

# 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
Square Feet	2,500
Rent Per SF (Annual)	\$25.80
Lease Type	MG
Floor	1

Notes \$1.08 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 EGRESSES	1

## MECHANICAL

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

## CONSTRUCTION

FOUNDATION	Slab
PARKING SURFACE	Asphalt

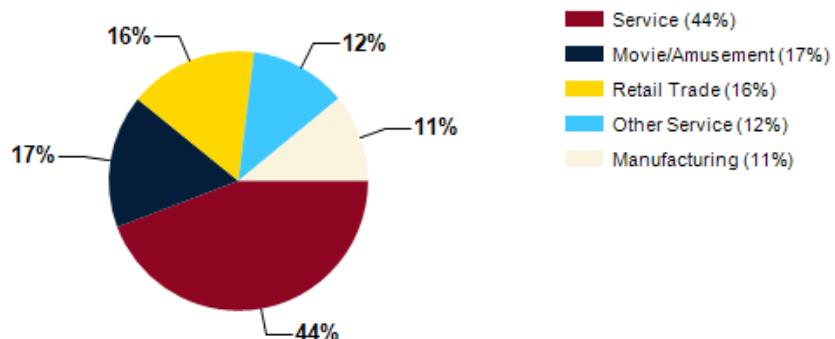
## TENANT INFORMATION

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

## 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.

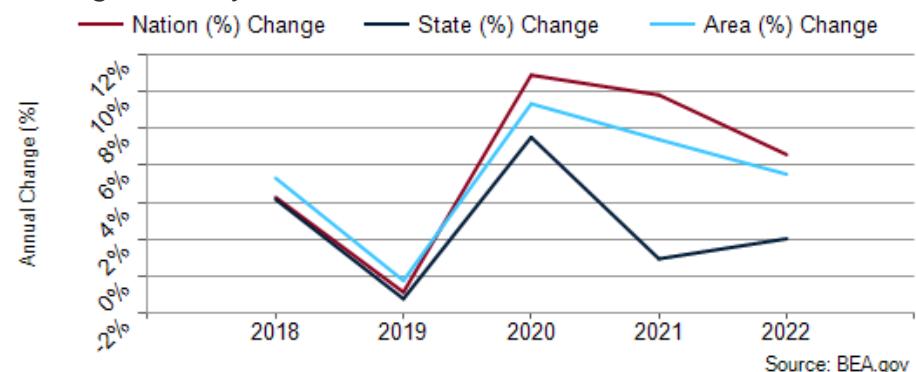
## Major Industries by Employee Count



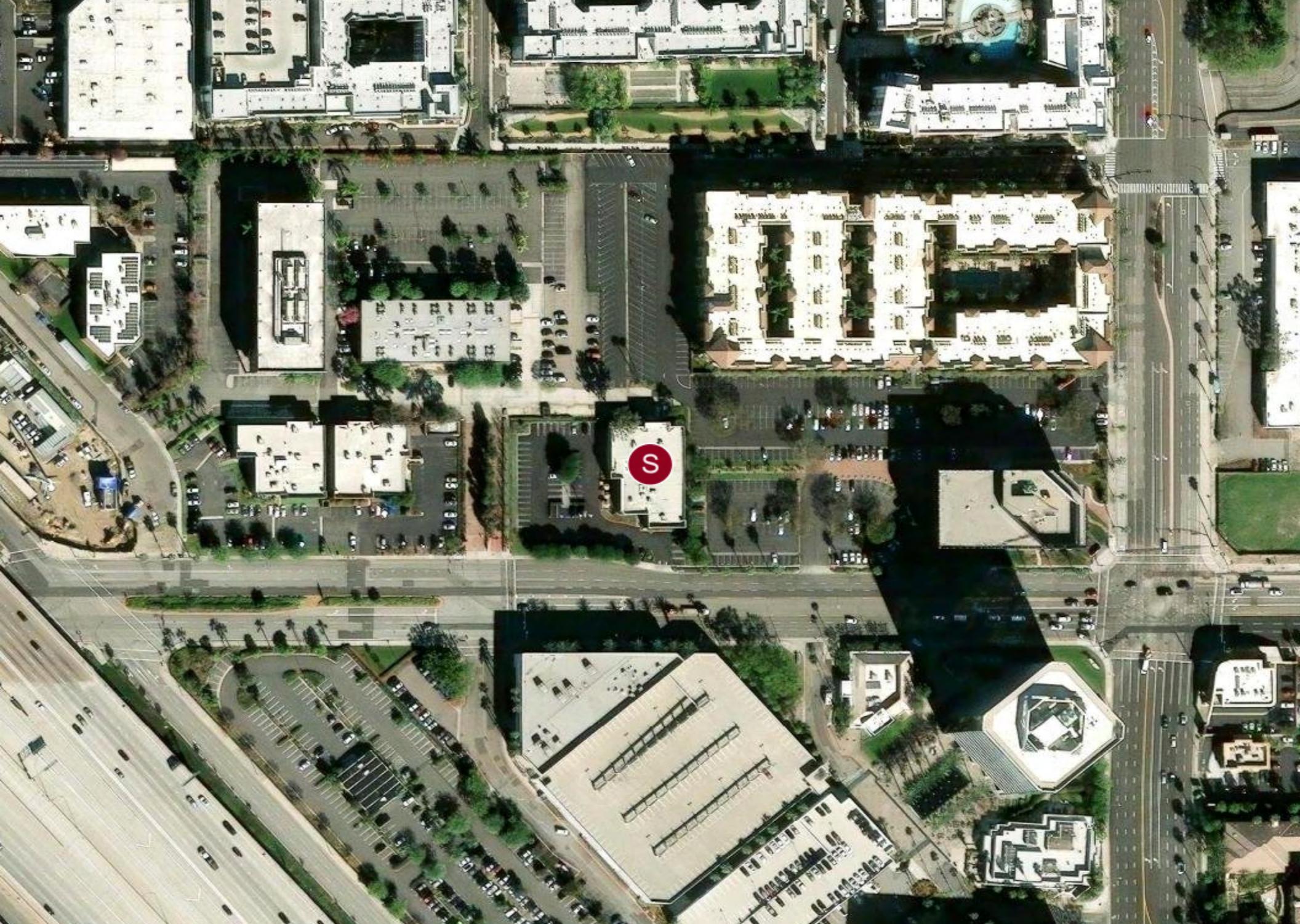
## Largest Employers

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

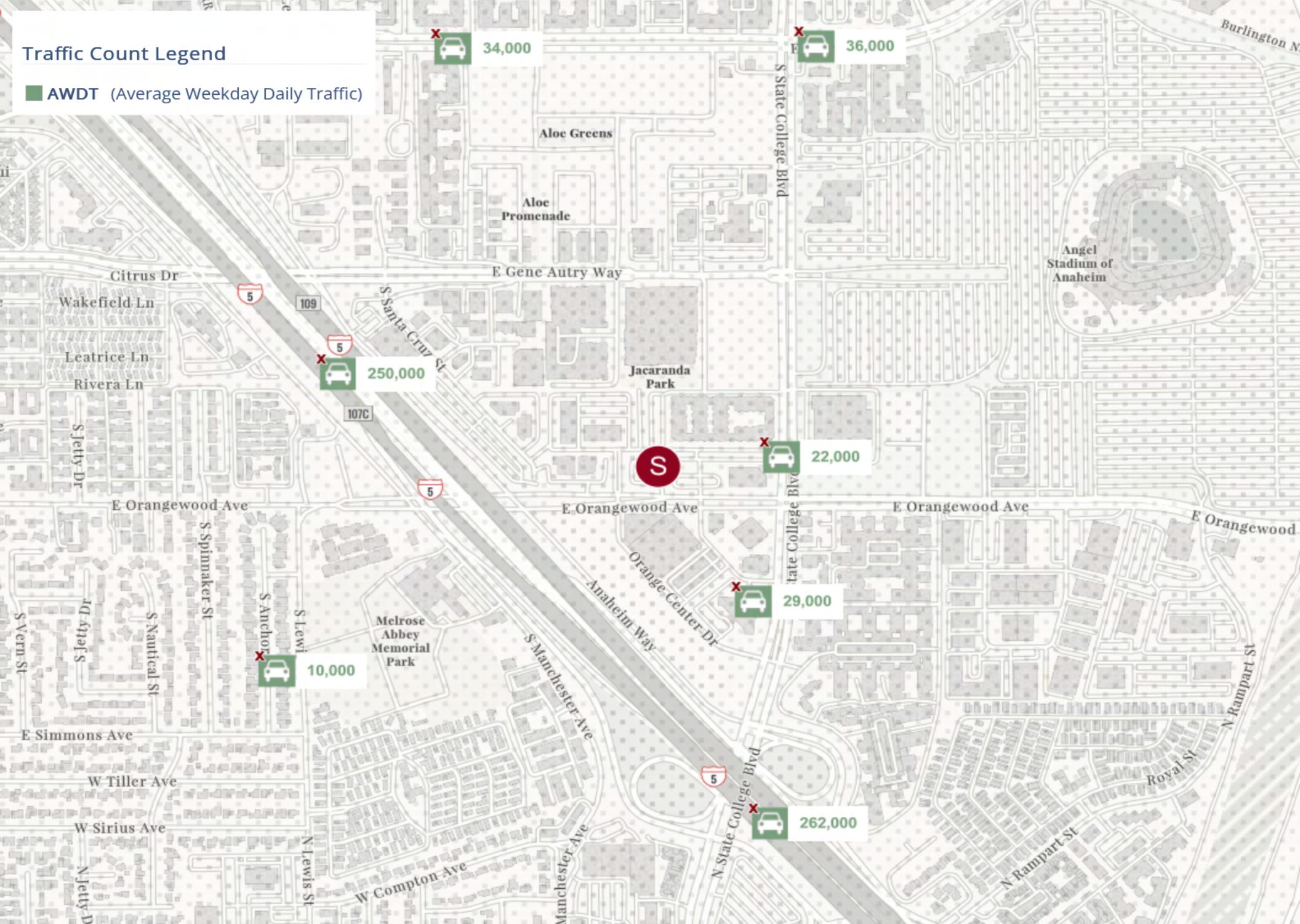


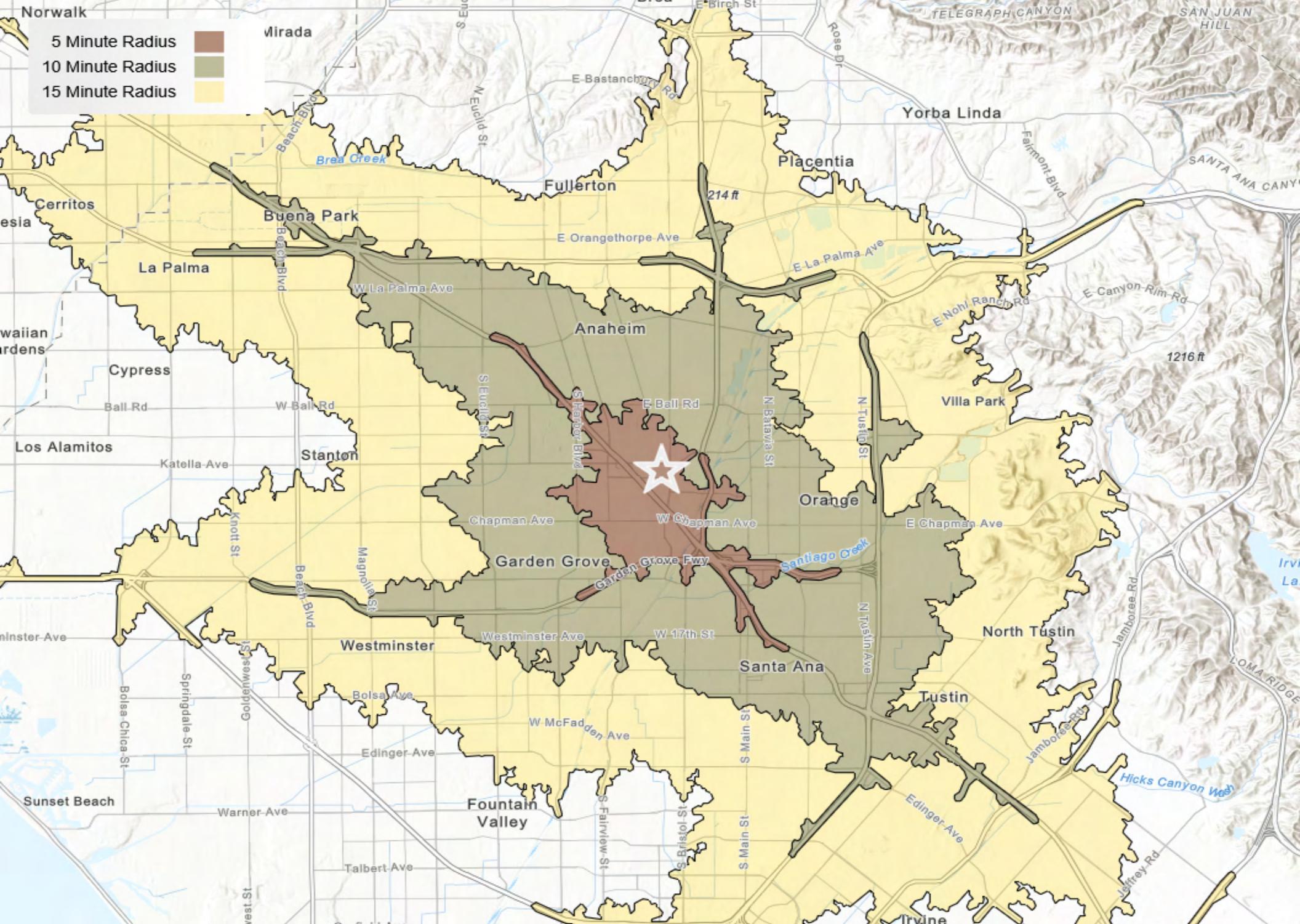




## Traffic Count Legend

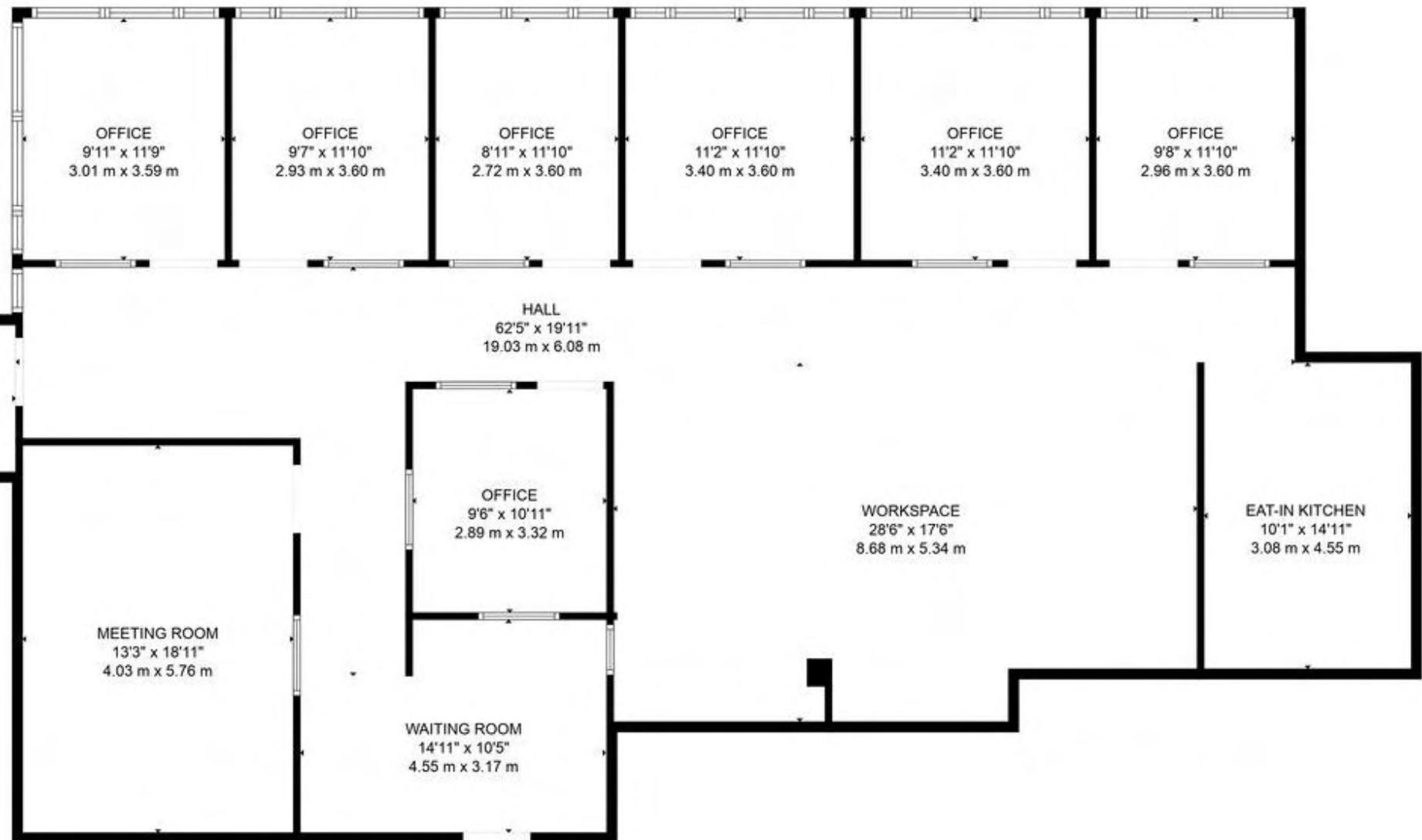
AWDT (Average Weekday Daily Traffic)



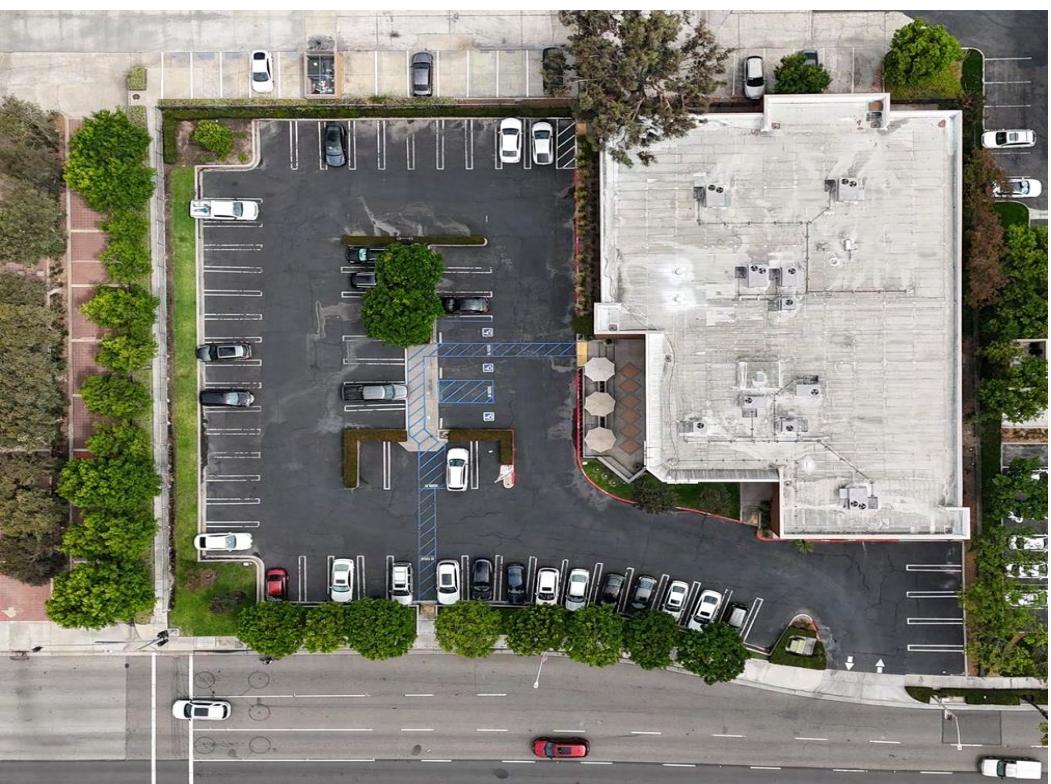


**PARCEL MAP**



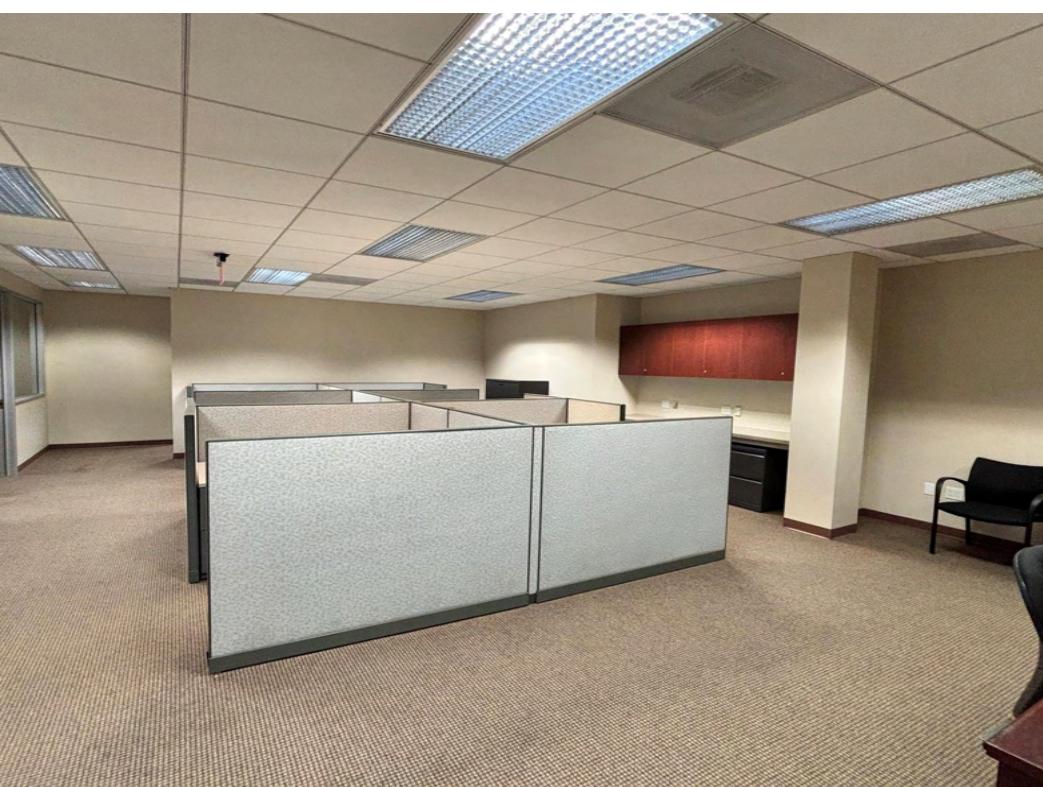


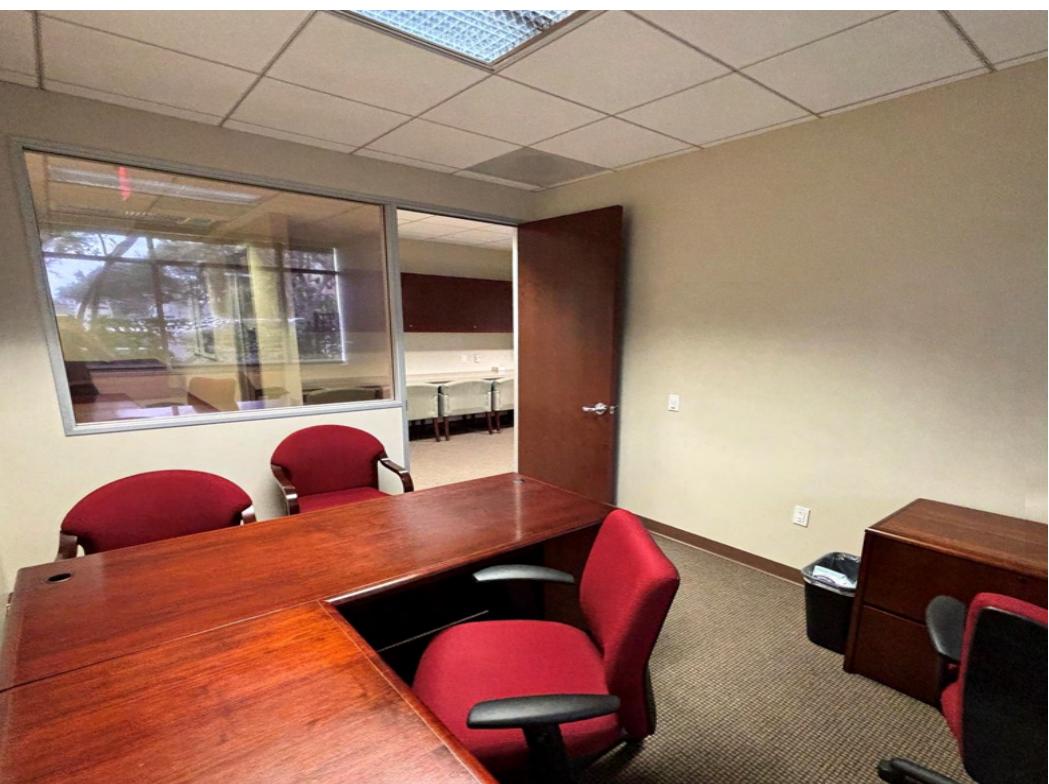












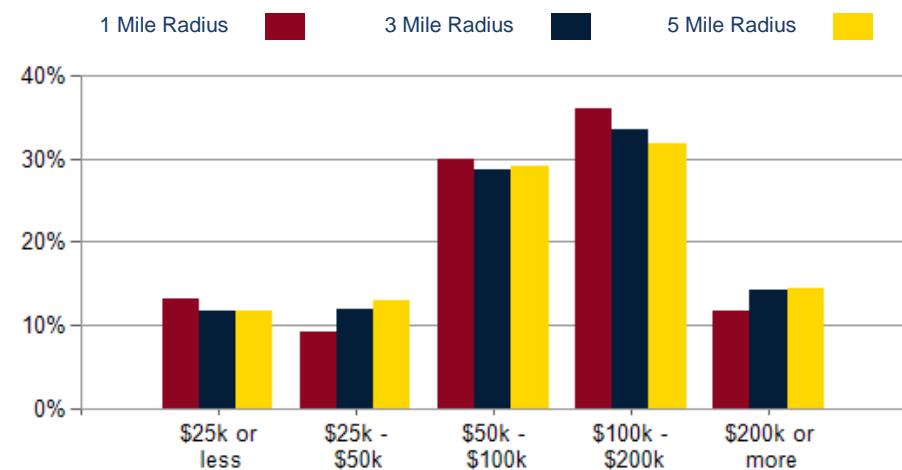


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,549	227,618	743,774
2010 Population	22,140	233,820	746,131
2025 Population	30,705	244,031	742,228
2030 Population	31,188	244,738	746,525
2025 African American	1,330	5,012	12,674
2025 American Indian	478	4,780	16,490
2025 Asian	5,806	45,454	147,244
2025 Hispanic	15,725	142,651	449,842
2025 Other Race	10,055	81,286	258,779
2025 White	8,860	64,830	176,515
2025 Multiracial	4,007	41,675	127,906
2025-2030: Population: Growth Rate	1.55%	0.30%	0.60%

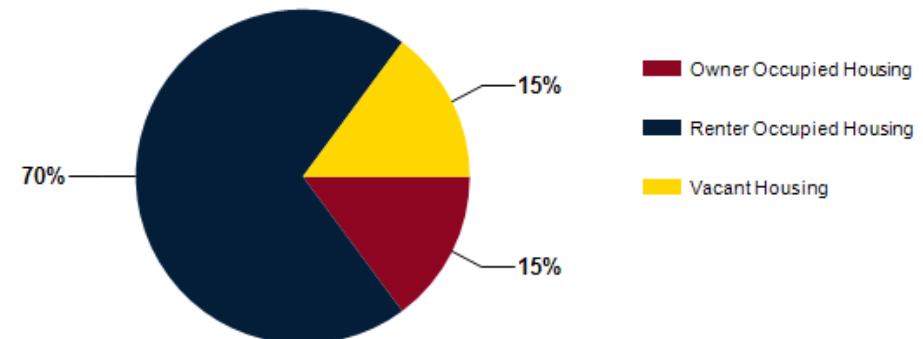
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	716	5,074	14,079
\$15,000-\$24,999	666	3,586	10,890
\$25,000-\$34,999	238	3,142	9,926
\$35,000-\$49,999	733	5,696	17,760
\$50,000-\$74,999	1,505	11,357	32,685
\$75,000-\$99,999	1,642	10,105	29,460
\$100,000-\$149,999	2,581	15,545	42,562
\$150,000-\$199,999	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



#### 2025 Household Income



#### 2025 Own vs. Rent - 1 Mile Radius

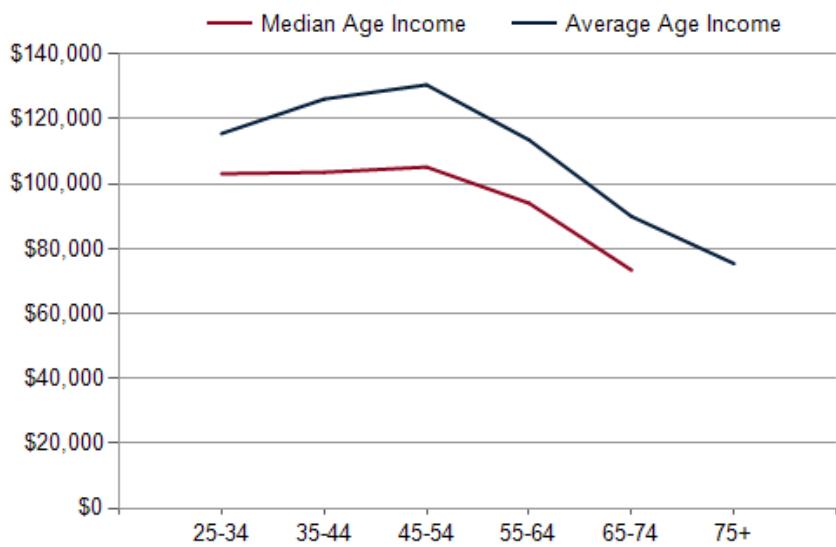
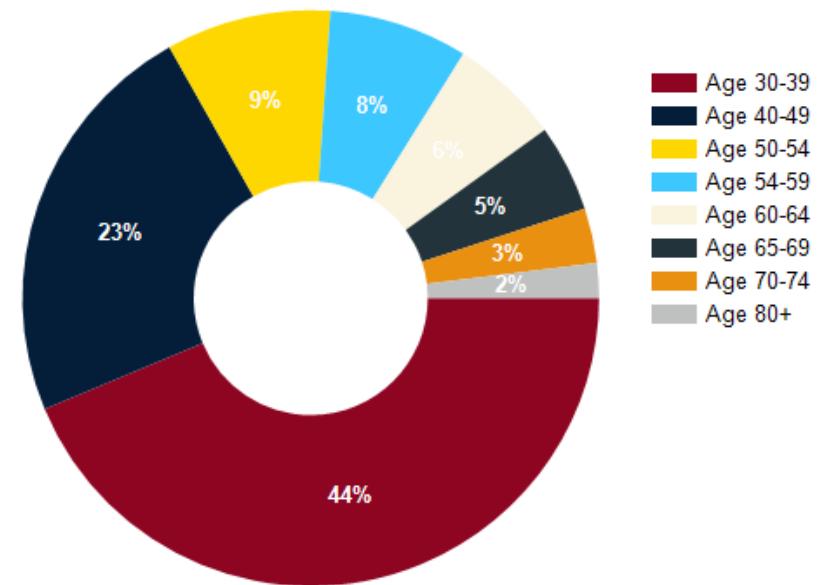


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,228	22,437	63,562
2025 Population Age 35-39	3,097	18,771	53,726
2025 Population Age 40-44	2,145	16,528	50,217
2025 Population Age 45-49	1,731	14,448	44,972
2025 Population Age 50-54	1,550	14,991	46,887
2025 Population Age 55-59	1,305	14,054	44,201
2025 Population Age 60-64	1,037	12,516	39,838
2025 Population Age 65-69	820	10,677	33,754
2025 Population Age 70-74	516	8,187	25,734
2025 Population Age 75-79	328	5,804	18,040
2025 Population Age 80-84	206	3,638	11,547
2025 Population Age 85+	170	3,690	10,773
2025 Population Age 18+	25,896	195,716	585,806
2025 Median Age	32	35	36
2030 Median Age	33	37	37

2025 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



# Pacific West Headquarters

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Ricci Realty and it should not be made available to any other person or entity without the written consent of Ricci Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Ricci Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Ricci Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Ricci Realty has not verified, and will not verify, any of the information contained herein, nor has Ricci Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



**Albert Ricci**  
Ricci Realty  
Broker Associate  
(714) 633-3600  
[AJ@RicciRealty.com](mailto:AJ@RicciRealty.com)  
01985308



Brokerage License No.: 01011606  
[www.riccirealty.com](http://www.riccirealty.com)