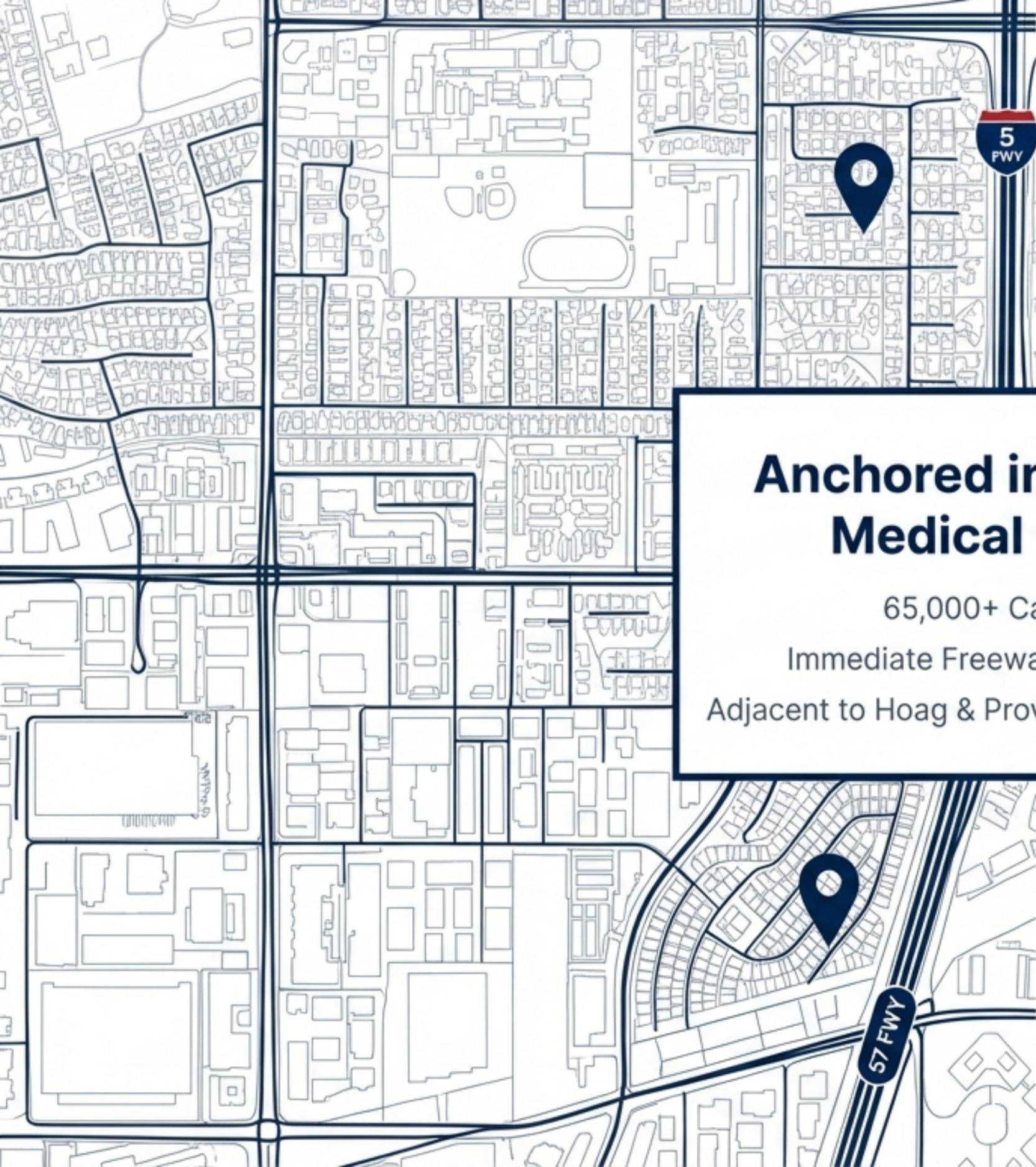


A Vision for Medical Excellence at 2035 E Ball Road

Anaheim, California | Medical Office Opportunity





**Anchored in Anaheim's
Medical Corridor**

65,000+ Cars Per Day
Immediate Freeway Access (5 & 57)
Adjacent to Hoag & Providence Health Systems



The Asset Specifications

Building Size: ±28,644 SF (Two Stories)

Zoning: Medical Uses Permitted (Class B)

Parking Ratio: 6.0:1,000 SF (170 Surface Stalls)

Accessibility: Elevator Served

Occupancy: Immediate

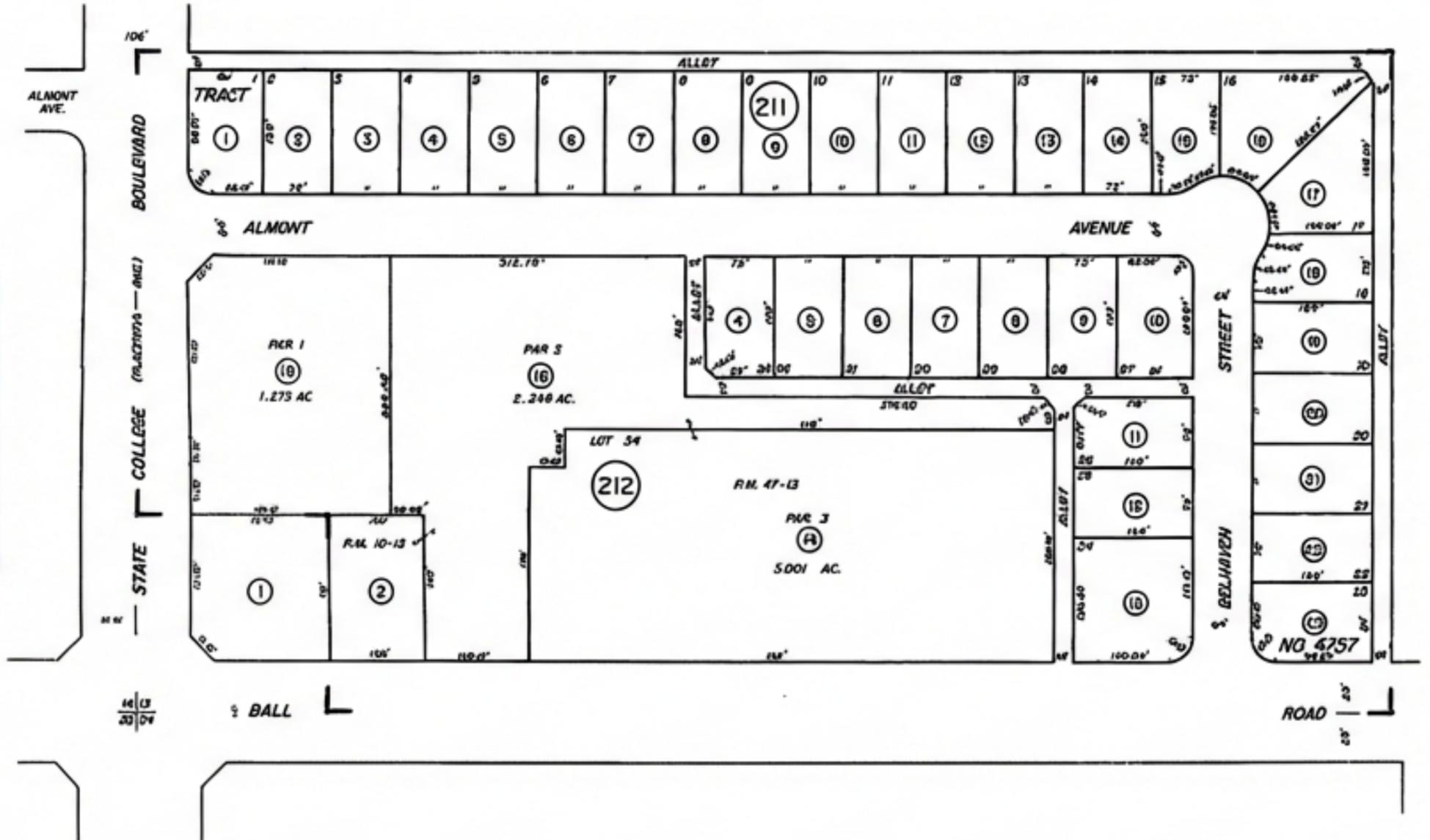


Sovereign Land & Zoning

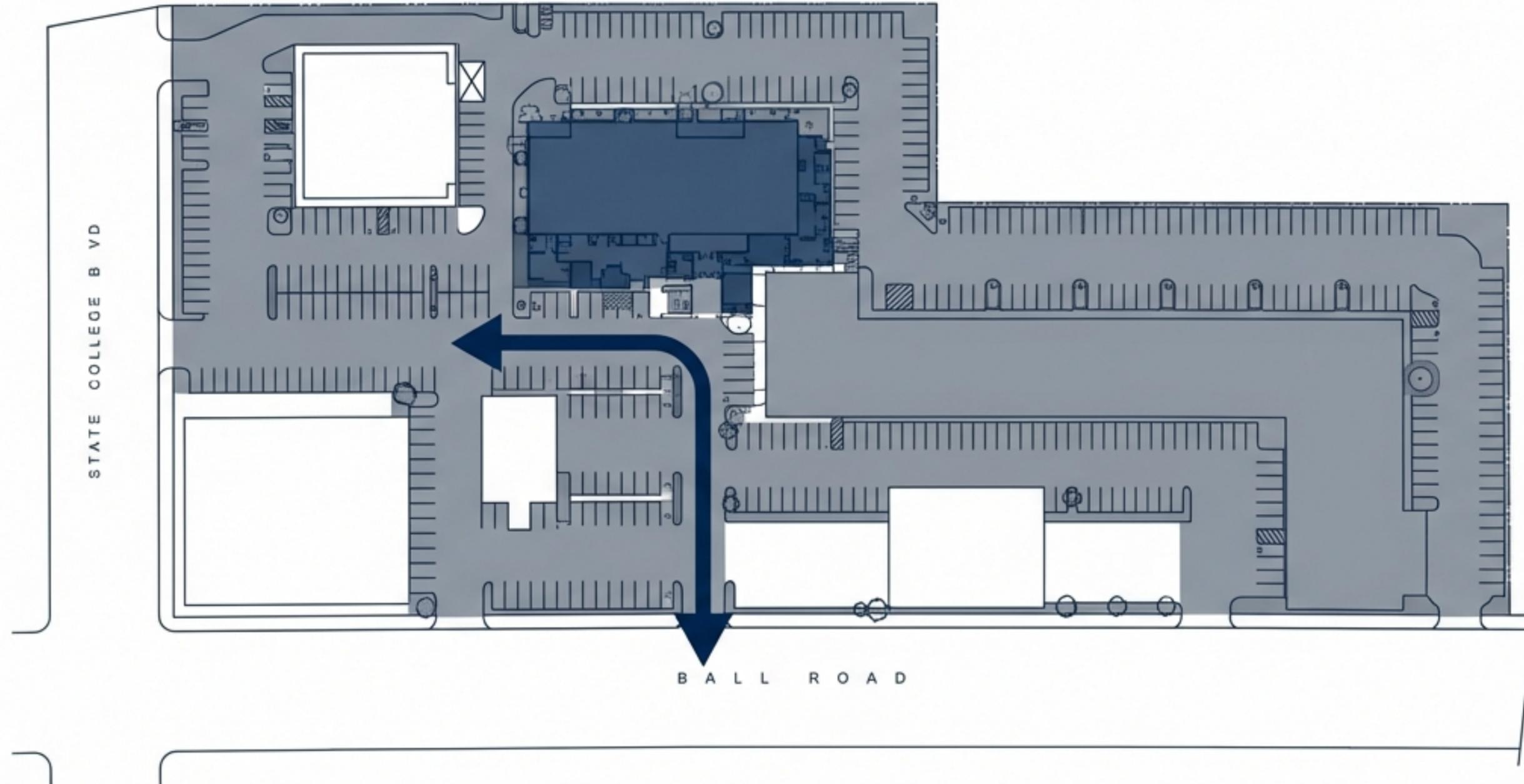
2.20 Acres

(±95,832 SF Total Lot Size)

Zoning: C-G (General Commercial)



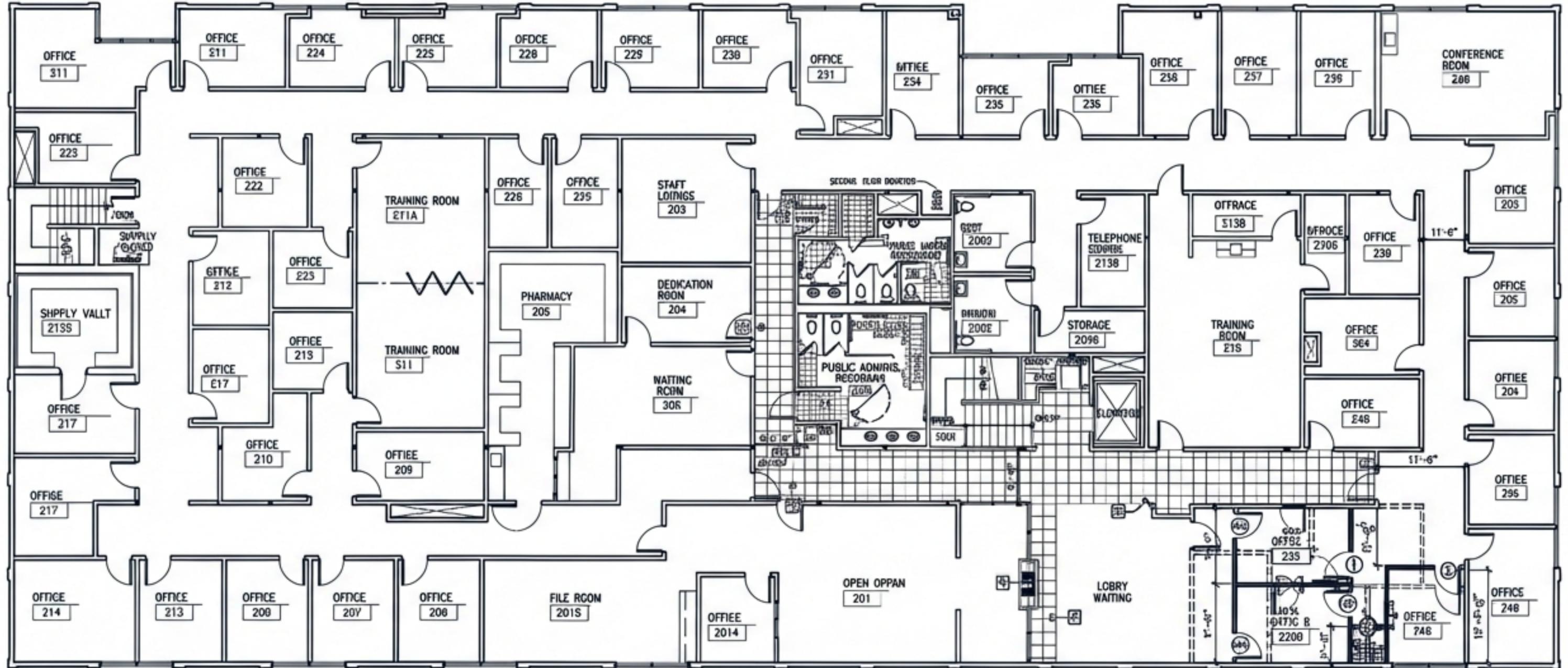
Site Configuration & Patient Access



Abundant parking distribution (170 stalls) ensures ease of access for patients and staff.

The Second Floor Layout

Flexible floor plate suitable for private practice suites, executive offices, or administrative support.



Outdoor Space: The Existing Foundation

A rare amenity in commercial medical real estate.

Existing 1,500 SF Gated Private Area (East Side).

Ideal usage: Secure staff breaks, physician respite, or controlled outdoor therapy.



Unlocking Future Potential: The Wellness Garden

Opportunity to create a dedicated front-lawn seating area, wellness garden, or open-air waiting room to differentiate your practice.



The Daily Amenity Ecosystem

Walking distance convenience for your staff and patients.



Also nearby:
El Torito, Benihana, and
major retail centers.