

4001 E LA PALMA AVENUE ANAHEIM | CA

+/-14,613 SQFT Office Building - FOR SALE



Lee & Associates is pleased to present the opportunity to Purchase 4001 E La Palma Avenue, Anaheim CA, a +/-14,613 square foot, 2-story office building with extensive glass line, building signage and ample parking. The building ideally suits a user who will occupy all or a portion of the building – the interior is in shell condition, allowing a user to build improvements to suit. The 91 and 55 freeways are in immediate proximity along with numerous amenities, including dining, banking and shopping.



Offering Summary

Offering Price:	\$4,369,287 (+/- \$299 Per Square Foot)
Building Size:	+/-14,613 square feet, Two Stories
Divisible?	Two Occupants may be possible. See floor plan
Elevator	Yes (1) One Elevator
Zoning:	Anaheim Canyon Specific Plan (SP2015-1 DA1) - Link to Permitted Uses
Signage:	Building and Monument
Traffic Counts:	+/- 18,000 vehicles per day
Parking:	46 Stalls total, 8 covered
Freeways:	55 Freeway (+/- 4 Minute Drive) 91 Freeway (+/- 2 Minute Drive)
APN:	346-143-01
Interior Condition:	Shell Condition / Seller has an Approved Set of TI Plans
Nearby Amenities:	Starbucks, In N Out, Chipotle, El Pollo Loco, Banking, Hotel
Website:	http://properties.leeorange.net/4001lapalma



Lobby Rendering



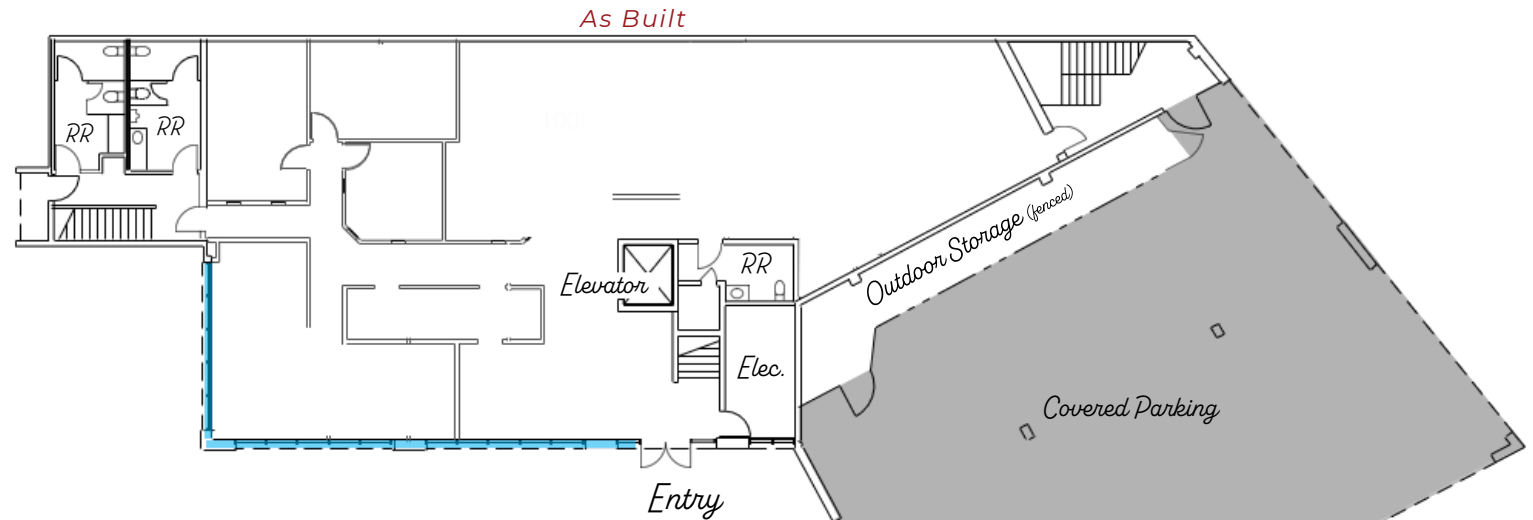
Kitchen Rendering



Floor Plan

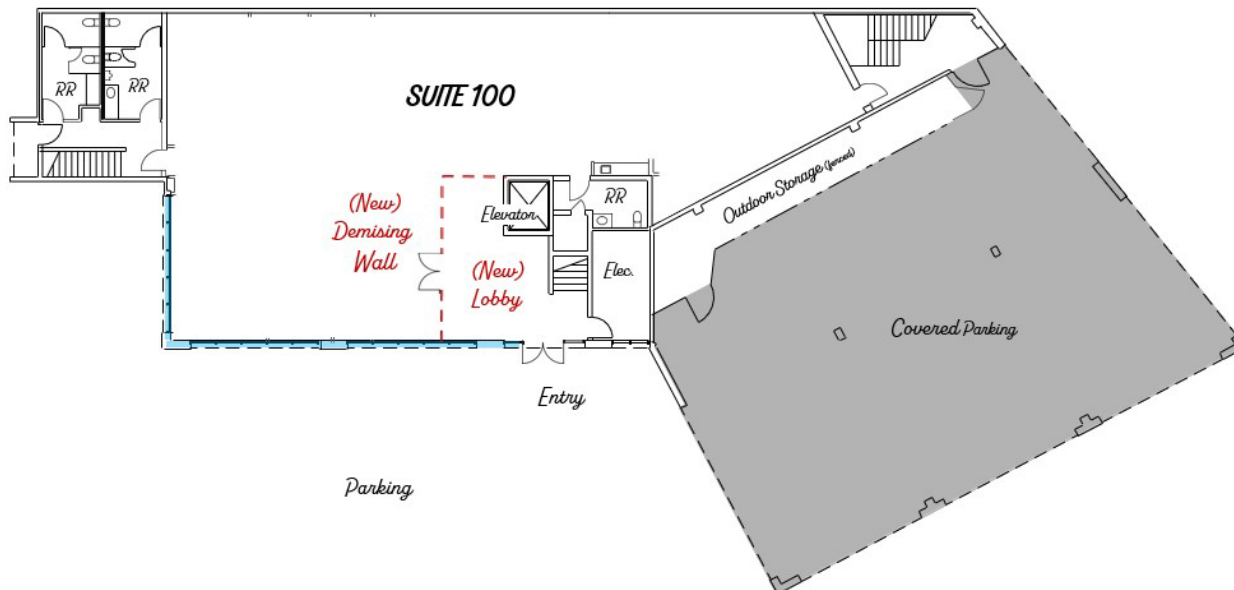
First Floor

+/-5,592 Square Feet



2- Occupant Option

*Create New Lobby to split 1st and 2nd Floor. Buyer to verify its feasibility to split for 2-occupants

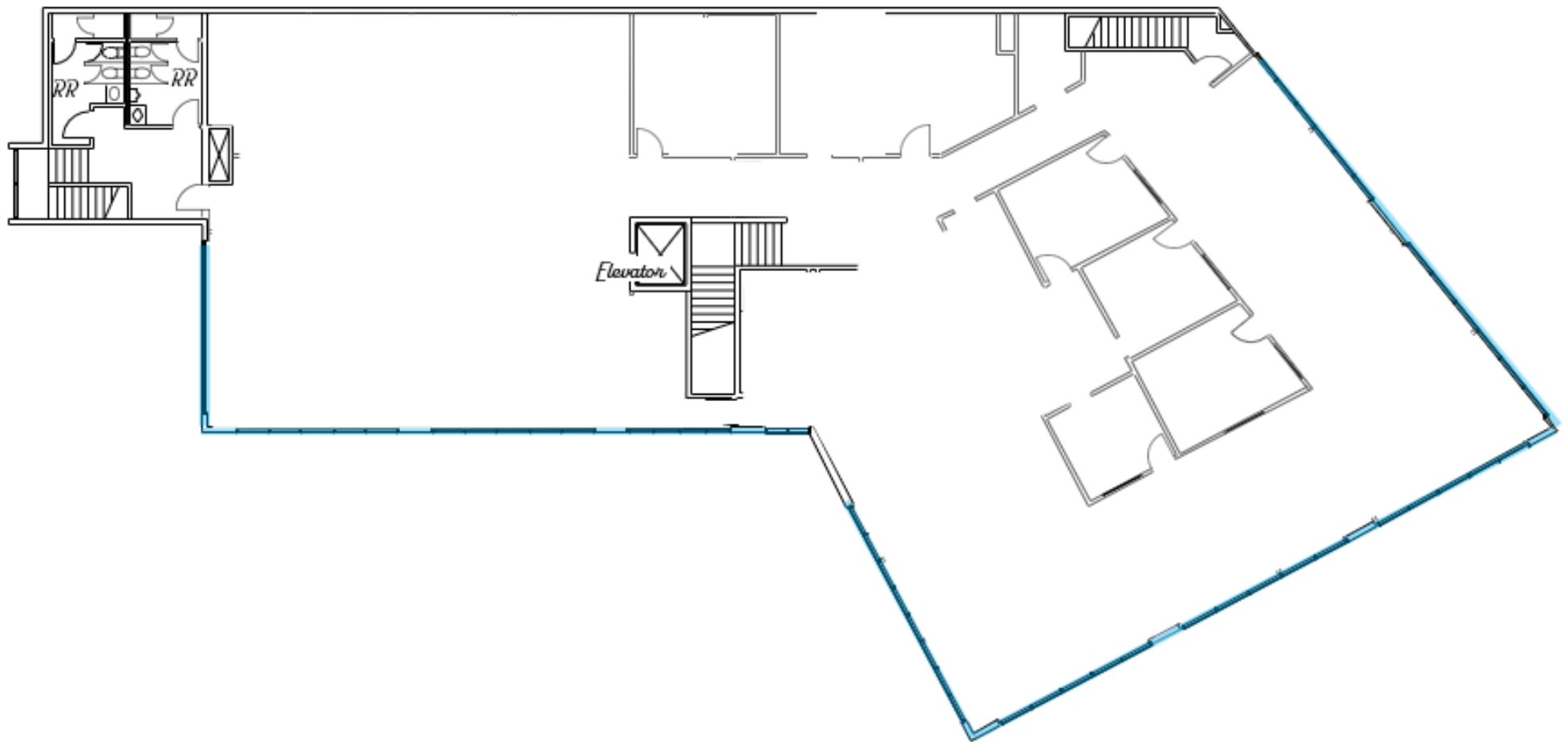


Floor Plan

Second Floor

+/-9,020 Square Feet

As Built



Amenities Map



SITE

La Palma Ave

Lakeview Ave

Tustin Ave

Anaheim Hills
Village Center

~5 MINUTE DRIVE



Pacific Center

~1 MINUTE DRIVE



REBORN COFFEE



SPIN POKE & GRILL



Imperial Hwy



In Proximity to It All



Disneyland

+/-8 Miles



John Wayne Airport

+/-14 Miles



Inland Empire

+/-13 Miles



Honda Center/
Angels Stadium

+/-7 Miles

4001

E LA PALMA
AVENUE
ANAHEIM | CA
FOR SALE



SCAN OR CLICK
FOR WEBSITE

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