 MILE: 124,490

HOUSEHOLDS

10 MILE: 614,067

5 MILE: 191,466

2 MILE:
32,899

MEDIAN INCOME

10 MILE: \$114,197

5 Mile: \$78,755

2 MILE:
\$71,872

LOCATION OVERVIEW

The City of Anaheim is situated in the heart of Orange County. With a population of 346,824 it is the most populous City in the County. The City covers a total area of just over 50 square miles, and is located just 25 miles Southeast from Downtown Los Angeles.



Anaheim's economy is heavily driven by tourism. It is home to Disneyland Resort, which includes Disneyland Park and Disney California Adventure Park, making it one of the premier tourist destinations in the world. The Anaheim Convention Center is the largest exhibition facility on the West Coast and hosts numerous events and conventions throughout the year. Other major employers and key industries include sports (e.g., the Anaheim Ducks hockey team and the Los Angeles Angels baseball team), manufacturing, and healthcare & food/beverage.



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