

4001

E LA PALMA
AVENUE
ANAHEIM | CA

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



COMMERCIAL REAL ESTATE SERVICES

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 DAI) - [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:

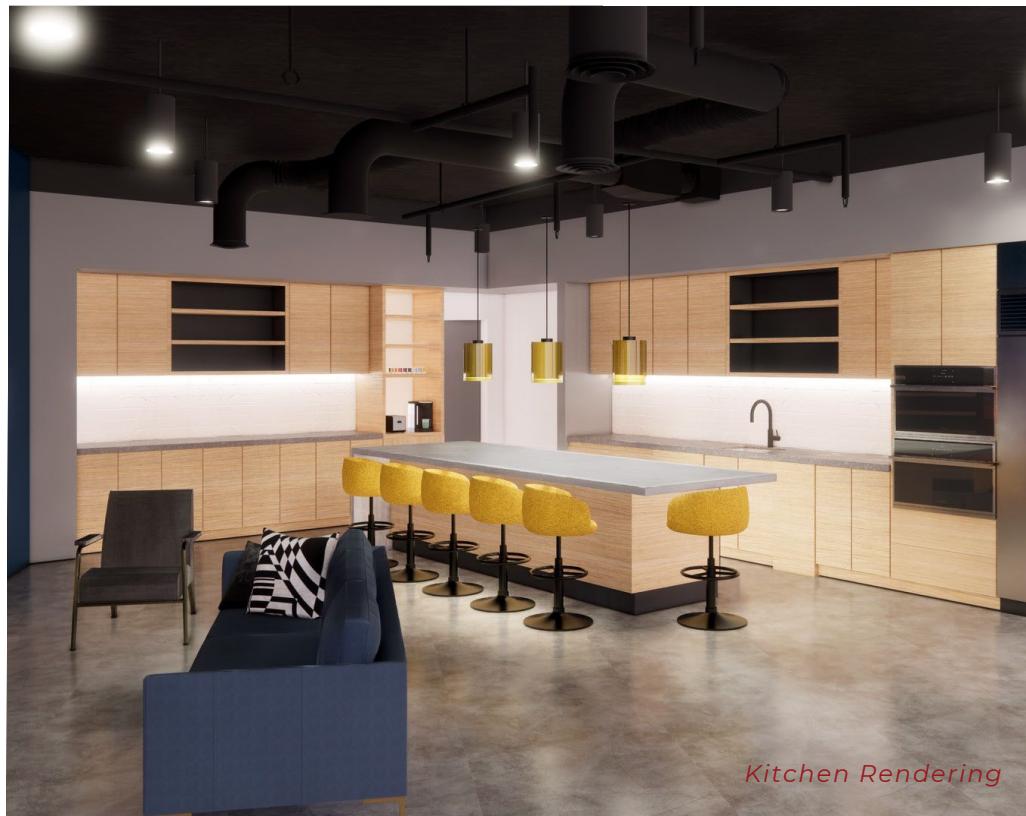
Starbucks, In N Out, Chipotle, El Pollo Loco, Banking, Hotel

Website:

<http://properties.leeorange.net/4001lapalma>



Lobby Rendering



Kitchen Rendering

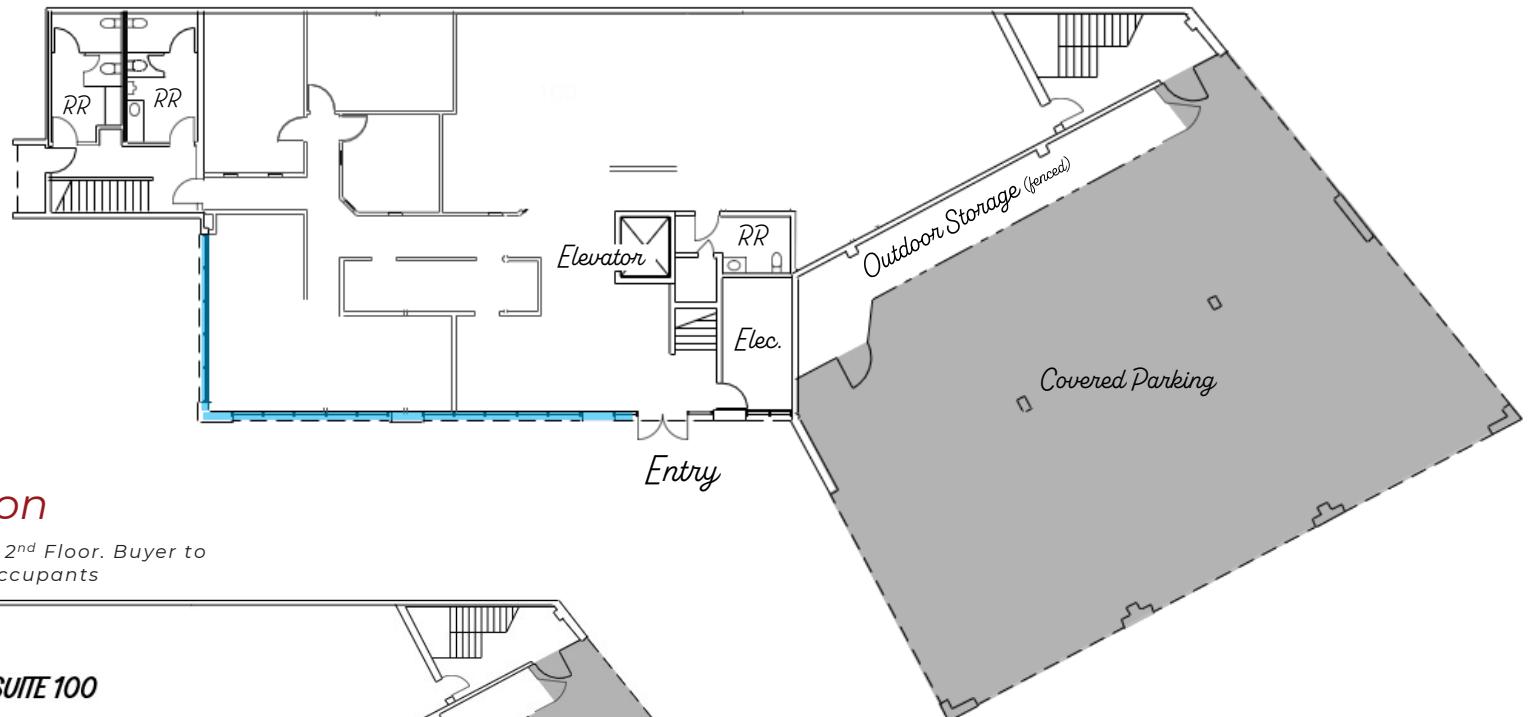


Floor Plan

First Floor

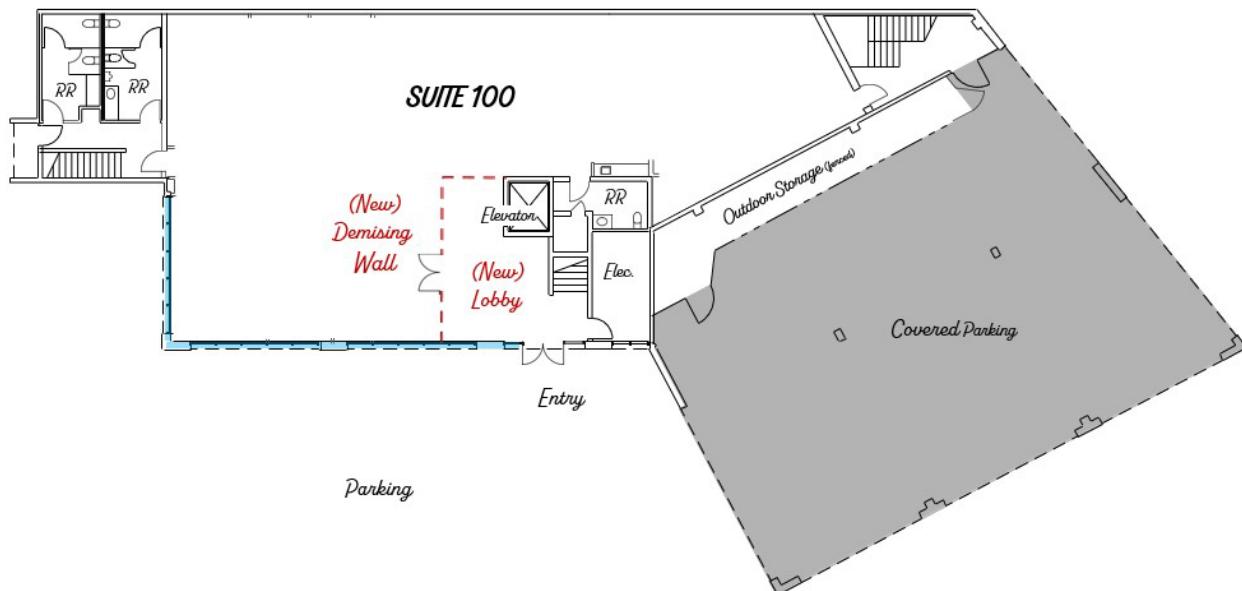
+/-5,592 Square Feet

As Built



2- Occupant Option

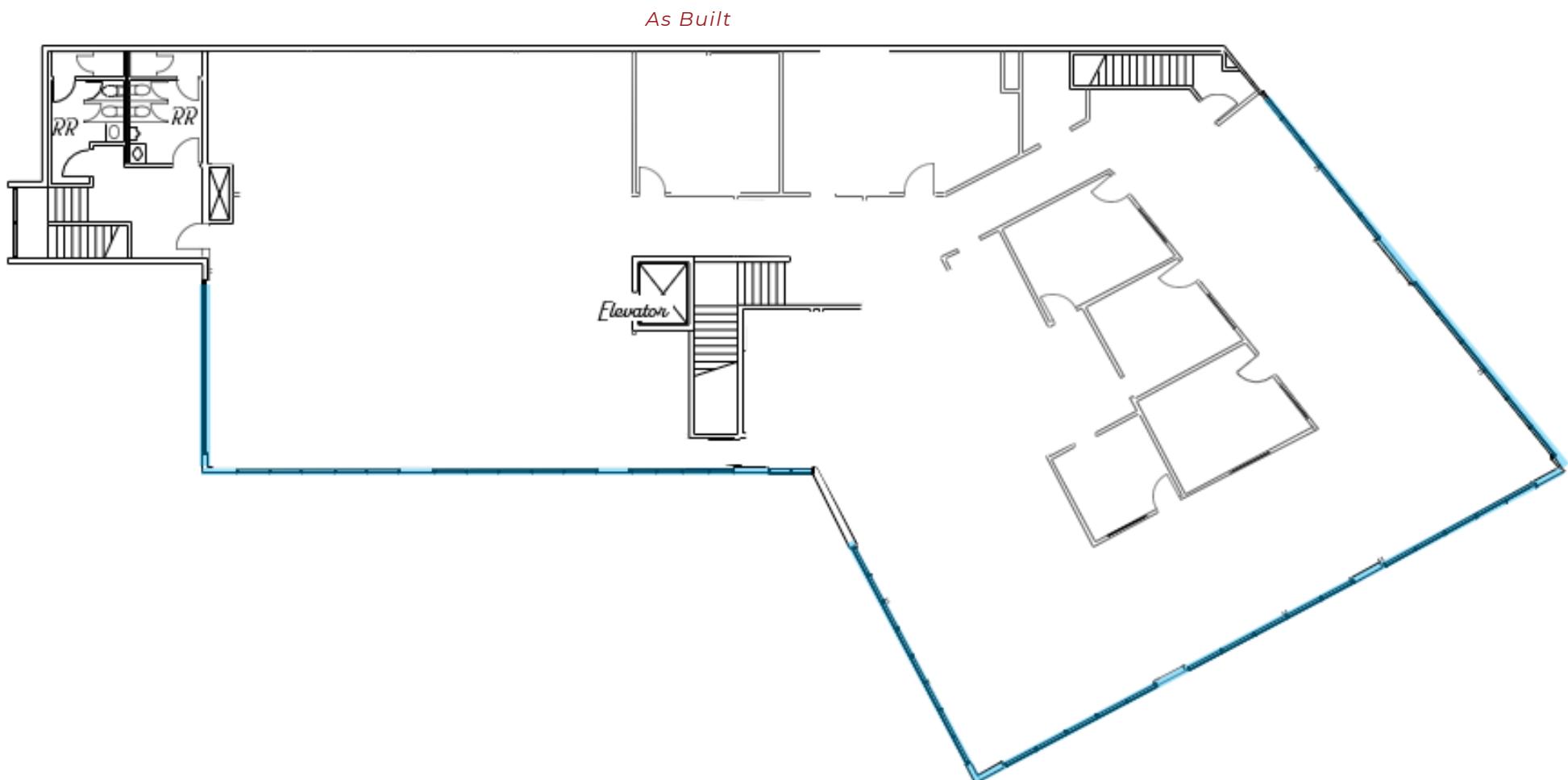
*Create New Lobby to split 1st and 2nd Floor. Buyer to verify its feasibility to split for 2-occupants



Floor Plan

Second Floor

+/-9,020 Square Feet



Amenities Map



SITE

La Palma Ave

Lakeview Ave

Tustin Ave



Pacific Center

~1 MINUTE DRIVE



El Pollo Loco
FAMOUS FIRE-GRILLED CHICKEN

BYBLOS
MEDITERRANEAN GRILL

REBORN COFFEE

TACO BELL

SPIN POKE & GRILL

BODHI LEAF
Coffee Traders

Anaheim Hills
Village Center

~5 MINUTE DRIVE

IN-N-OUT
BURGER



WESCOM
Financial



California
FISH GRILL
CASUAL KITCHEN



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

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E LA PALMA
AVENUE
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FOR SALE



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 **LEE &
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