



State College Medical Center

215 N State College Blvd, Anaheim, CA 92806



KOTT & CO.
REAL ESTATE

RESIDENTIAL | COMMERCIAL | INDUSTRIAL | INVESTMENT



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State College Medical Center

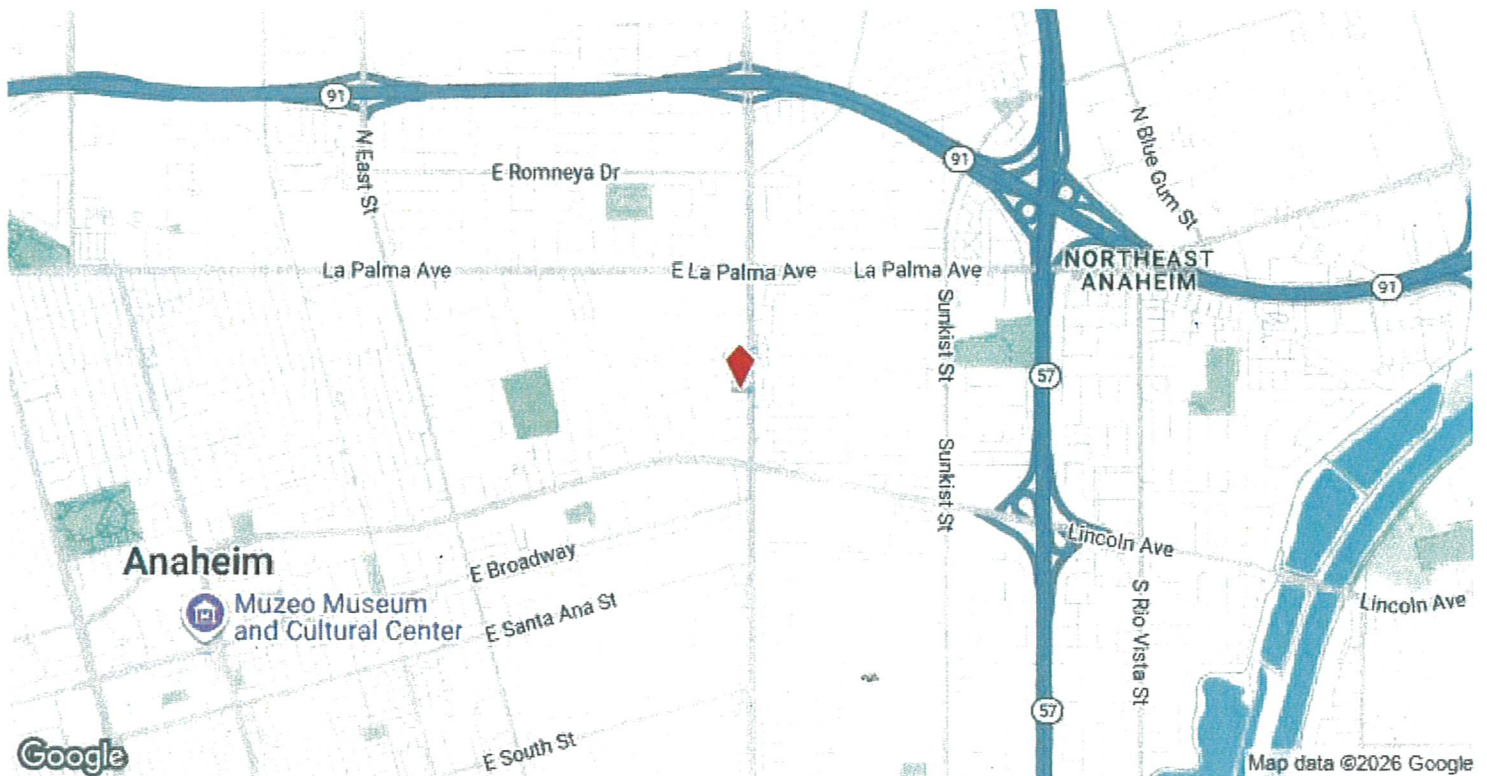
\$24.00 /SF/YR

Suite "C" - Medical use available 2949 SQ FT...

- State College frontage, bus route, easy access to 57 and 91 freeways



Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	13,284 SF
Year Built:	1966
Walk Score ®:	83 (Very Walkable)
Transit Score ®:	43 (Some Transit)
Rental Rate Mo:	\$2.00 /SF/MO



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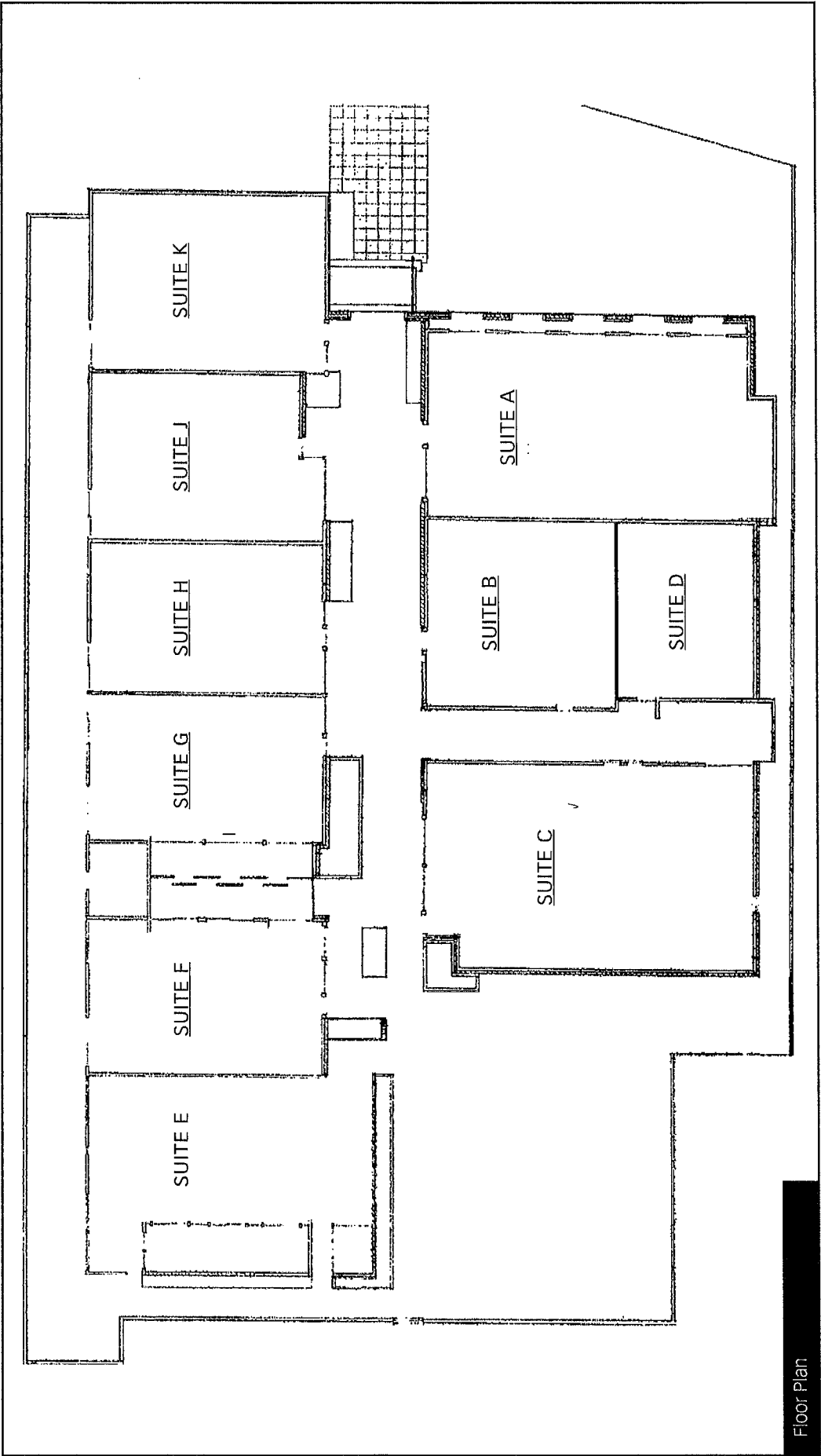
1st Floor Ste C

Space Available	2,949 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 15, 2026
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Single Story 10 unit Medical Plaza. Busy St College frontage with easy access to 57 and 91 Freeways.

Maude Corona, LLC
215N. State College Blvd
Anaheim, CA 92806

Site Plan



Floor Plan

Property Photos



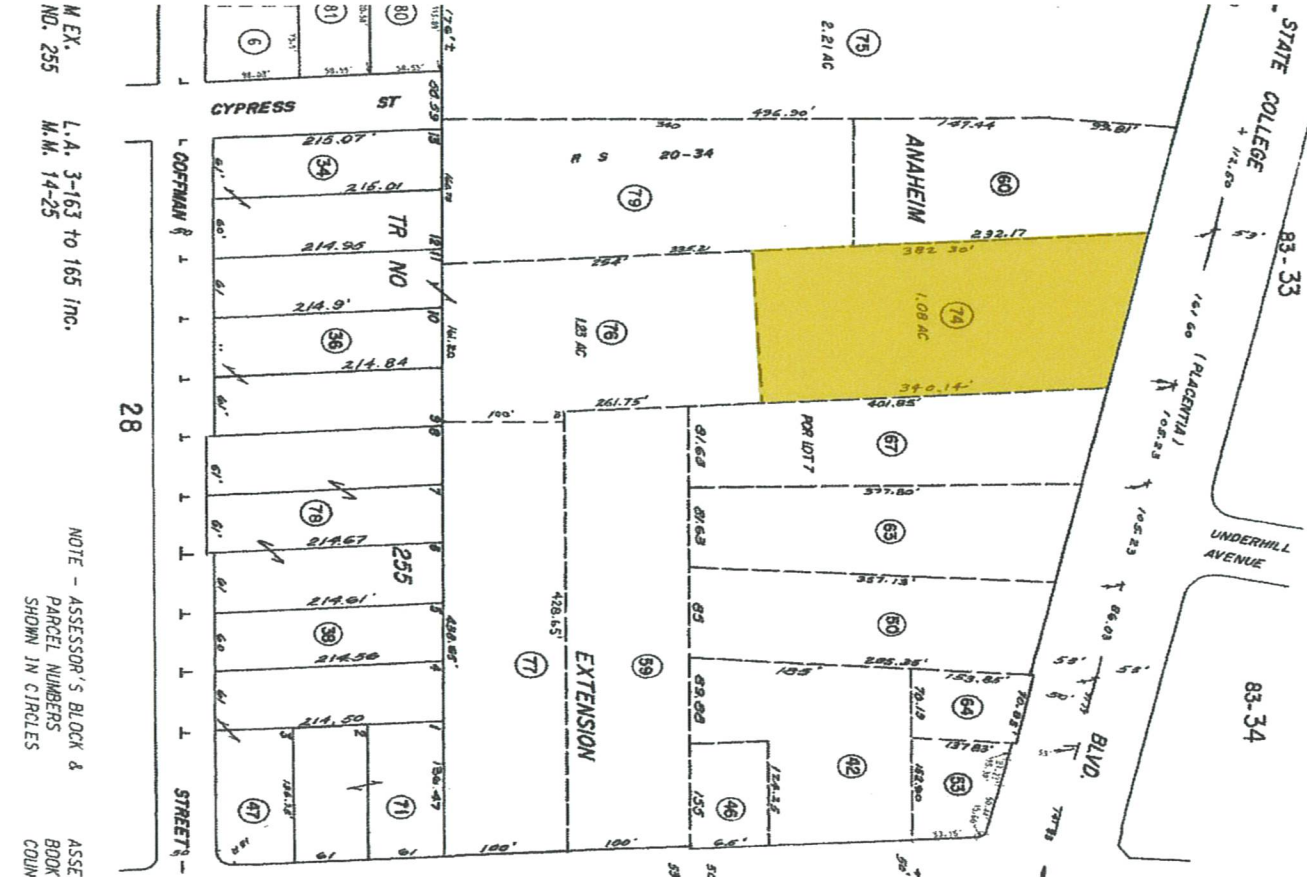
Property Photos



Property Photos



Property Photos



M EX. L.A. 3-163 to 165 INC. NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES ASSESSOR'S BOOK COIN