

# ANAHEIM LANDING



UNDER NEW OWNERSHIP

1440 S. STATE COLLEGE BLVD. & 2031-2051 E. CERRITOS AVE. | ANAHEIM | CA | 92806

FOR MORE INFORMATION:

**HAYDEN SOCCI, SIOR, CCIM**  
Senior Vice President  
714.935.2379  
hsocci@email.com  
Lic. 01705038

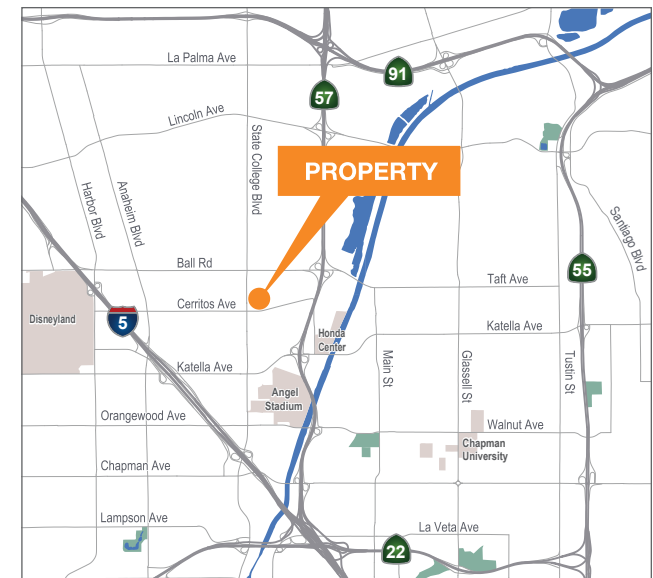
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2400 E. Katella Avenue, Suite 750  
Anaheim, CA 92806  
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**bkm.**

## PROPERTY FEATURES

- High Image Business Park
- Tile Mile/Home Improvement Center Applications
- Units Range from 800 - 7,000 Sq. Ft.
- Office & Industrial Units Available
- Ground Level Loading
- State College Boulevard Frontage
- 2:1 Parking Ratio (2 Spaces per 1,000 Sq. Ft.)
- Platinum Triangle Location
- Institutionally Owned & Professionally Managed
- Minutes from Angel Stadium & Disneyland

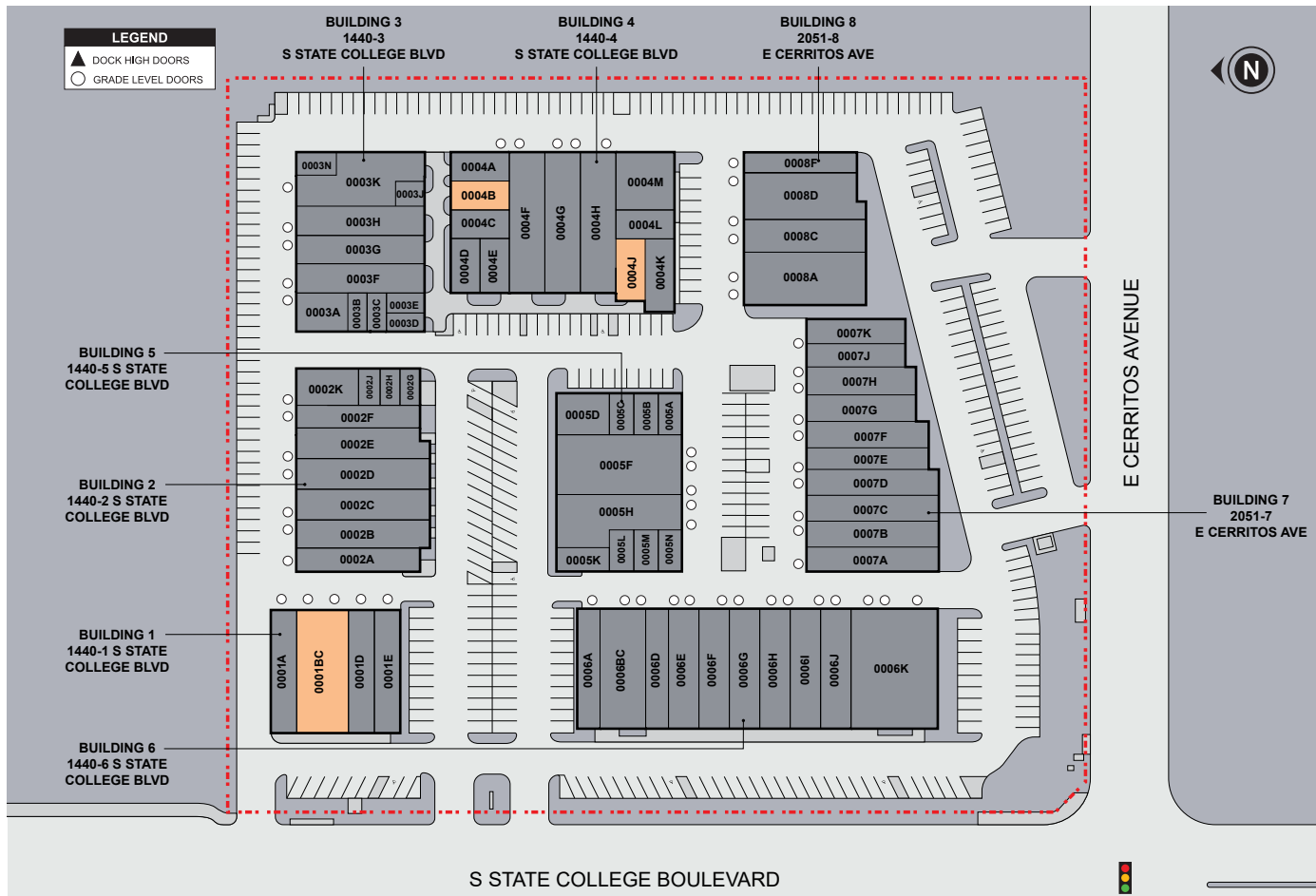


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## SITE PLAN

UNDER NEW OWNERSHIP



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### AVAILABILITIES

■ AVAILABLE ■ OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
4B	1,100	1,100	\$1.85 Gross	100% office. Reception, large open office area, 2 private offices and restroom
4J	1,300	1,300	\$1.85 Gross	100% office. Reception, private office, large open office area, and two restrooms.
1BC	5,360	±3,000	\$1.79 Gross	Frontage on State College. Showroom, open office area, private offices, restrooms, and large warehouse with ground level loading doors.

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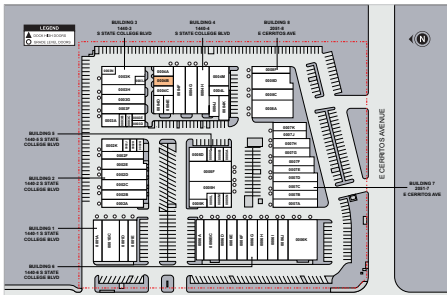
1440 S. State College Blvd., Anaheim, CA

## STE 4B

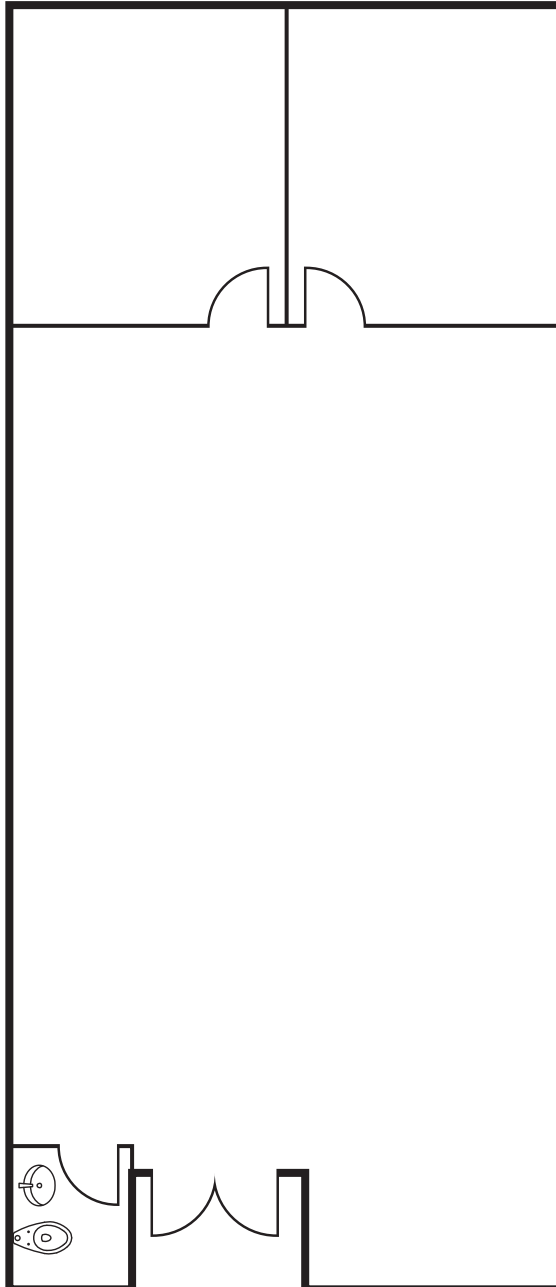
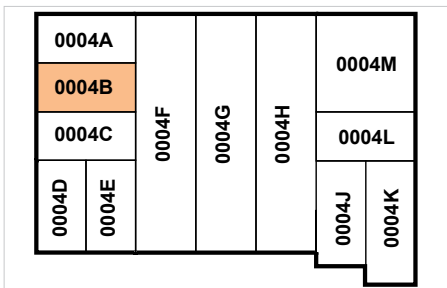
### SUITE DATA:

OFFICE AREA	1,100 SF
TOTAL SUITE AREA	1,100 SF

### SITE KEY PLAN:



### BUILDING KEY PLAN:



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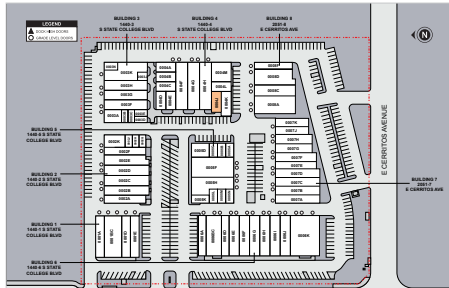
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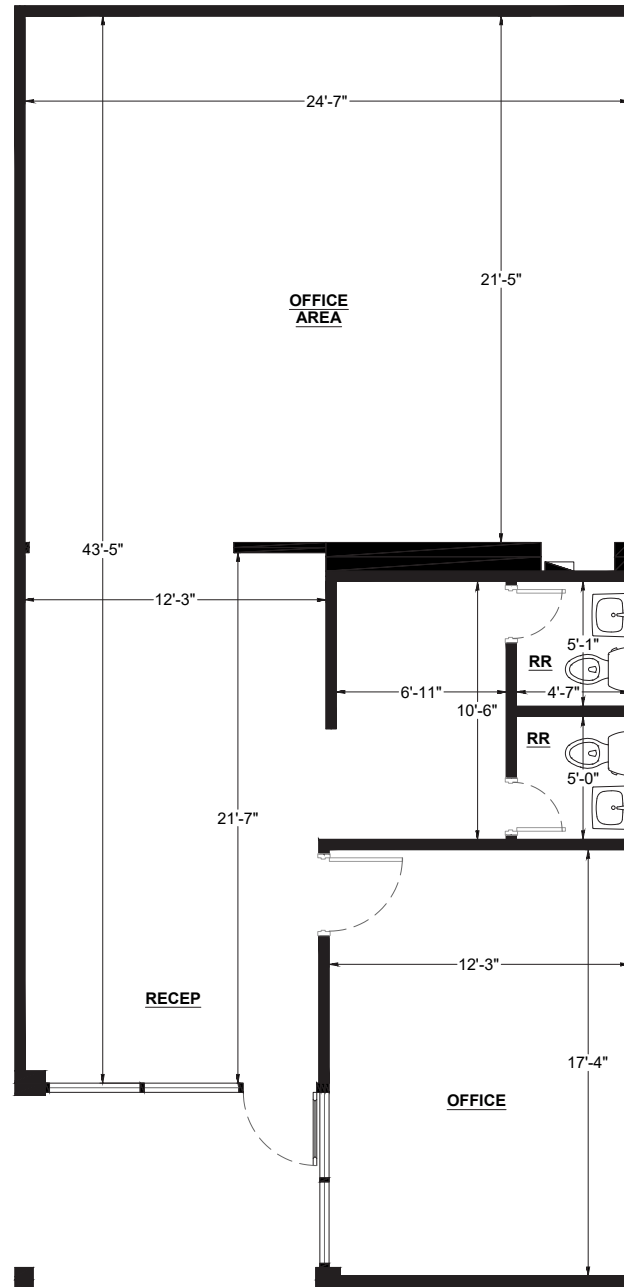
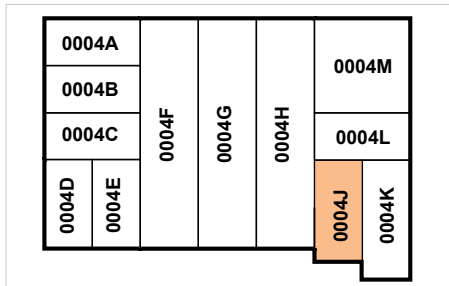
### SUITE DATA:

OFFICE AREA	1,300 SF
TOTAL SUITE AREA	1,300 SF

### SITE KEY PLAN:



### BUILDING KEY PLAN:



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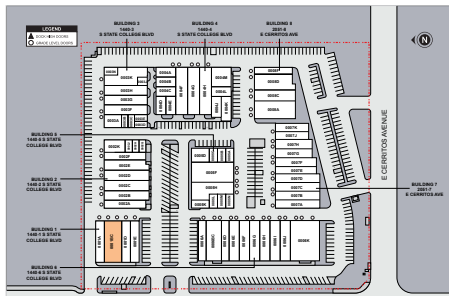
## STE 1BC

### SUITE DATA:

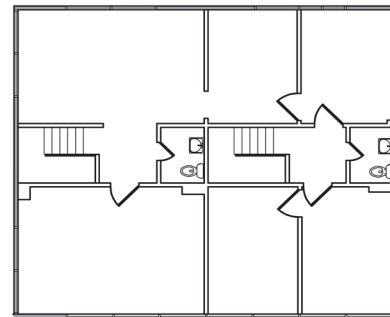
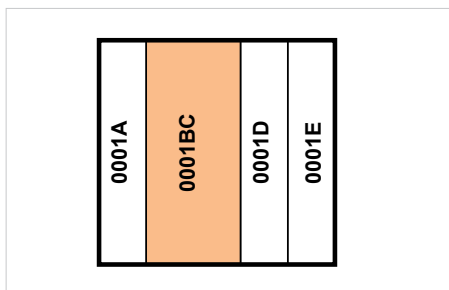
OFFICE AREA ±3,000 SF  
WAREHOUSE AREA ±2,360 SF  
TOTAL SUITE AREA 5,360 SF

CLEAR HEIGHT 12'-0"  
○ GRADE LEVEL DOORS 2  
▲ DOCK HIGH DOORS 0

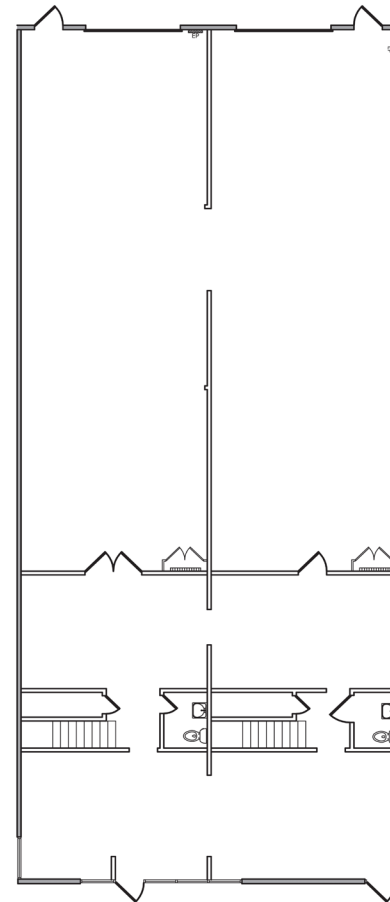
### SITE KEY PLAN:



### BUILDING KEY PLAN:



SECOND FLOOR



GROUND FLOOR

\* Floor Plan not to scale and is approximate.

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## AMENITIES & IMPROVEMENTS

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### NEARBY AMENITIES

- Disneyland
- Angel Stadium
- Honda Center
- OCVibe
- Anaheim Convention Center
- ARTIC (Anaheim Regional Transportation Intermodal Center)

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