

FOR SALE

100, 130-144 S Imperial Hwy, Anaheim CA 92807

10,466 SF Commercial Office Building



Located along the highly visible Imperial Highway corridor in Anaheim Hills, 100, 130-144 S Imperial Hwy presents a rare value add commercial opportunity in one of North Orange County's most established professional and medical submarkets.

The 0.79-acre site benefits from strong street frontage along Imperial Hwy and convenient access to the 91 Freeway and 91 Express Lanes, providing excellent regional connectivity throughout Orange County and beyond.

The property is surrounded by a dense mix of professional, medical, and service-oriented tenants, contributing to a strong and stable business environment. The immediate corridor is further supported by nearby retail and commercial destinations including Imperial Promenade and Imperial Canyon Shopping Center, offering convenient amenities for tenants, clients, and visitors.

Ideally positioned in a high-traffic, high-income trade area, the asset offers strong long-term upside for investors or owner-users seeking a strategic foothold in Anaheim. Its proximity to major freeways, established surrounding demographics, and consistent commercial activity make it well suited for a range of professional office, medical, or service-based uses in one of Orange County's most accessible submarkets.

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INVESTMENT OVERVIEW

PRICE:

\$3,000,000

Cap Rate:

5%

APN:

363-532-02

BLDG SQUARE FEET

10,466

LAND AREA:

.79 ACRES

YEAR BUILT:

1972

OCCUPANCY:

90%

	PROFORMA
Income	
(1) Rental Revenue	\$263,000
Vacancy and Collection (5%)	\$26,600
Effective Gross Income	\$236,400
Expenses	
(2) Property Taxes	\$33,000
Property Insurance	\$19,000
Management Fee (4%)	\$10,520
Cleaning and Supplies	\$500
Electric	\$2,000
Gardening	\$4,000
Maintenance & Repairs	\$6,000
Pest Control	\$4,100
Trash	\$4,000
Water-Sewer	\$2,600
Total Expenses	\$85,720
Net Operating Income	\$150,680

(1) Proforma Rents: 10,466 sf @ 2.12 psf = \$22,188 = \$266,256 annually.

(2) Property Taxes - County of Orange tax rate of 1.1% based on purchase price of \$3,000,000

Actual Rent Roll		
Suite #	Tenant	Monthly Rent
100	Hollistic Health Care	\$2,763.75
100-B	Orthodontics	\$4,736.25
130	Law Offices	\$1,648.00
132	Vacant	
134	Professional Services	\$2,300.00
136	Behavior Health	\$1,425.00
138	Financial Services	\$1,500.00
140	Vacant	
142	Insurance Agency	\$1,400.00
144	Consulting Offices	\$1,100.00
	TOTAL	\$16,875.00

HIGHLIGHTS

Strategically located, less than one mile to the 91 Freeway providing convenient access throughout Orange County, Los Angeles County, and the Inland Empire.

Rare opportunity to acquire a well-positioned office building in North Orange County.

Ideal owner-user or investment opportunity.

Surrounded by established professional, medical, and commercial businesses.

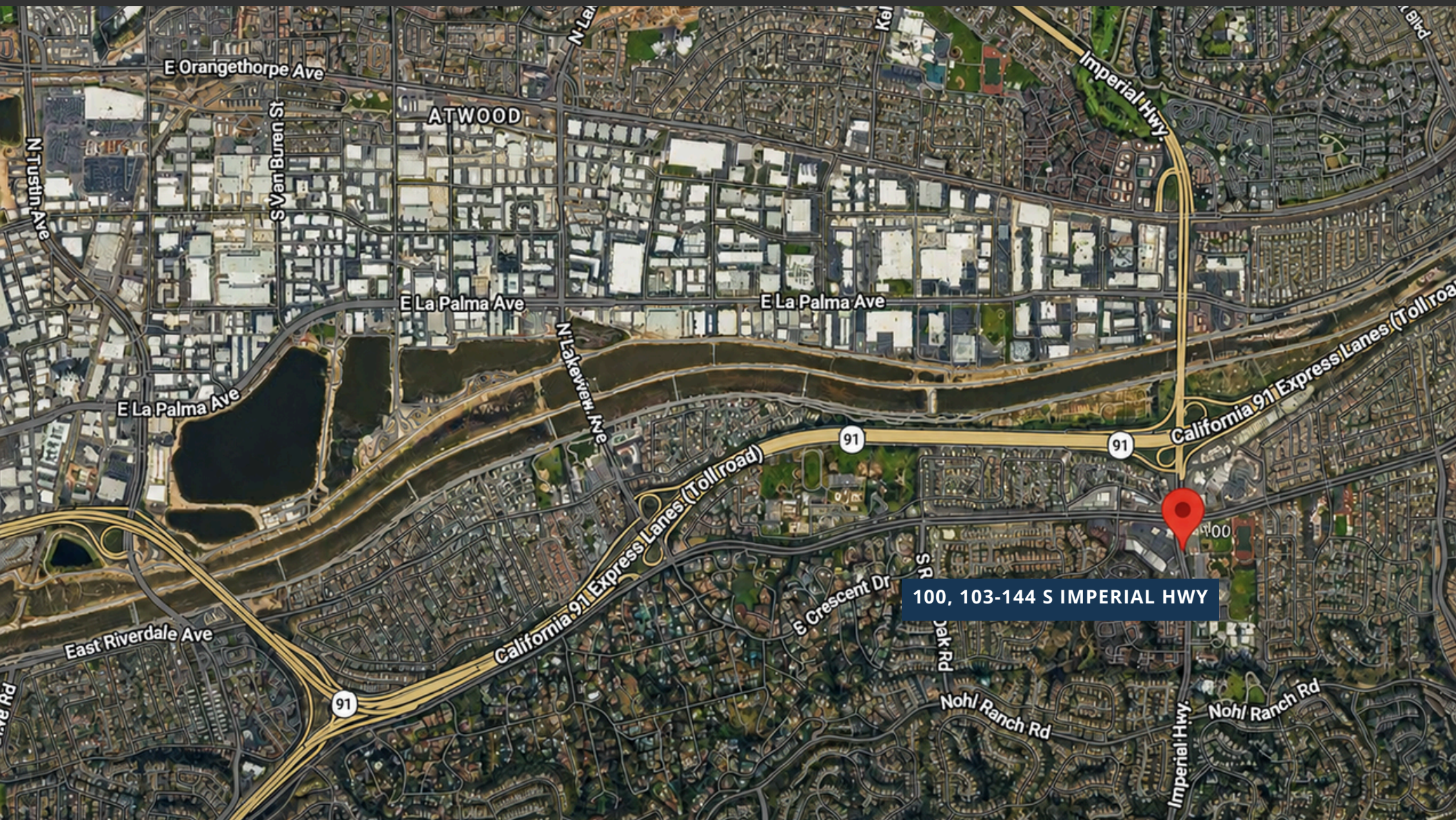
Signalized Intersection, conveniently positioned near Imperial Canyon Shopping Center and Imperial Promenade, providing access to numerous retail, dining, and service amenities.

~60,000 VPD intersection exposure

Priced to sell at \$287 sf



LOCATION





Califress Lane 91

91

91

100, 103-144 S IMPERIAL HWY

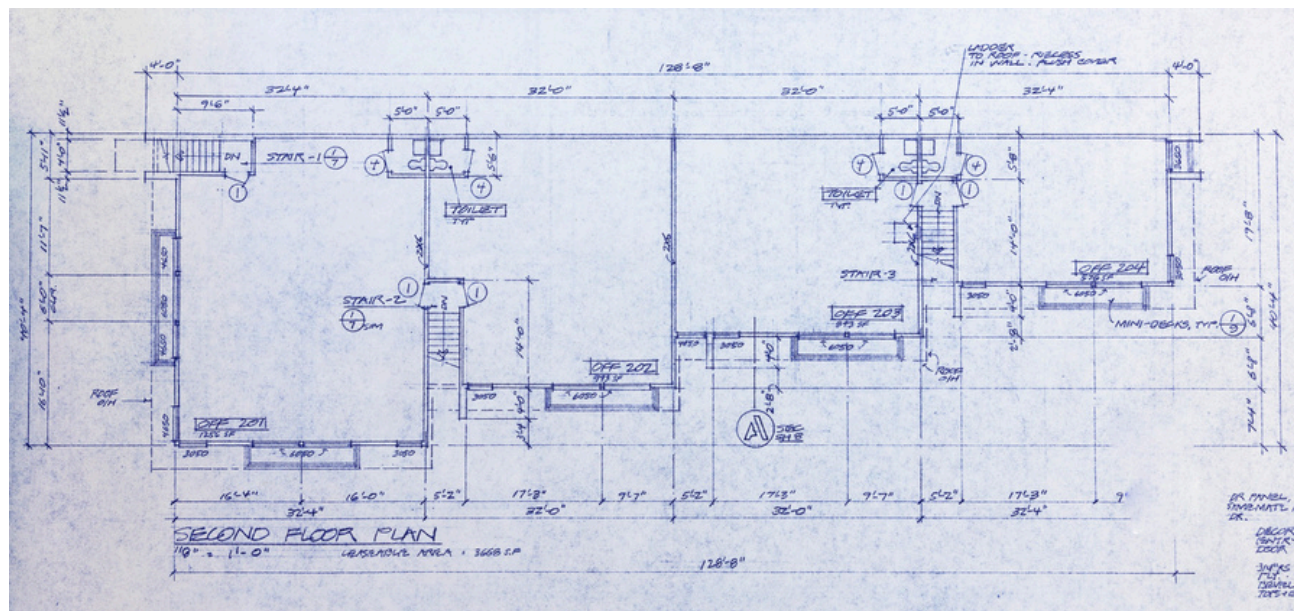
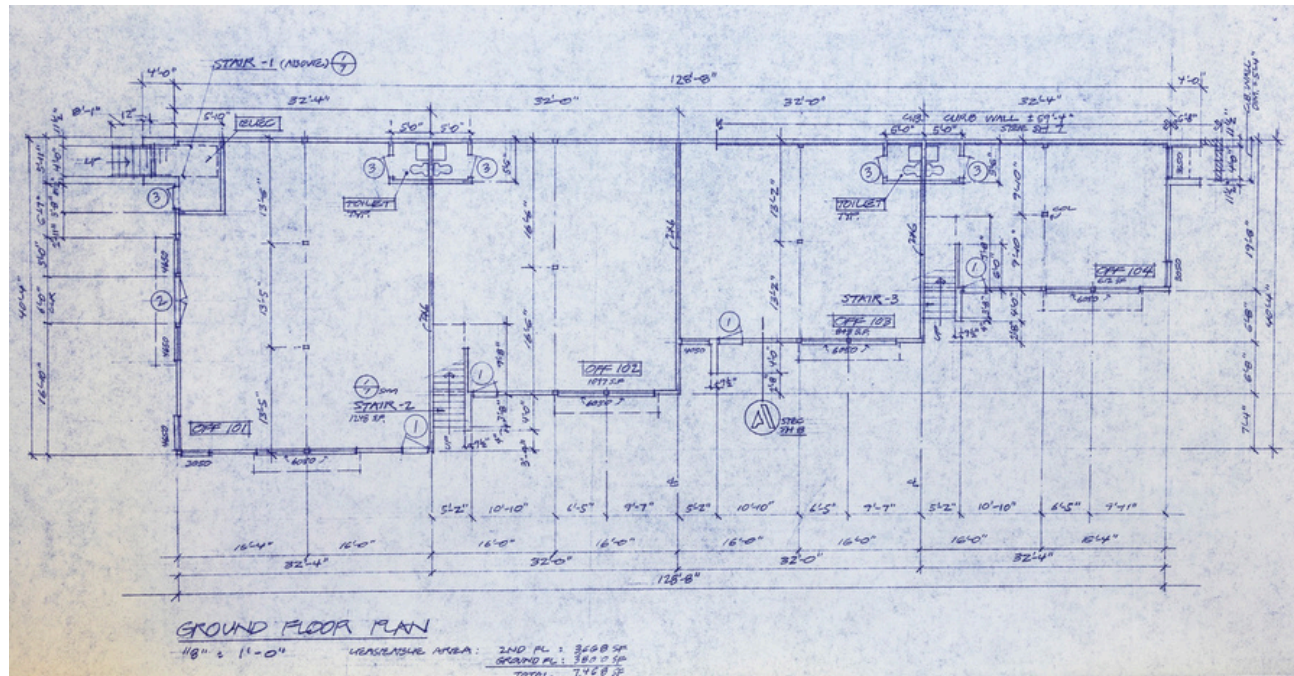
PHOTOGRAPHS







Office Building Two



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