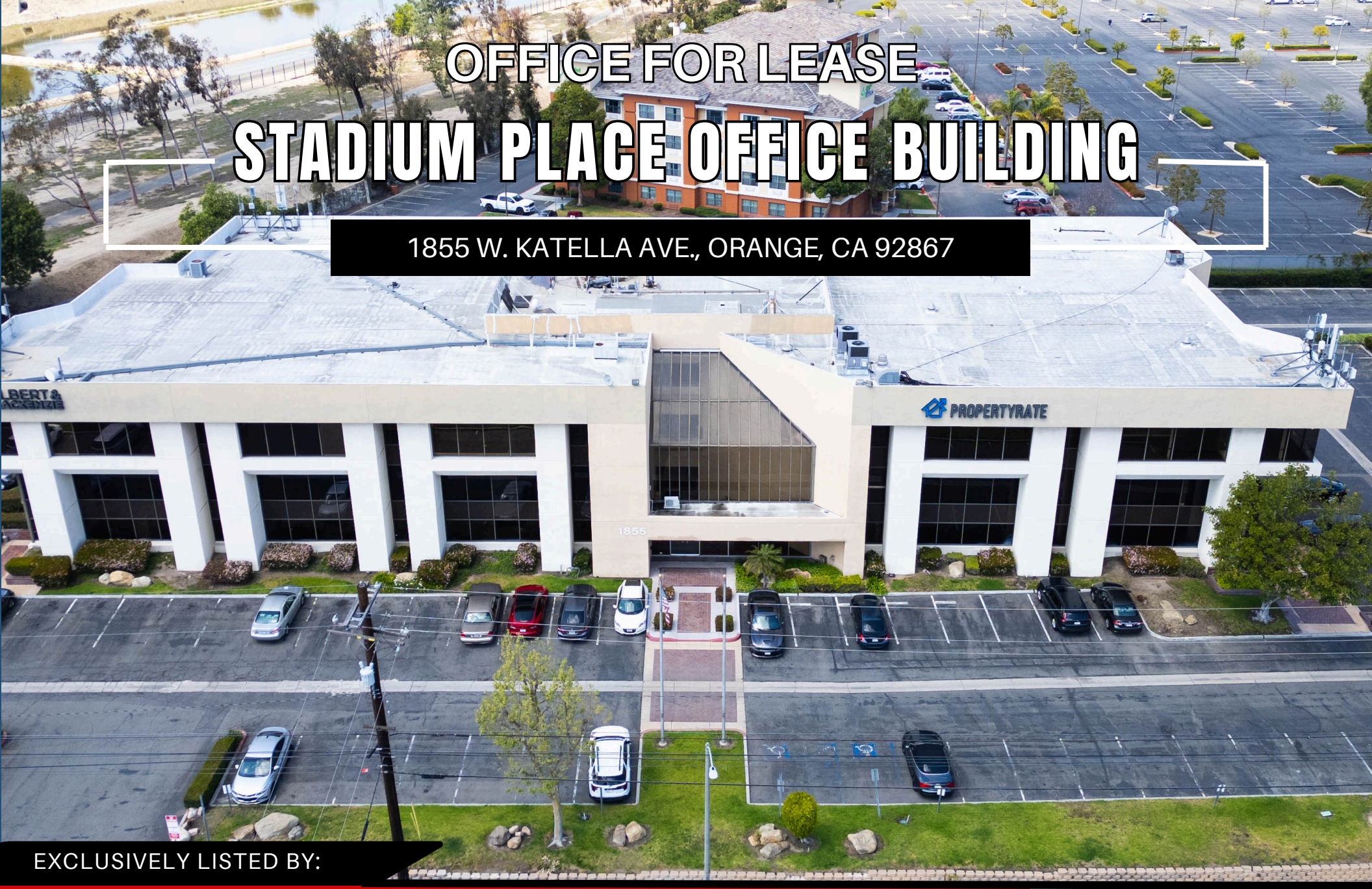

OFFICE FOR LEASE

STADIUM PLACE OFFICE BUILDING

1855 W. KATELLA AVE., ORANGE, CA 92867

EXCLUSIVELY LISTED BY:

Tom Gonzalez
Direct: (714) 704-4554
tomg@ashwillassociates.com
DRE Lic #01487226

Ashwill Associates
COMMERCIAL REAL ESTATE

STADIUM PLACE FOR LEASE

1855 WEST KATELLA AVENUE

OFFERING SUMMARY

LEASE RATE:	$1.75/SF$1.95/SF Full Service Gross
LEASE TERM:	Negotiable
BUILDING SF:	64,500
AVAILABLE SF:	± 1,600 SF -9,000 SF
YEAR BUILT:	1981
BUILDING CLASS:	B
FLOORS:	3

PROPERTY OVERVIEW

Ashwill Associates - Tom Gonzalez is pleased to present Stadium Place, a professional office building For Lease.

Whether you're looking to downsize or relocate your business, we currently offer flexible office space ranging from 1,600 SF to 9,000 SF.

Contact us today to schedule a tour or for more information on available suites and lease terms.

PROPERTY HIGHLIGHTS

- Building: 64,500 SF
- Available: 1,600 - 9,000 SF
- Three (3) Story Office
- Security Card Access
- Free, Surface Parking, 4:1,000 Ratio
- Proximity to the Honda Center, Artic Transportation and OC Vibe Project
- Access to the 5, 57, 91, and 22 Freeways

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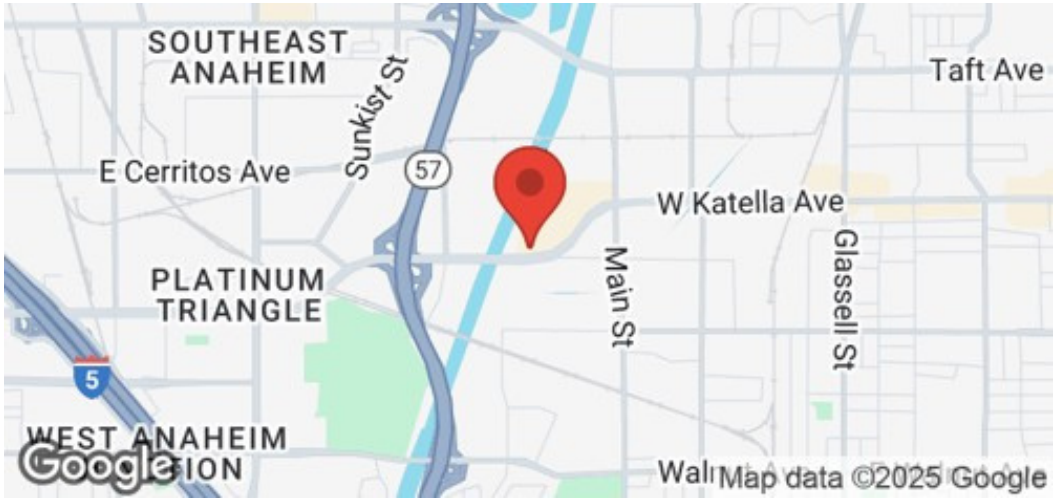

LOCATION INFORMATION

Building Name:	Stadium Place Office Building
Street Address:	1855 W. Katella Avenue
City, State, ZIP:	Orange, California 92867
County:	Orange
Market:	Anaheim/Orange
Sub-Market:	Anaheim/Santa Ana
Cross Streets:	Katella Avenue and Main Street

LOCATION OVERVIEW

The property is situated in the City of Orange, within walking distance to the Honda Center, Anaheim ARTIC Transportation Center, and offers convient access to the 5, 57, 91, and 22 freeways, as well as close proximity to Angel Stadium.

STADIUM PLACE FOR LEASE

1855 WEST KATELLA AVENUE

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FLOOR PLAN - FIRST FLOOR

1855 WEST KATELLA AVENUE

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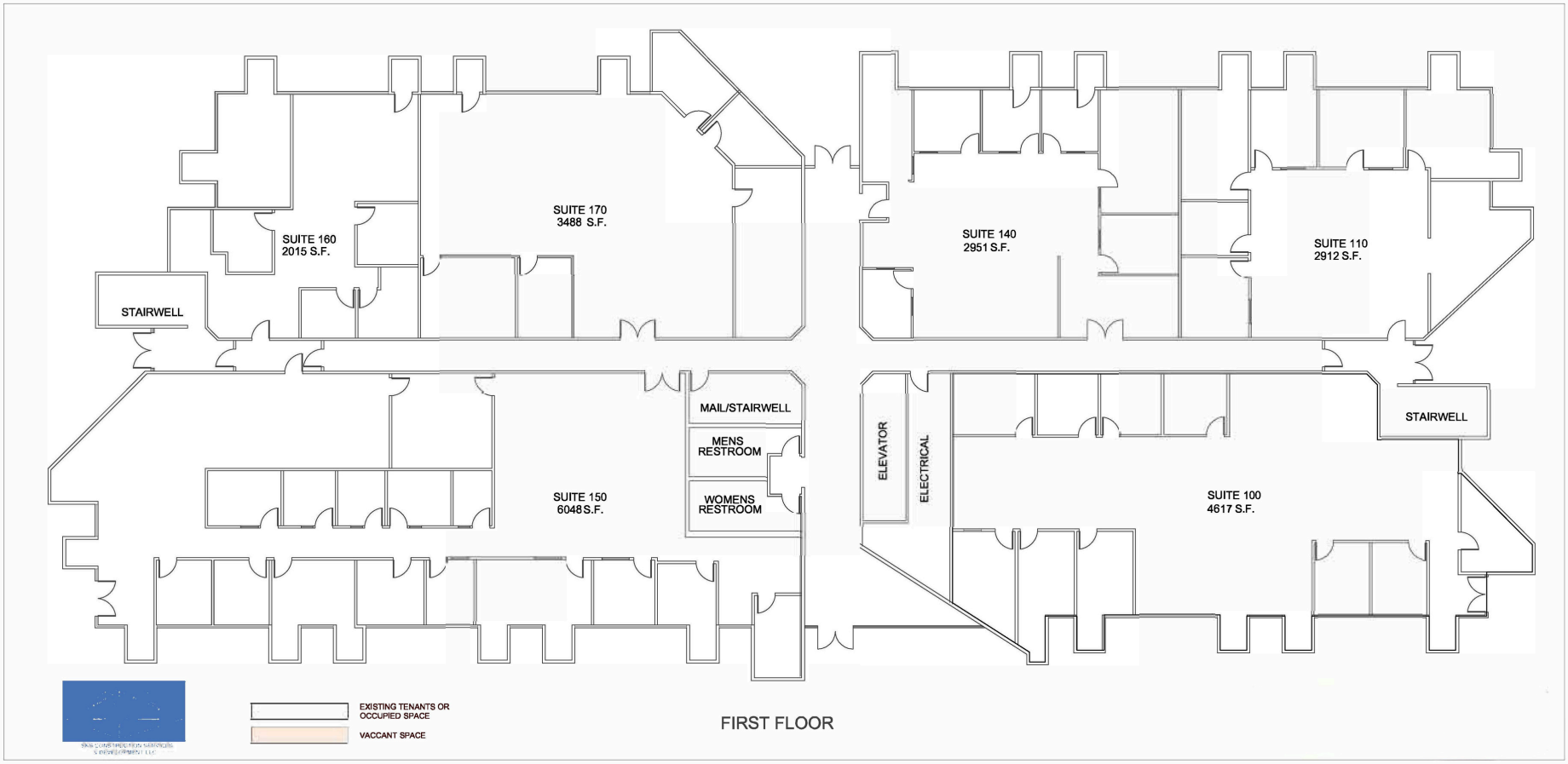

Stadium Place Office Building
1855 WEST KATELLA AVENUE,
ORANGE, CA 92867

FLOOR PLAN - SECOND FLOOR

1855 WEST KATELLA AVENUE

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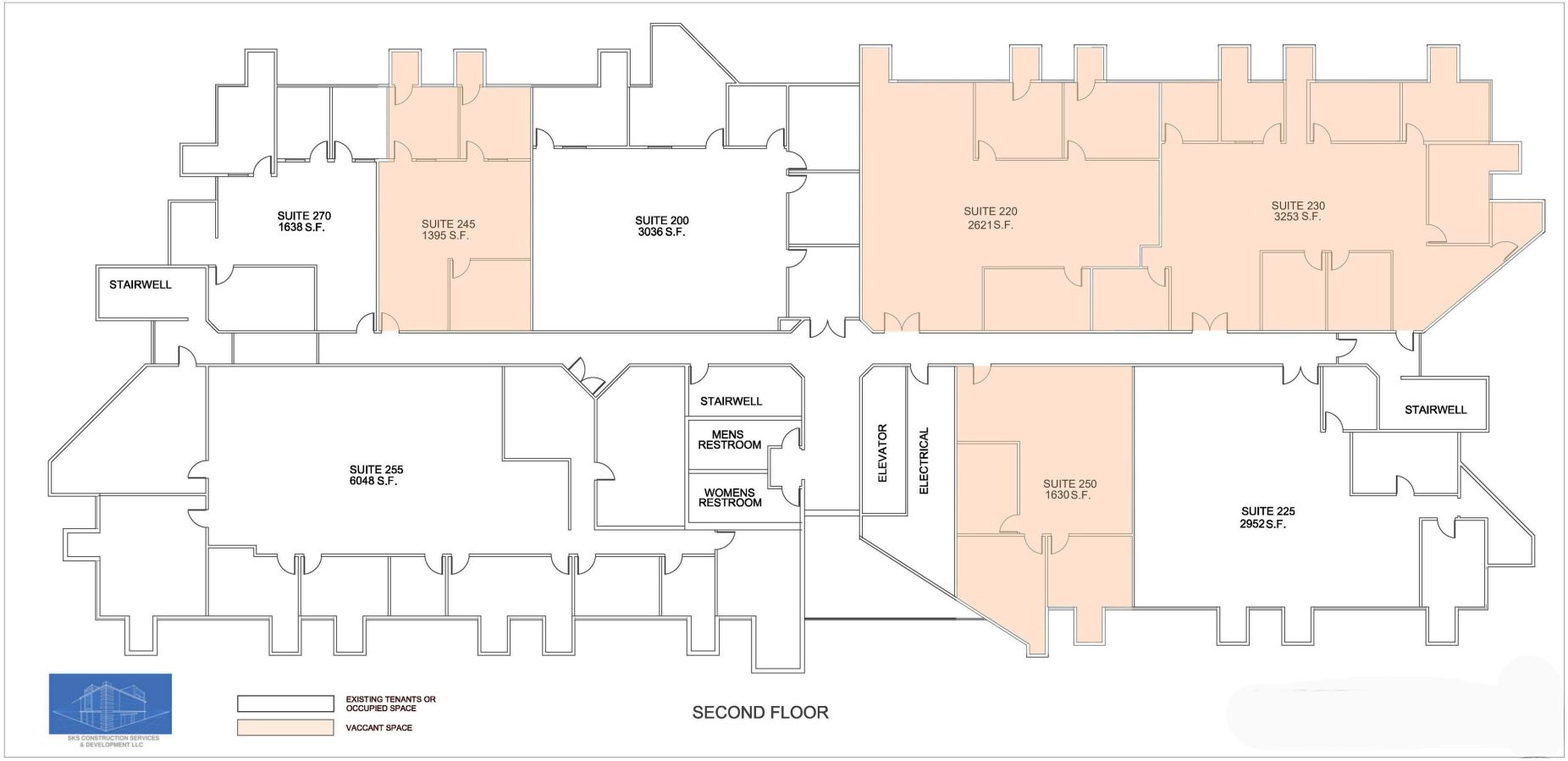

Stadium Place Office Building
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FLOOR PLAN - THIRD FLOOR

1855 WEST KATELLA AVENUE

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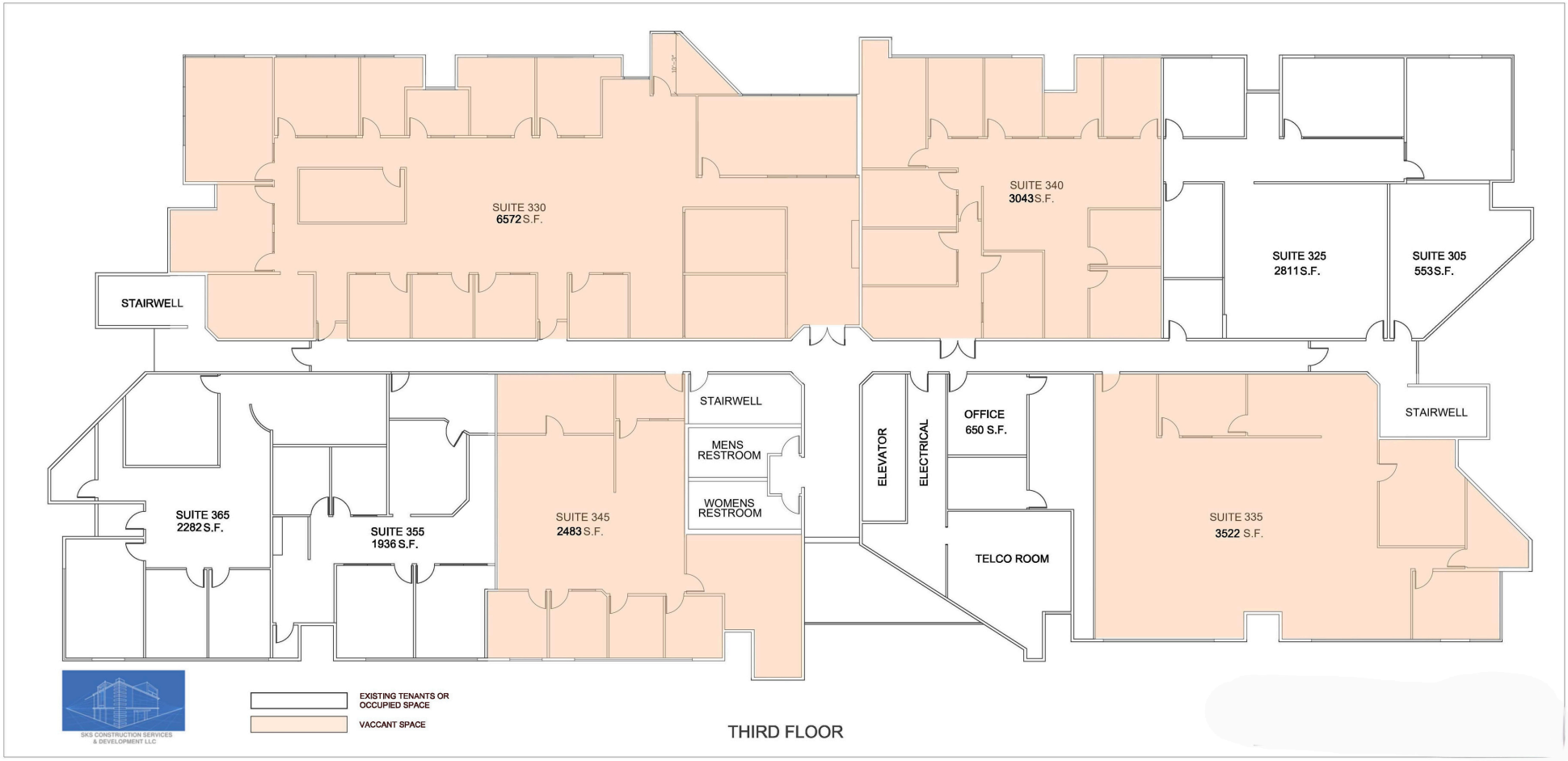

Stadium Place Office Building
1855 WEST KATELLA AVENUE,
ORANGE, CA 92867

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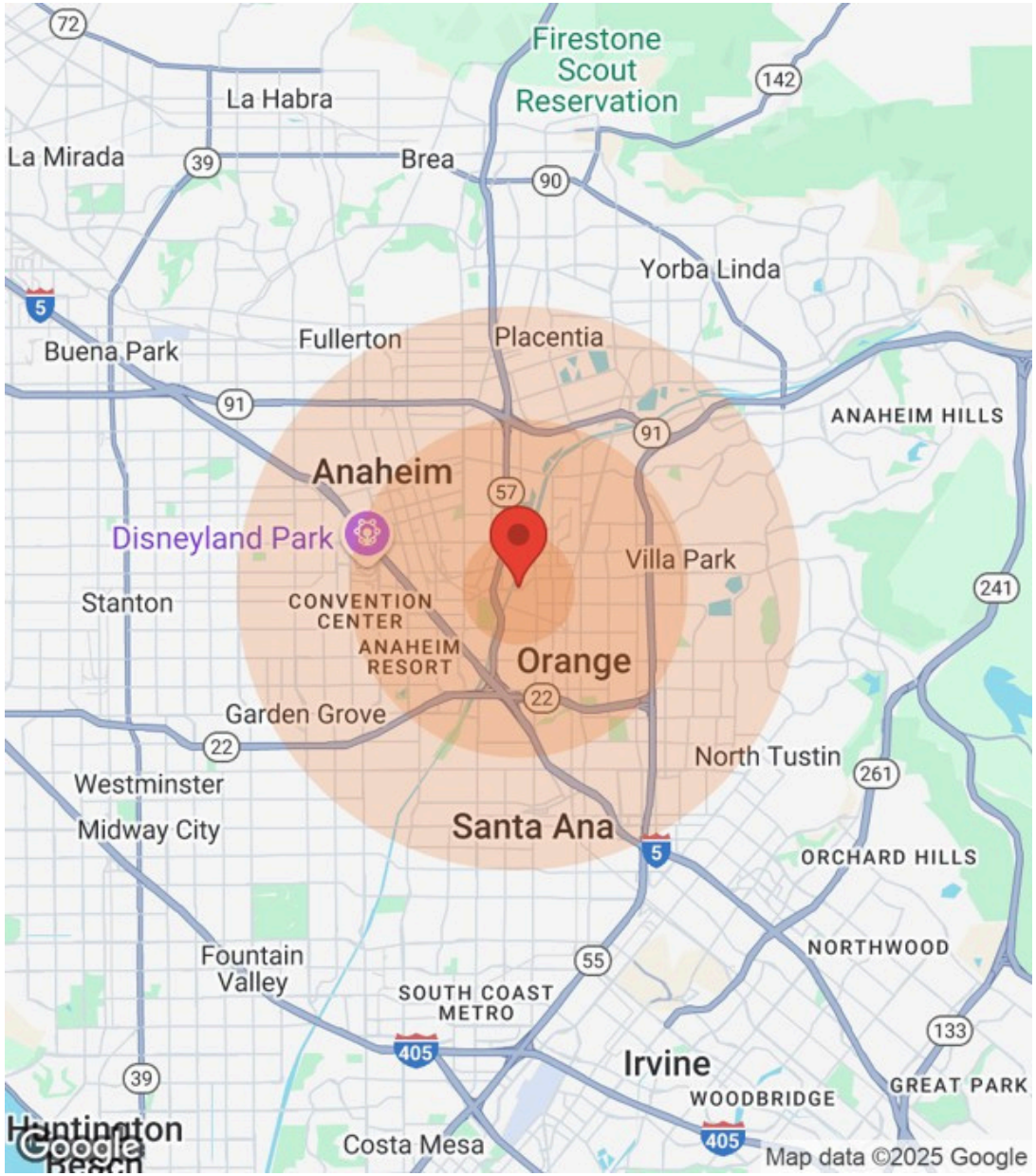

Population	1 Mile	3 Miles	5 Miles
Male	5,959	105,414	340,632
Female	5,878	101,357	332,299
Total Population	11,837	206,771	672,931

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,149	42,852	147,495
Ages 15-24	1,441	28,028	95,539
Ages 25-54	5,015	90,591	290,181
Ages 55-64	1,391	21,592	67,604
Ages 65+	1,841	23,708	72,112

Race	1 Mile	3 Miles	5 Miles
White	6,271	117,349	342,606
Black	323	2,533	7,287
Am In/AK Nat	60	537	2,059
Hawaiian	11	227	883
Hispanic	6,129	122,678	434,107
Multi-Racial	7,282	131,736	479,376

Income	1 Mile	3 Miles	5 Miles
Median	$52,665	$63,110	$58,521
< $15,000	347	4,918	15,942
$15,000-$24,999	444	4,843	16,472
$25,000-$34,999	378	5,710	18,275
$35,000-$49,999	896	8,305	25,868
$50,000-$74,999	760	13,248	36,420
$75,000-$99,999	579	9,296	25,779
$100,000-$149,999	617	9,044	26,468
$150,000-$199,999	110	3,316	9,549
> $200,000	187	2,062	7,428

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,741	64,181	188,655
Occupied	4,186	60,603	179,381
Owner Occupied	997	29,243	89,810
Renter Occupied	3,189	31,360	89,571
Vacant	555	3,578	9,274

ANGEL STADIUM
ARTIC
OCVIBE
HONDA Center

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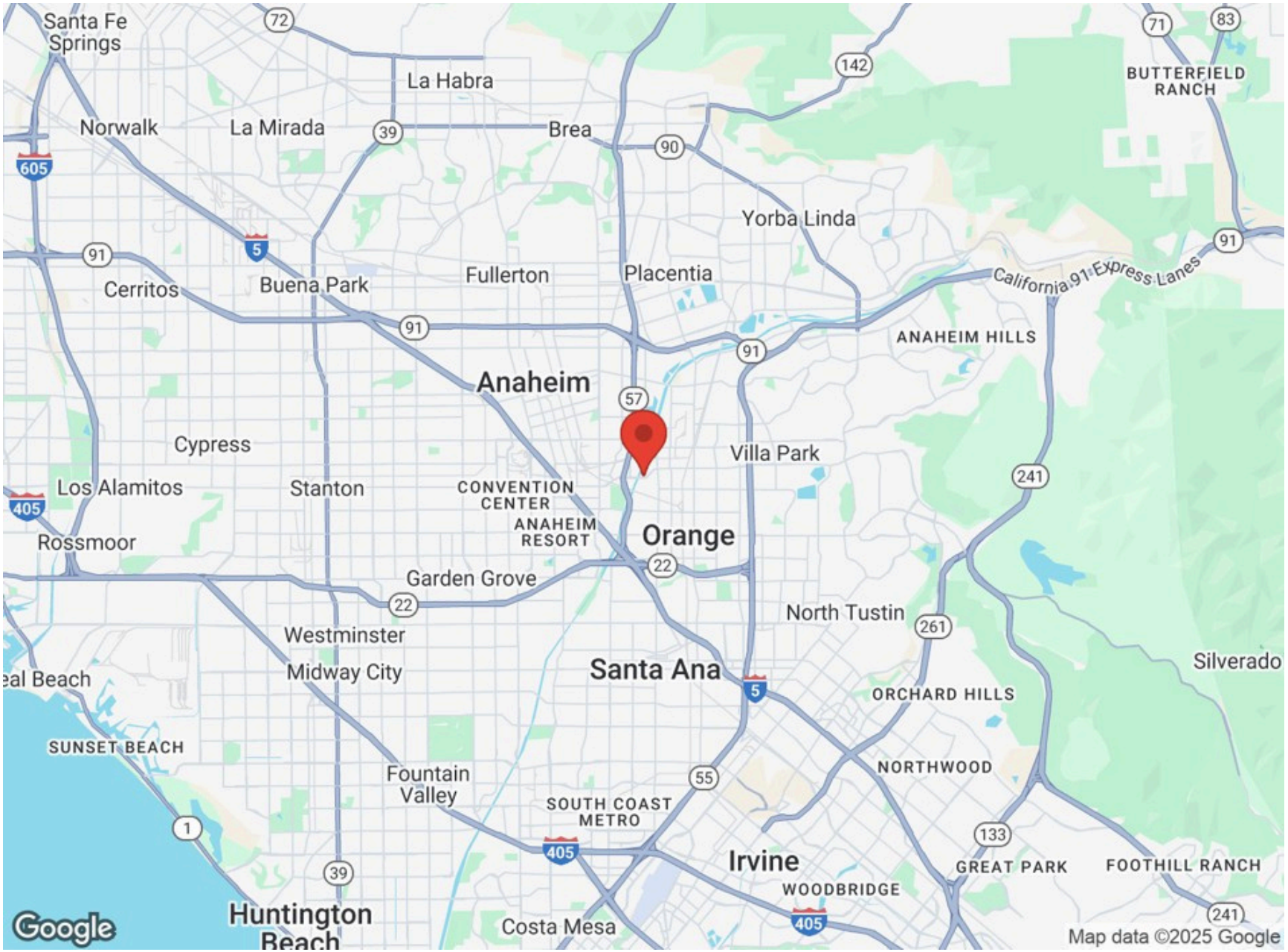

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