

OFFERING MEMORANDUM

1808 W. LINCOLN AVE

ANAHEIM, CA 92801

*Endless Possibilities
Await: Adaptable Office
Space in Anaheim*





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EXECUTIVE SUMMARY

SPACE, FLEXIBILITY, AND OPPORTUNITY.

Boasting 13,705 square feet of adaptable office space on a generous 0.52-acre lot, this 1965-built property stands ready for your vision. The CG zoning opens doors to a wide array of commercial possibilities, allowing you to tailor the space to meet market demands or your specific business needs. With 45 parking spaces, your tenants and their clients will never struggle for convenient access.

Step into a world of possibility with an adaptable office space spread across two floors. The ground level welcomes you with an expansive reception area, setting the stage for a variety of professional uses. Multiple private rooms stand ready to accommodate a diverse range of businesses, from cutting-edge medical practices to upscale beauty services.

The property's versatility shines even brighter on the second floor, currently home to a fully equipped IVF facility. Complete with licensed surgical suites and laboratory space, this premium medical setup offers an additional layer of investment potential.

Location is key, and 1808 W. Lincoln Ave. delivers. Situated in the dynamic Anaheim submarket, the property benefits from proximity to major highways, including I-5 and SR-91, ensuring seamless connectivity across Southern California. The added allure of being near world-famous attractions like Disneyland Resort enhances its appeal to a diverse range of businesses and potential tenants.

Investors will appreciate the property's solid fundamentals: a substantial lot size, flexible zoning, and a strategic position in one of Orange County's most vibrant commercial corridors. Whether you're looking to add value through renovations, reposition the property, or maintain a steady income stream, this Anaheim gem offers the foundation for your next successful venture.



ADDRESS

1808 W. Lincoln Ave
Anaheim, CA 92801

SUBMARKET

Anaheim

PROPERTY TYPE

Office

YEAR BUILT

1965

GROSS BUILDING AREA

± 13,705 SF

LOT SIZE

± 22,931 SF / 0.53 AC

ZONING

CG

PARCEL NUMBER

128-061-01

PARKING SPACES

45 Spaces

(43 parking stalls, 2 handicap)

INVESTMENT HIGHLIGHTS

- Flexible CG zoning supports diverse commercial uses
- Fully equipped IVF facility with surgical and lab space on the second floor
- 45 parking spaces for easy client and tenant access
- Prime Anaheim location, near I-5, SR-91, and Disneyland Resort
- Two floors: reception, private rooms, and specialized medical suites



Property Photos



FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

VALUATION		ANNUALIZED OPERATING DATA		
ASKING PRICE	\$8,650,000		Current	Pro Forma
CURRENT CAP RATE	5.70%	POTENTIAL BASE RENT	\$596,520	\$614,116
PRO FORMA CAP RATE	5.90%	CAM RECOVERIES	\$19,671	\$19,671
GROSS BUILDING AREA	± 13,705 SF	GROSS POTENTIAL INCOME	\$616,191	\$633,787
BUILDING PSF	\$631.16	EFFECTIVE GROSS INCOME	\$616,191	\$633,787
LOT SIZE	± 22,931 SF	OPERATING EXPENSES	(\$123,464)	(\$123,464)
LAND PSF	\$377.22	EXPENSE RATIO	20.0%	19.5%
		Net Operating Income	\$492,727	\$510,323

OPERATING EXPENSES				
	Current	PSF	Pro Forma	PSF
REAL ESTATE TAXES (1.10)	\$95,076	\$6.94	\$95,076	\$6.94
INSURANCE	\$5,748	\$0.42	\$5,748	\$0.42
UTILITIES	\$13,671	\$1.00	\$13,671	\$1.00
CITY BUSINESS CERTIFICATE	\$270	\$0.02	\$270	\$0.02
FIRE & ALARM	\$5,939	\$0.43	\$5,939	\$0.43
ELEVATOR MAINTENANCE	\$2,160	\$0.16	\$2,160	\$0.16
GARDENING	\$600	\$0.04	\$600	\$0.04
Total Operating Expenses	\$123,464	\$9.01	\$123,464	\$9.01

RENT ROLL

				<i>Current</i>					
UNIT #	SPACE USE	SF	BUILDING SHARE	BASE RENT	PSF	CAM	CAM PSF	LEASE TYPE	
1	Office IVF Conculting + Medical	4,568	33.3%	\$25,000	\$5.47	\$0.00	\$0.00	FS	
2	Cosmetic & Aesthetic Medicine	4,568	33.3%	\$7,210	\$1.58	\$500.00	\$0.11	MG	
3	Surrogate Consulting	4,568	33.3%	\$17,500	\$3.83	\$0.00	\$0.00	FS	
MONTHLY TOTAL		13,704 SF		\$49,710	\$3.63 Avg.	\$500	\$0.04 Avg.		
ANNUAL TOTAL		13,704 SF		\$596,520	\$43.53 Avg.	\$6,000	\$0.44 Avg.		

<i>Pro-Forma</i>				<i>Lease Details</i>					
UNIT #	BASE RENT	PSF	LEASE TYPE	START	END	OPTIONS	INCREASE	TERM REMAINING	
1	\$26,250	\$5.75	MG	1/1/22	12/31/26	60 months		2 Years, 1 Month	
2	\$7,426.30	\$1.63	MG	6/1/21	5/31/26			1 Year, 6 Months	
3	\$17,500	\$3.83	MG	1/1/24	12/31/28	60 months		4 Years, 1 Month	
MONTHLY TOTAL		\$51,176.30	\$3.73 Avg.						
ANNUAL TOTAL		\$614,115.60	\$44.81 Avg.						

LOCATION OVERVIEW

MARKET OVERVIEW

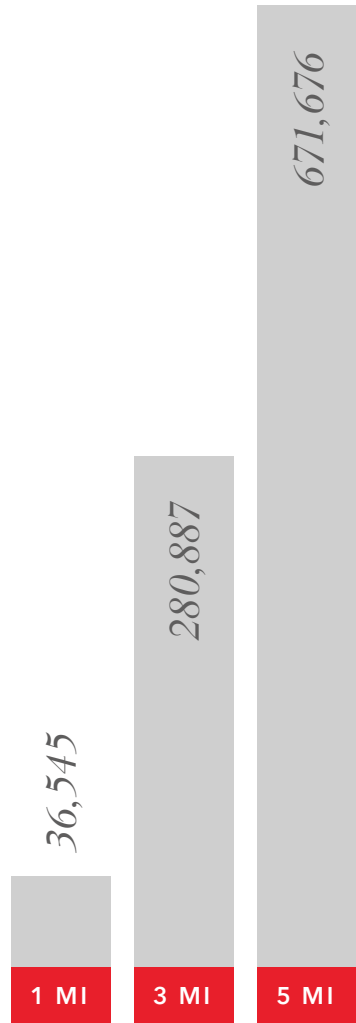
ANAHEIM, CA

Anaheim, CA 92801, is a prominent city in Orange County, California, situated approximately 25 miles southeast of Los Angeles. Known globally as the home of Disneyland Resort, Anaheim attracts millions of visitors annually, contributing significantly to its tourism-driven economy. The city is well-connected by major highways, including Interstate 5 and State Route 91, and is served by John Wayne Airport and Los Angeles International Airport, both within driving distance. Public transportation options include the Anaheim Regional Transportation Intermodal Center (ARTIC), which provides access to Amtrak and Metrolink services.

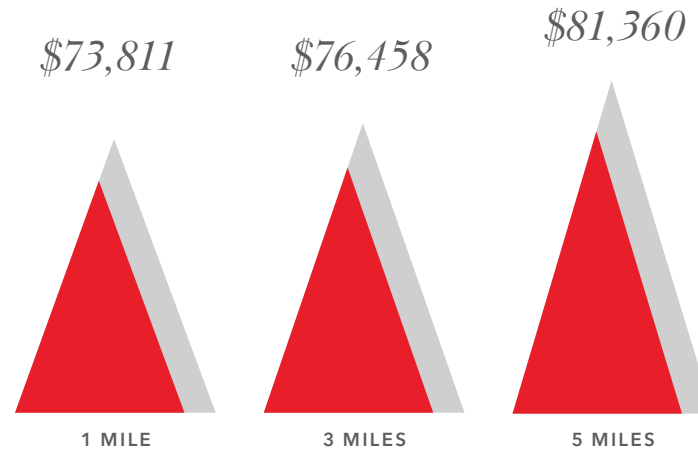
Anaheim's economy is diverse, with strong sectors in tourism, sports, and conventions. The Anaheim Convention Center, the largest on the West Coast, hosts numerous trade shows and events. Major employers include the Walt Disney Company, Anaheim Regional Medical Center, and Kaiser Permanente. According to recent estimates, Anaheim's population is around 350,000, with a median household income of approximately \$76,000. The city boasts several attractions beyond Disneyland, including Angel Stadium (home to MLB's Los Angeles Angels), the Honda Center (home to NHL's Anaheim Ducks), and the Anaheim Packing District, a popular food hall and entertainment complex. The city's strategic location, robust infrastructure, and diverse economic base make it an attractive market for businesses across various industries.

DEMOGRAPHICS

ESTIMATED POPULATION



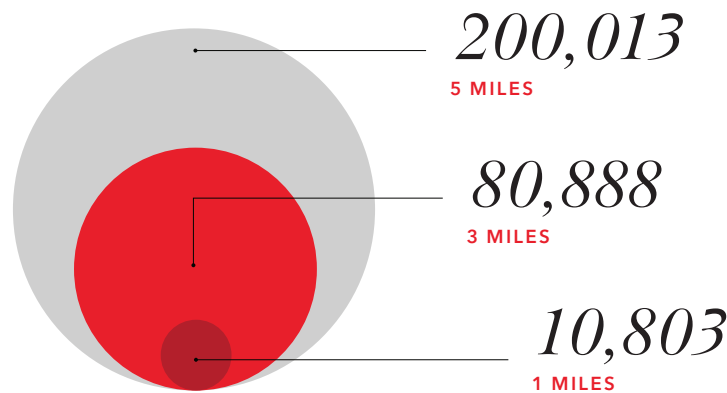
AVERAGE HOUSEHOLD INCOME



MEDIAN AGE



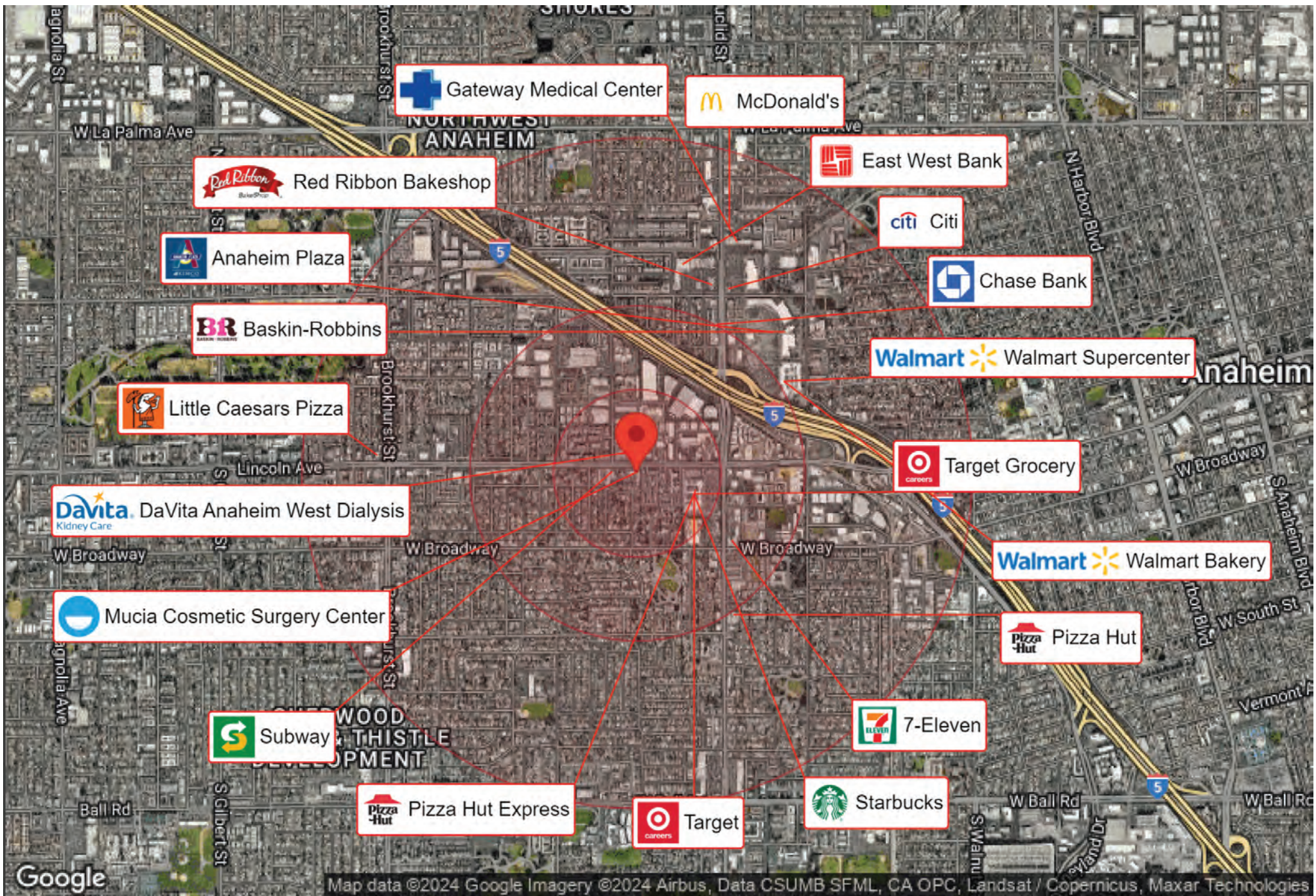
ESTIMATED HOUSEHOLDS



MEDIAN HOME VALUE



Data Source: CoStar



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