

ANAHEIM LANDING



**COMING SOON:
A FRESH NEW LOOK—FUTURE RENOVATIONS PLANNED**

Please note these are renderings and subject to change

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

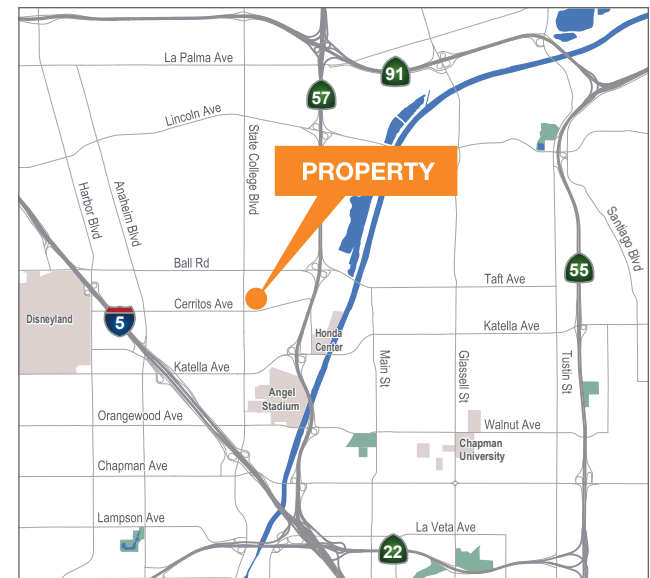
VOIT REAL ESTATE SERVICES
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com.com

Voit
REAL ESTATE SERVICES



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

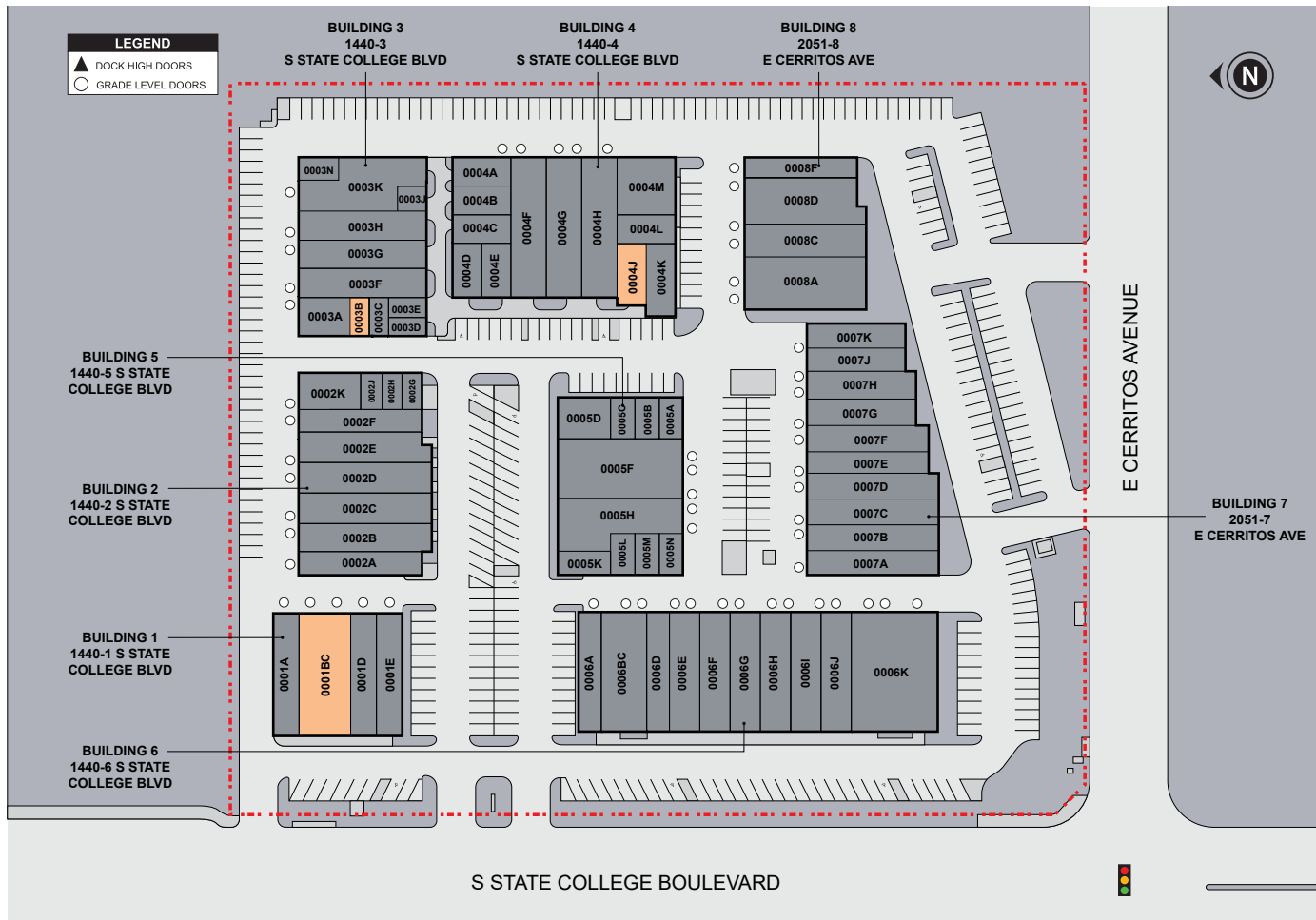


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Voit Real Estate Services, DRE License #01991785.

ANAHEIM LANDING

SITE PLAN

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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

VOIT REAL ESTATE SERVICES
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com.com

ANAHEIM LANDING
1440 S. STATE COLLEGE BLVD.
2031 & 2051 E. CERRITOS AVE.
ANAHEIM, CA 92806

Voit
REAL ESTATE SERVICES

AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
3B	±508	±508	\$1.95 Gross	100% office. Large open office area, and restroom
4J	±1,307	±1,307	\$1.87 Gross	100% office. Reception, private office, large open office area, and 2 restrooms.
1BC	±5,430	±3,000	\$1.70 Gross	Frontage on State College. Showroom, open office area, 5 private offices, conference room, 4 restrooms, and large warehouse with ground level loading doors.

ANAHEIM LANDING

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President

714.935.2379

hsocci@voitco.com

Lic. 01705038

VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750

Anaheim, CA 92806

www.voitco.com.com

ANAHEIM LANDING

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

Voit

REAL ESTATE SERVICES

ANAHEIM LANDING

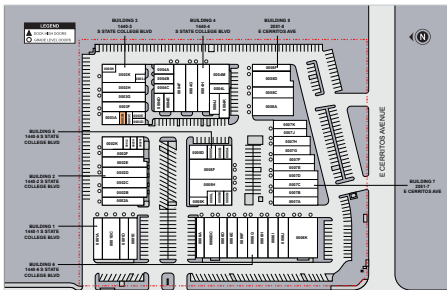
1440 S. State College Blvd., Anaheim, CA

STE 3B

SUITE DATA:

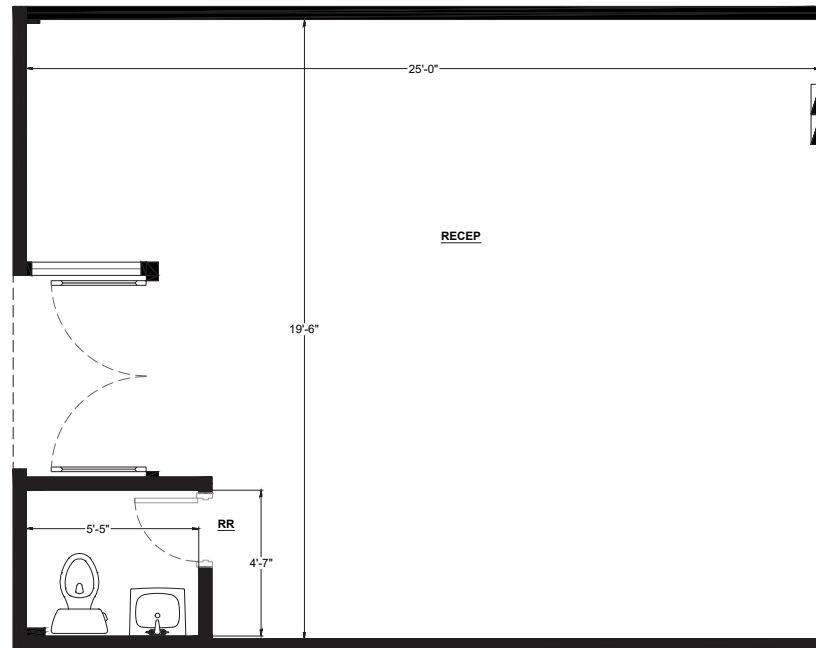
OFFICE AREA ±508 SF
TOTAL SUITE AREA ±508 SF

SITE KEY PLAN:



BUILDING KEY PLAN:

0003N	0003K	0003J
0003H		
0003G		
0003F		
0003A	0003B	0003E
	0003C	0003D



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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

VOIT REAL ESTATE SERVICES
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com.com

ANAHEIM LANDING
1440 S. STATE COLLEGE BLVD.
2031 & 2051 E. CERRITOS AVE.
ANAHEIM, CA 92806

Voit
REAL ESTATE SERVICES

ANAHEIM LANDING

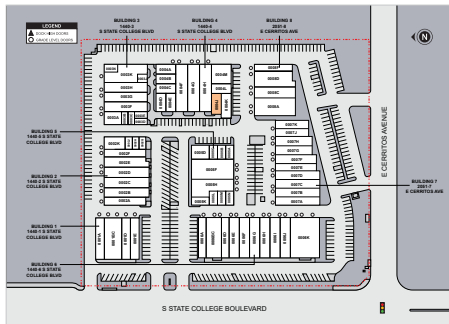
1440 S. State College Blvd., Anaheim, CA

STE 4J

SUITE DATA:

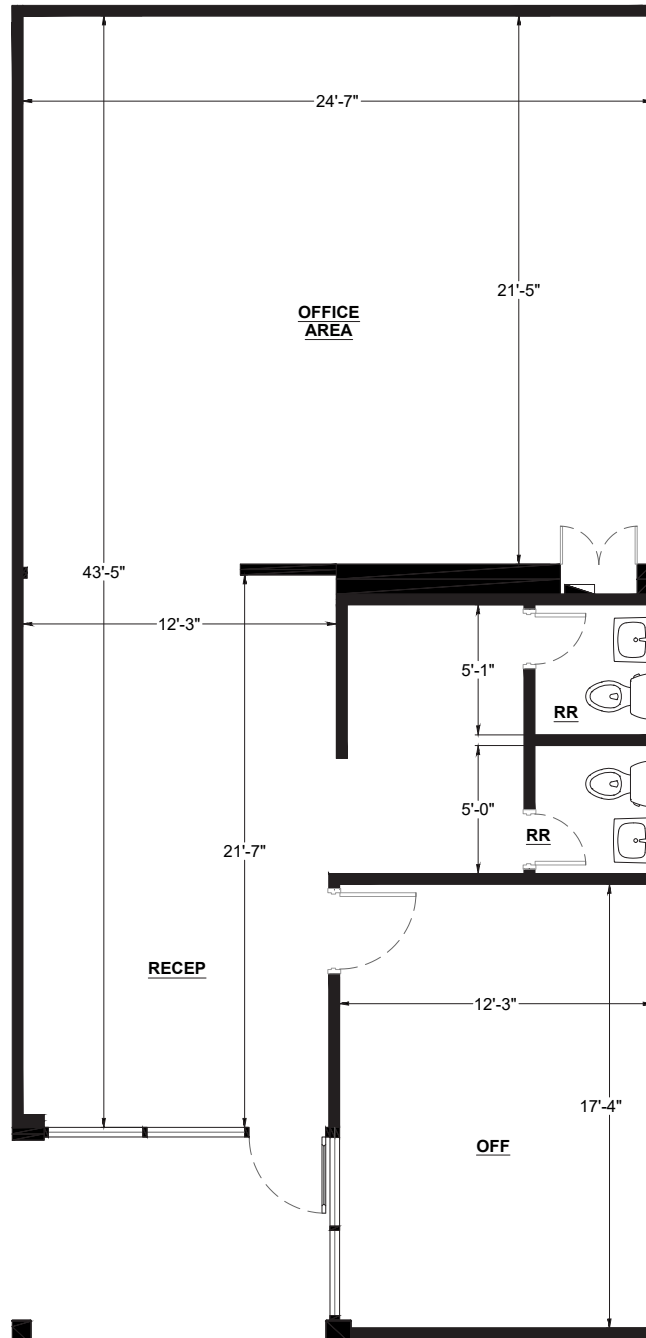
OFFICE AREA ±1,307 SF
TOTAL SUITE AREA ±1,307 SF

SITE KEY PLAN:



BUILDING KEY PLAN:

0004A	0004F	0004G	0004H	0004M
0004B				0004L
0004C				0004J
0004D	0004E			0004K



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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

VOIT REAL ESTATE SERVICES
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

ANAHEIM LANDING
1440 S. STATE COLLEGE BLVD.
2031 & 2051 E. CERRITOS AVE.
ANAHEIM, CA 92806

Voit
REAL ESTATE SERVICES

ANAHEIM LANDING

1440 S. State College Blvd., Anaheim, CA

STE 1BC

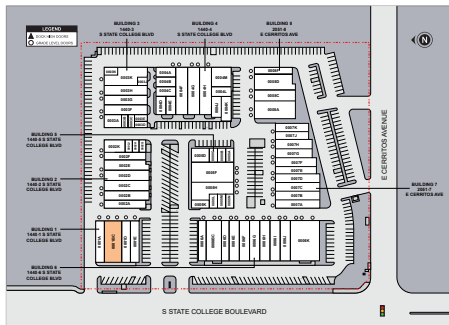
SUITE DATA:

OFFICE AREA ±3,000 SF
WAREHOUSE AREA ±2,430 SF
TOTAL SUITE AREA ±5,430 SF

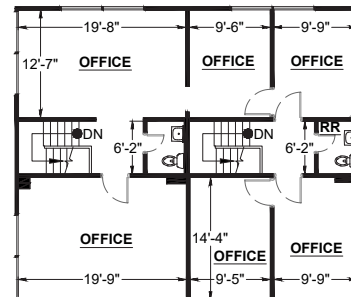
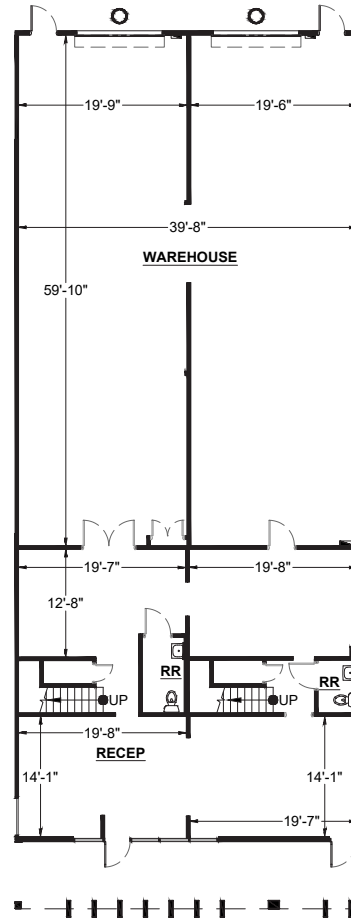
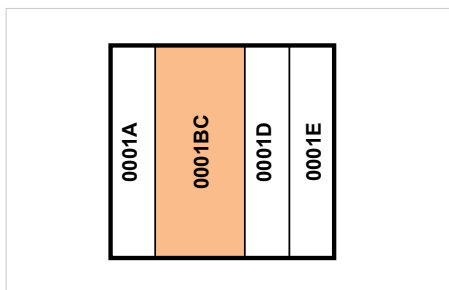
CLEAR HEIGHT 12'-2" - 13'-2"

O GRADE LEVEL DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President

714.935.2379

hsocci@voitco.com

Lic. 01705038

VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750

Anaheim, CA 92806

www.voitco.com.com

ANAHEIM LANDING

1440 S. STATE COLLEGE BLVD.

2031 & 2051 E. CERRITOS AVE.

ANAHEIM, CA 92806

Voit

REAL ESTATE SERVICES

ANAHEIM LANDING

AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

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

FOR MORE INFORMATION

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

VOIT REAL ESTATE SERVICES
 2400 E. Katella Avenue, Suite 750
 Anaheim, CA 92806
 www.voitco.com.com

ANAHEIM LANDING
 1440 S. STATE COLLEGE BLVD.
 2031 & 2051 E. CERRITOS AVE.
 ANAHEIM, CA 92806

Voit
 REAL ESTATE SERVICES

NEARBY AMENITIES