

Pacific West Headquarters

1601 E Orangewood Ave, Anaheim CA 92805



FOR LEASE



THE SPACE

Location	1601 E Orangewood Ave Anaheim, CA 92805
County	Orange
APN	232-081-22
Traffic Count	20,000
Size	1,760 SF
Space	For Lease
Rent Per SF (Annual)	\$31.00 PSF (Yearly)
Lease Type	MG

Notes \$1.34 CAM Sqft/Yr



HIGHLIGHTS

- ❖ Renovated in 2006, Welcome to the Pacific West Association of Realtors Headquarters located on the 1600 Block of E Orangewood Ave, located in the Platinum Triangle District. Starting outside, you have easy-to-access parking, with ramp access to the front entry of the building. The exterior architecture features large glass panels accented by brick. Inside the building, you have a general reception area that has high foot traffic, primarily coming from Pacific West Association of Realtor's 11,000+ Professional Members. The hallways on the ground floor are lined with neutral-toned tile, glass office doors, and personalized office number plaques. Each office features cherry wood built-in storage with carpeted aisles. The building also features a drop ceiling for easy tenant IT retrofits and networking. All suites offer flexible configurations for any administrative use. From day one, your tenancy will be amongst the top business professionals in the real estate industry.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
30,705	244,031	742,228

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$112,306	\$118,805	\$118,475

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,527	74,553	213,719

PROPERTY FEATURES

CURRENT OCCUPANCY	66.66%
TOTAL TENANTS	3
BUILDING SF	22,000
GLA (SF)	22,000
LAND SF	47,480
LAND ACRES	1.09
YEAR BUILT	1980
YEAR RENOVATED	2006
ZONING TYPE	I
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	66
PARKING RATIO	3.0
CORNER LOCATION	No
NUMBER OF INGRESSES	1
NUMBER OF EGRESSSES	1

MECHANICAL

HVAC	Shared/Single
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Standard/Shared
LIGHTING	Drop Ceiling

CONSTRUCTION

FOUNDATION	Slab
PARKING SURFACE	Asphalt

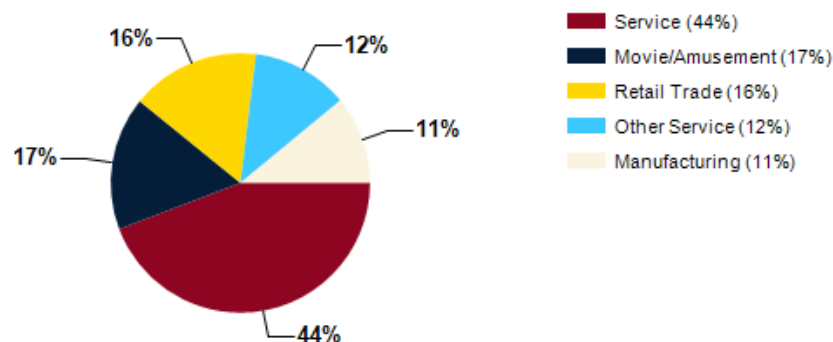
TENANT INFORMATION

MAJOR TENANT/S	Pacific West Association of Realtors
LEASE TYPE	MG

Location

- ❖ The property is located in the Platinum Triangle district of Anaheim, known for its vibrant mix of office buildings, residential complexes, and entertainment venues such as Angel Stadium and the Honda Center.
- ❖ The area is a hub for major corporations, including Kaiser Permanente, City National Grove of Anaheim, and the Anaheim Regional Transportation Intermodal Center (ARTIC).
- ❖ With easy access to major freeways such as the 5, 57, and 22, the property offers convenient connectivity to the rest of Orange County and the greater Los Angeles area.
- ❖ Residents and employees in the Platinum Triangle have access to various dining options, shopping centers like the Outlets at Orange, and recreational facilities like the nearby Anaheim Packing District.
- ❖ The ongoing development in the Platinum Triangle, coupled with its strategic location and diverse amenities, makes it an attractive choice for businesses looking to establish a presence in a dynamic and growing area.

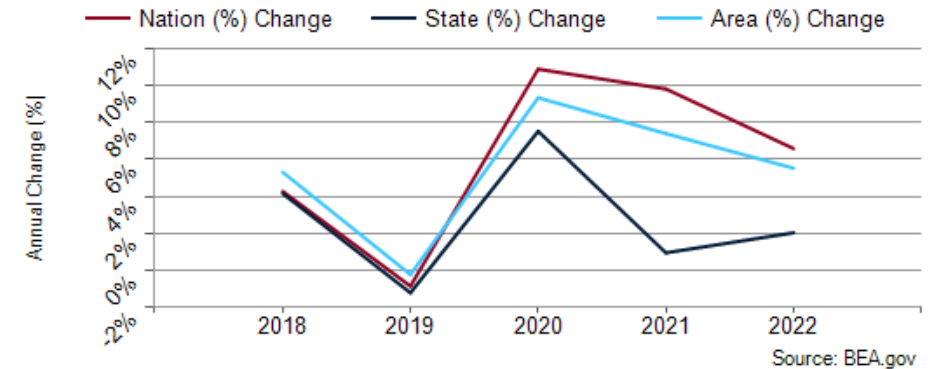
Major Industries by Employee Count

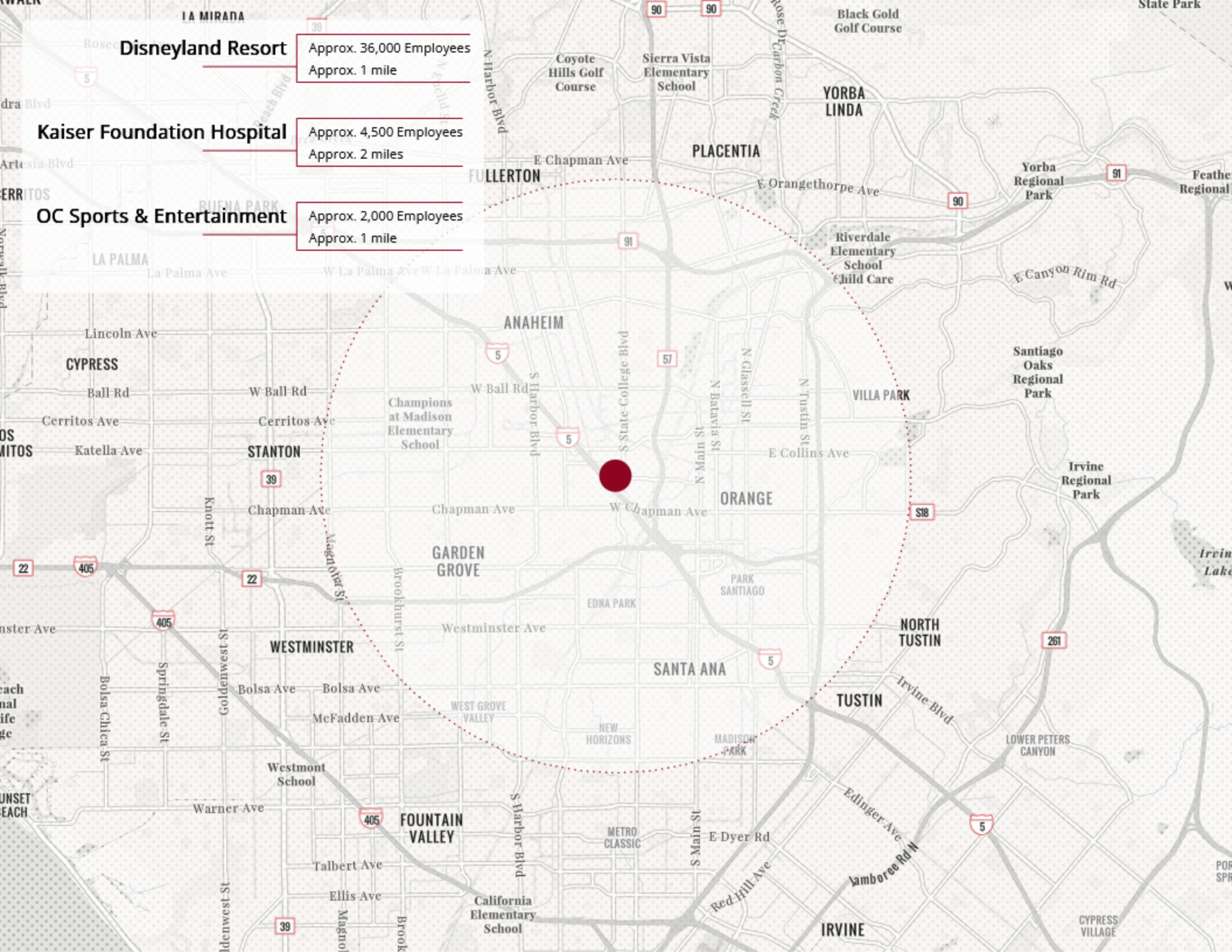


Largest Employers

Disneyland Resort	36,000
Kaiser Foundation Hospital	4,500
OC Sports & Entertainment	2,000
Northgate González Markets	1,000
Hilton Anaheim	900
Anaheim Regional Medical Center	885
L-3 Harris Technologies	850
West Anaheim Medical Center	740

Orange County GDP Trend





Disneyland Resort

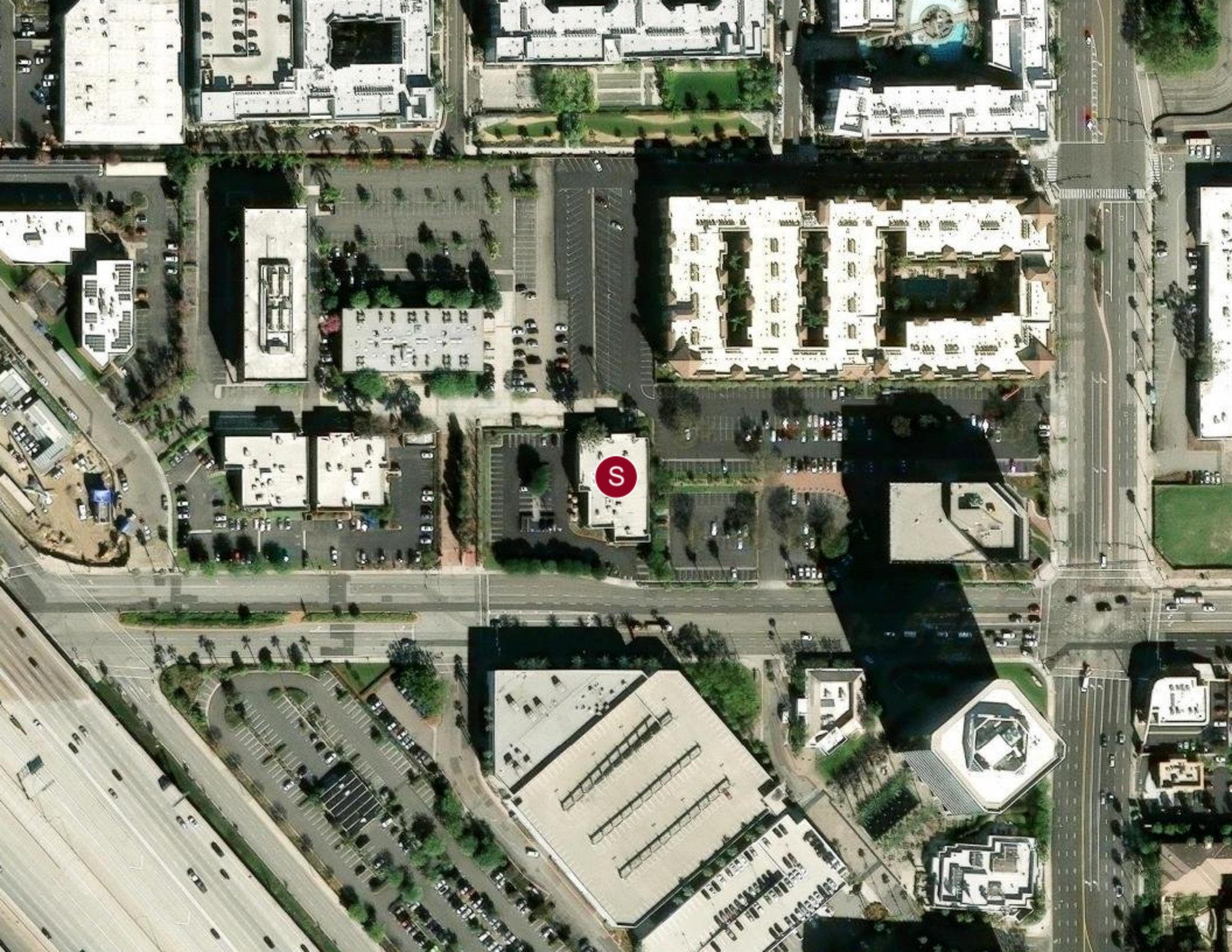
Approx. 36,000 Employees
Approx. 1 mile

Kaiser Foundation Hospital

Approx. 4,500 Employees
Approx. 2 miles

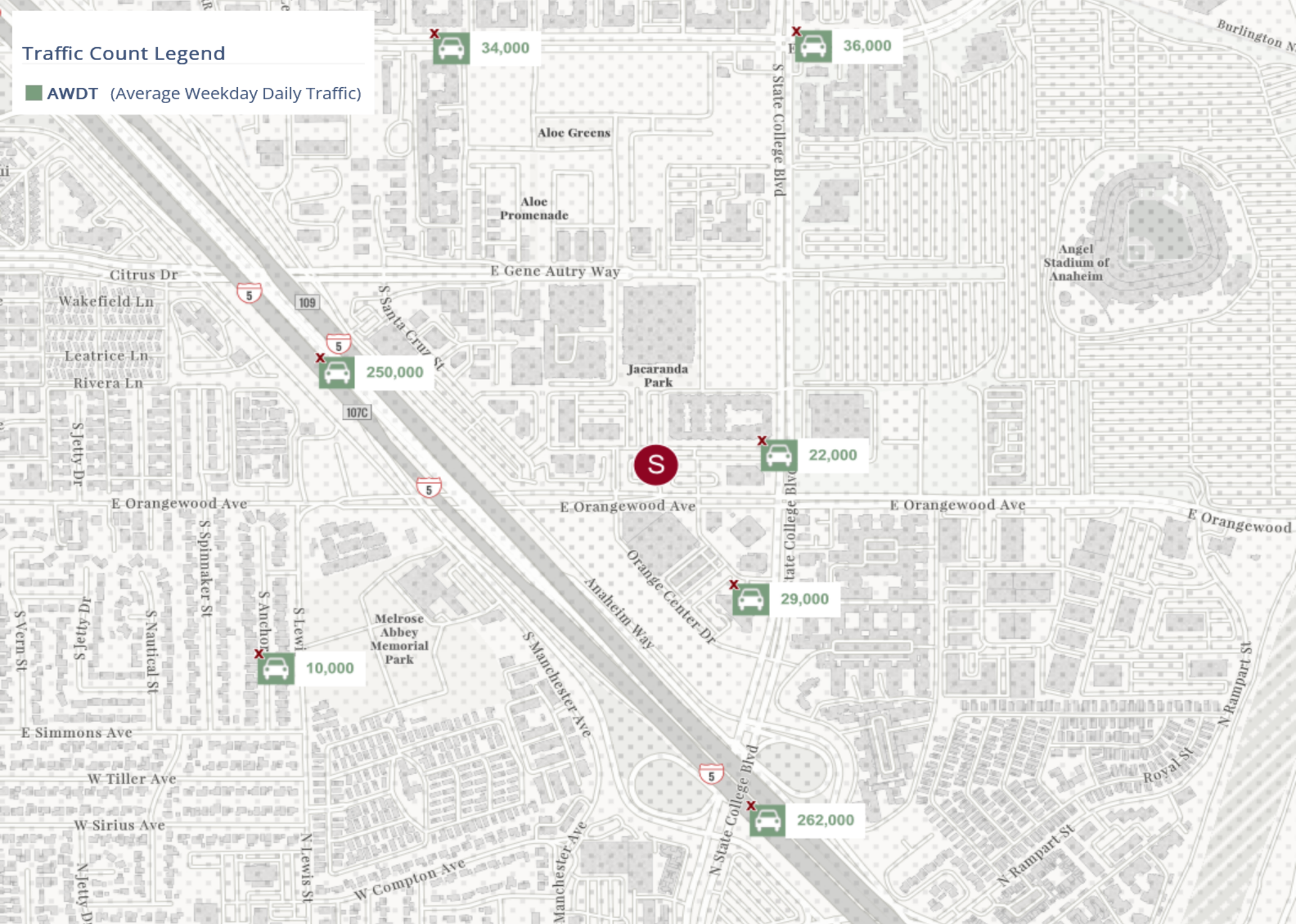
OC Sports & Entertainment

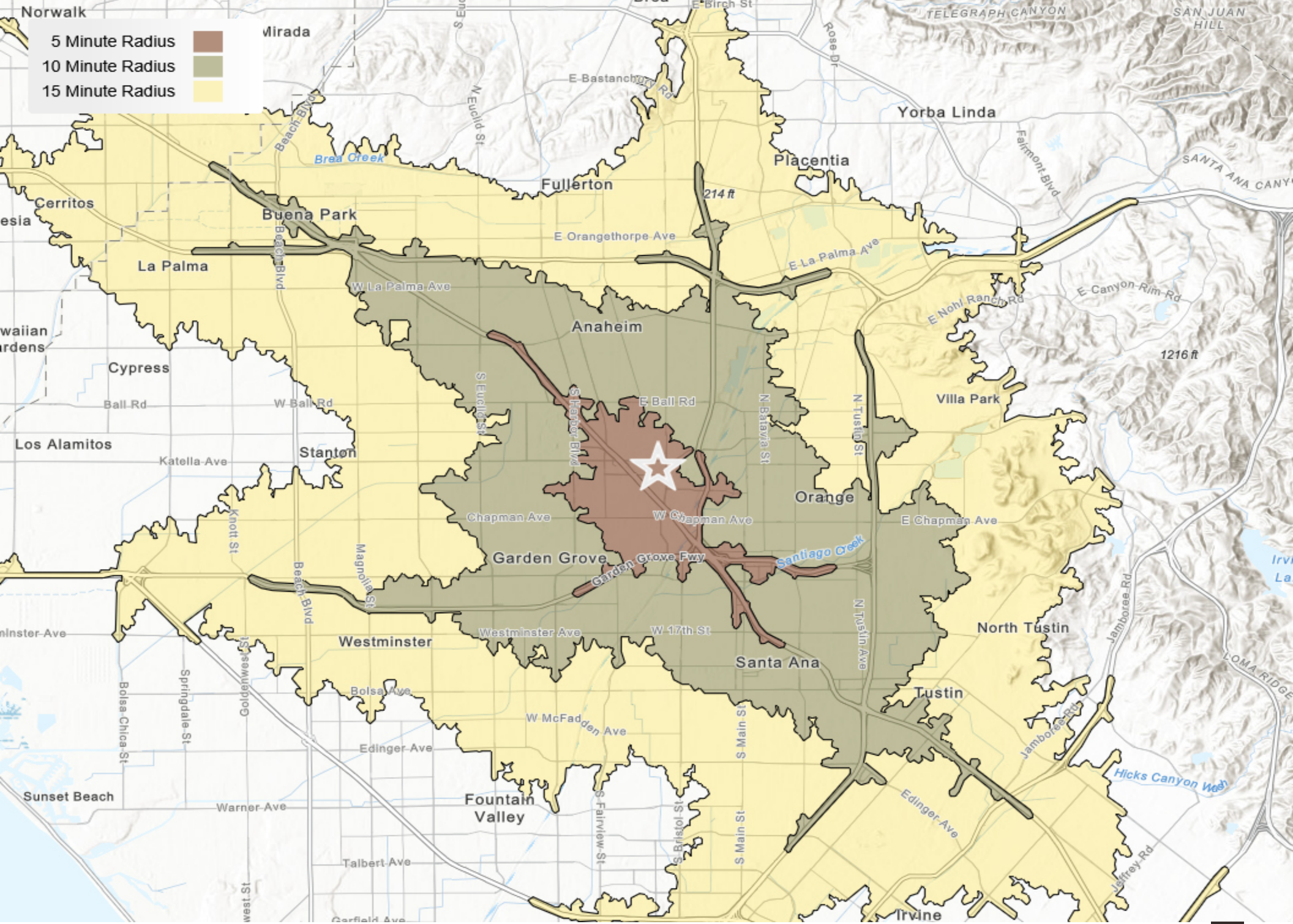
Approx. 2,000 Employees
Approx. 1 mile



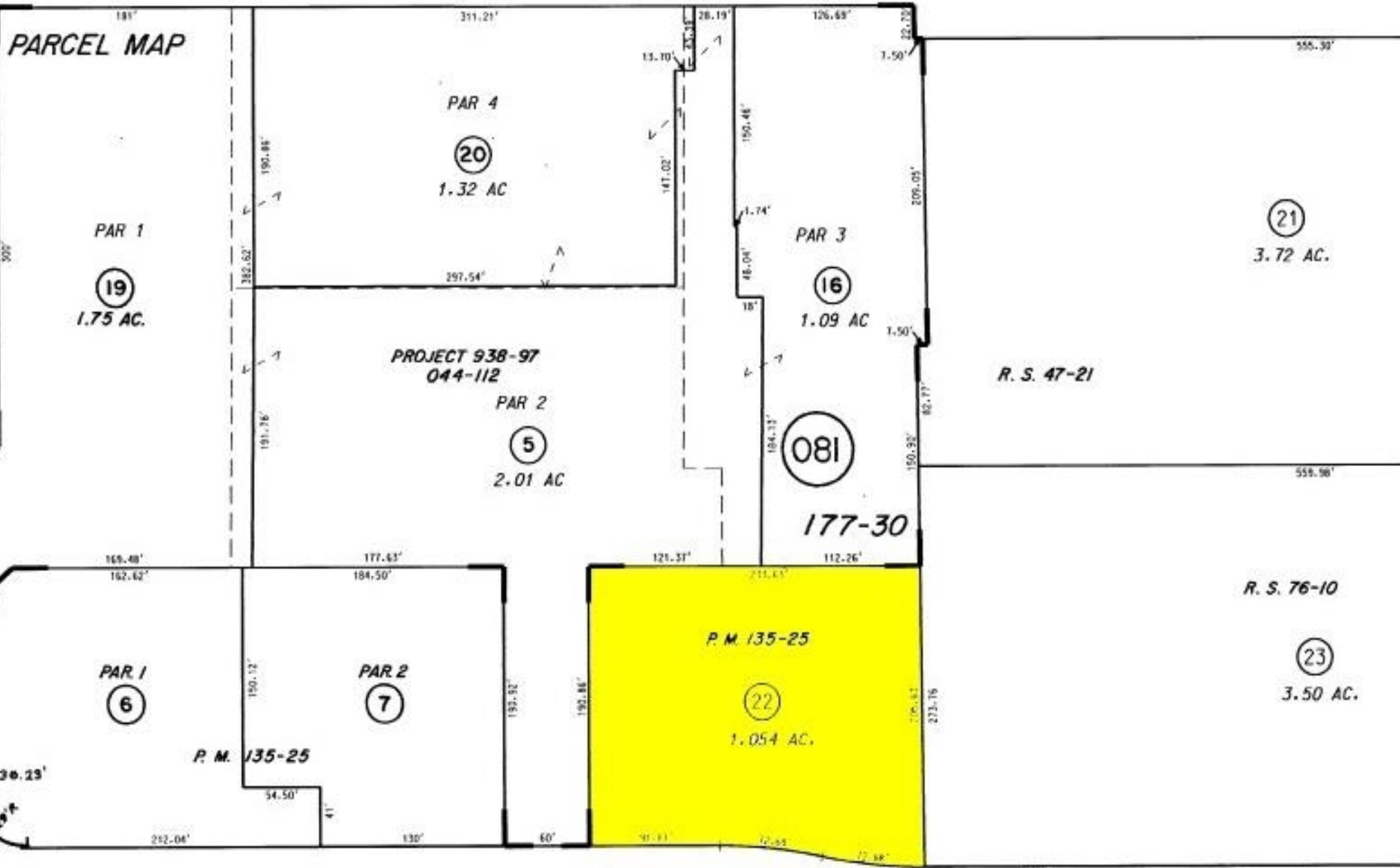
Traffic Count Legend

 **AWDT** (Average Weekday Daily Traffic)





PARCEL MAP



PAR 1
19
1.75 AC.

PAR 4
20
1.32 AC

PAR 3
16
1.09 AC

PAR 2
5
2.01 AC

081
177-30

PAR 1
6

PAR 2
7

22
1.054 AC.

21
3.72 AC.

23
3.50 AC.

PROJECT 938-97
044-112

P. M. 135-25

P. M. 135-25

R. S. 47-21

R. S. 76-10

ORANGEWOOD







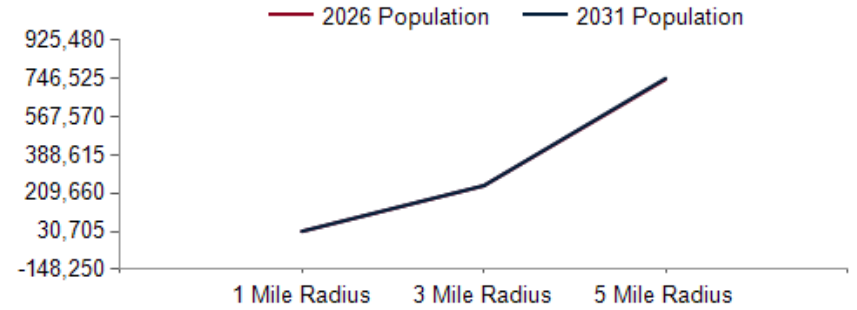




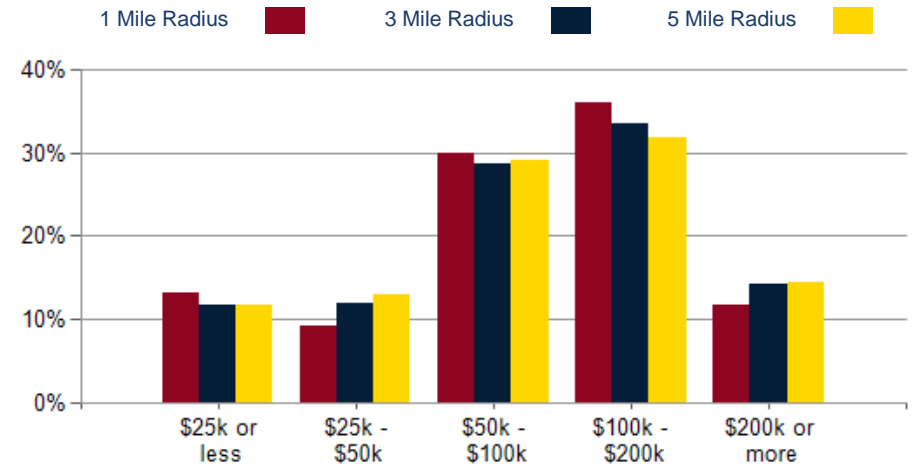


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,549	227,618	743,774
2010 Population	22,140	233,820	746,131
2026 Population	30,705	244,031	742,228
2031 Population	31,188	244,738	746,525
2026 African American	1,330	5,012	12,674
2026 American Indian	478	4,780	16,490
2026 Asian	5,806	45,454	147,244
2026 Hispanic	15,725	142,651	449,842
2026 Other Race	10,055	81,286	258,779
2026 White	8,860	64,830	176,515
2026 Multiracial	4,007	41,675	127,906
2026-2031: Population: Growth Rate	1.55%	0.30%	0.60%

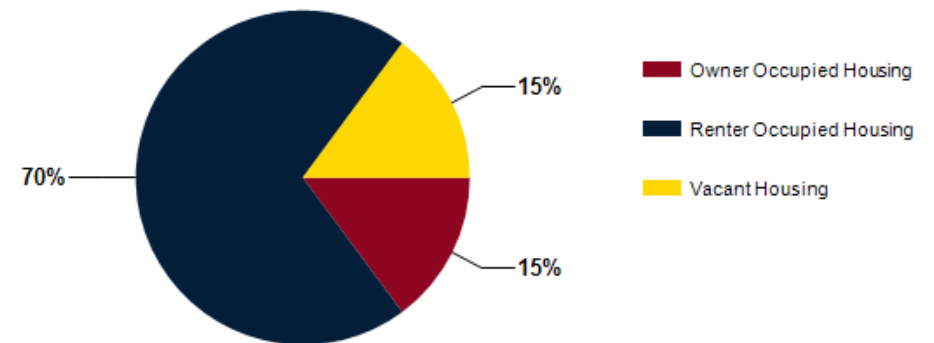
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	716	5,074	14,079
\$15,000-\$24,999	666	3,586	10,890
\$25,000-\$34,999	238	3,142	9,926
\$35,000-\$49,999	733	5,696	17,760
\$50,000-\$74,999	1,505	11,357	32,685
\$75,000-\$99,999	1,642	10,105	29,460
\$100,000-\$149,999	2,581	15,545	42,562
\$150,000-\$199,999	1,211	9,490	25,489
\$200,000 or greater	1,232	10,548	30,859
Median HH Income	\$95,410	\$94,809	\$91,828
Average HH Income	\$112,306	\$118,805	\$118,475



2026 Household Income



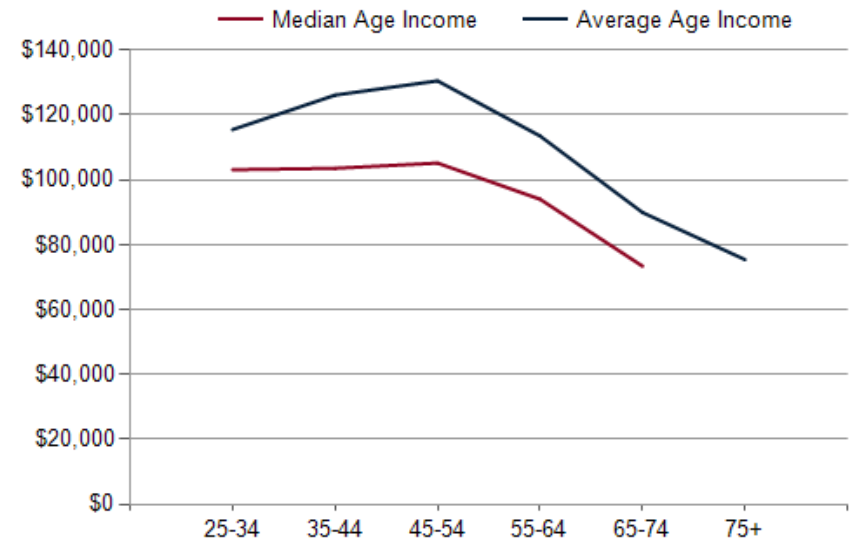
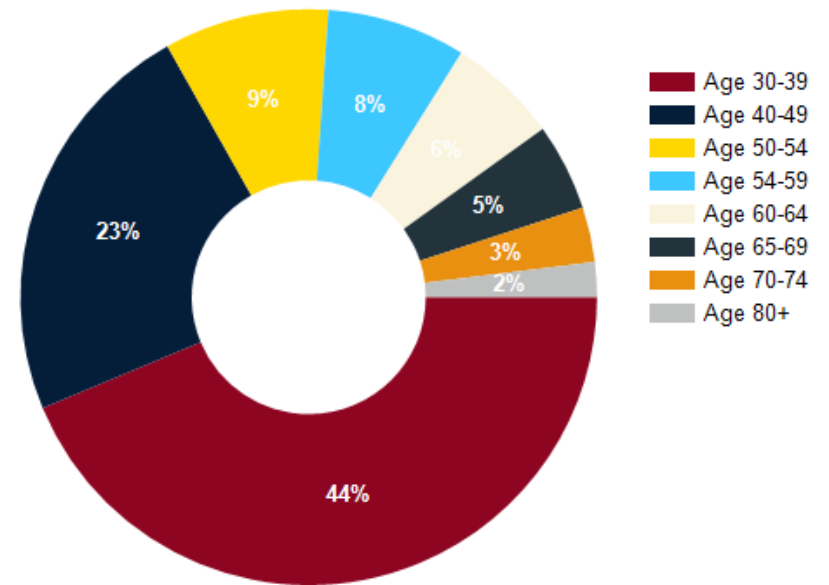
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,228	22,437	63,562
2026 Population Age 35-39	3,097	18,771	53,726
2026 Population Age 40-44	2,145	16,528	50,217
2026 Population Age 45-49	1,731	14,448	44,972
2026 Population Age 50-54	1,550	14,991	46,887
2026 Population Age 55-59	1,305	14,054	44,201
2026 Population Age 60-64	1,037	12,516	39,838
2026 Population Age 65-69	820	10,677	33,754
2026 Population Age 70-74	516	8,187	25,734
2026 Population Age 75-79	328	5,804	18,040
2026 Population Age 80-84	206	3,638	11,547
2026 Population Age 85+	170	3,690	10,773
2026 Population Age 18+	25,896	195,716	585,806
2026 Median Age	32	35	36
2031 Median Age	33	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,142	\$98,546	\$94,067
Average Household Income 25-34	\$115,494	\$118,489	\$114,796
Median Household Income 35-44	\$103,573	\$109,850	\$106,059
Average Household Income 35-44	\$126,134	\$137,273	\$135,399
Median Household Income 45-54	\$105,168	\$111,862	\$108,035
Average Household Income 45-54	\$130,527	\$138,403	\$137,475
Median Household Income 55-64	\$94,037	\$103,815	\$101,075
Average Household Income 55-64	\$113,531	\$128,538	\$128,507
Median Household Income 65-74	\$73,397	\$77,257	\$77,698
Average Household Income 65-74	\$89,932	\$100,328	\$102,841
Average Household Income 75+	\$75,424	\$72,445	\$75,382

Population By Age



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