



FOR SALE

0.66 Acres located in prime central Anaheim market

2165 S. Manchester Ave
Anaheim, CA 92802



Contact us:

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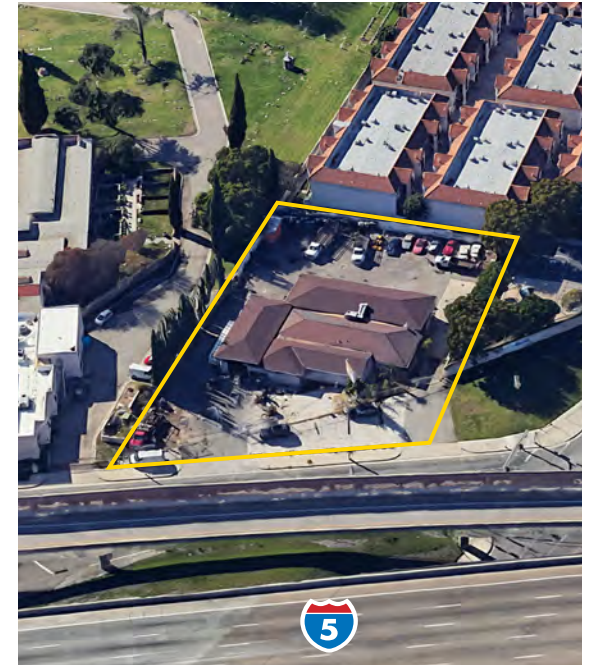


2165 S. Manchester Ave, Anaheim

0.66 Acres For Sale

Investment Highlights

- Rare Development / Owner User Opportunity in Anaheim
- 5 Freeway visible location in Central Anaheim submarket - over 282,000 cars per day.
- Close proximity to Disneyland, Anaheim Convention Center, Angel Stadium, etc.
- Adjacent to new Disney expansion project (www.DisneylandForward.com)
- Ideal location for fleet vehicles, charter bus/limousine service, or auto/truck dealership.
- Potential rezoning to multifamily and hospitality.



Property at a glance



0.66 acres
Total Land Size



5 FWY
Frontage



±8,000 SF
Total Building Area



C-G
General Commercial
Zoning

Disneyland

Ball Road



Cerritos Ave

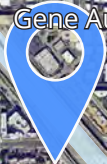


Katella Ave



ANAHEIM GARDENWALK

Gene Autry Way



State College Blvd

Orangewood Ave



Lewis Street

Chapman Ave



City Drive

Harbor Blvd



City of Anaheim

346,870

Total Population

16,756

Businesses

372,964

Daytime Population



Orangewood Ave

S. Manchester Ave



OVER 282,000 CARS PER DAY

Lewis Street

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