

FOR SALE

1436 N HUNDLEY ST
ANAHEIM, CA 92806



INTERACTIVE
MARKETING PACKAGE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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EXECUTIVE SUMMARY

STRATEGIC LOCATION

- Situated in Northeast Anaheim, this property offers convenient access to major transportation routes:
 - Close proximity to SR-57, SR-91 and SR 55
 - 27 mins to John Wayne Airport
 - 52 mins to the Port of Long Beach
- Located in the center of Orange County's Industrial corridor making it highly attractive for logistics, warehousing, and light manufacturing operations

QUALITY CONSTRUCTION

- **Total Building:**
 - The property is 3,640 SF, with $\pm 1,060$ SF of office space
- **Lot Size:**
 - Approximately $\pm 8,307$ SF (± 0.19 AC)
- **Construction Type:**
 - Concrete block construction, flat roof, built in 1983, typical of durable light industrial use
- **Ceiling Height:**
 - Projected at 16 feet, which is suitable for light manufacturing or storage
- **Loading Capabilities:**
 - Equipped with one ground-level door for efficient loading and unloading
- **Power:**
 - Equipped with 400 amps, it is ideal for light manufacturing, distribution, or tech-integrated operations

GENERAL HIGHLIGHTS

- A high image stand-alone industrial building at $\pm 3,640$ SF that offers excellent functionality to a wide range of users and investors. This property is ideal for:
 - Owner users seeking control and equity buildup
 - Owner's looking for a desirable stand-alone property (under $\pm 5,000$ SF) extremely short supply in today's market
 - Small to mid-sized businesses (contractors, distributors, light manufacturing, or e-commerce fulfillment)
 - Investors looking to add a versatile asset with strong income potential





OFFICE INTERIOR



WAREHOUSE INTERIOR





CALIFORNIA STATE UNIVERSITY, FULLERTON
41,962 STUDENTS



±279,300 VPD

57

±259,100 VPD

91

N KRAEMER BLVD ±30,700 VPD



±322,700 VPD

PROPERTY OVERVIEW



\$1,725,000
LIST PRICE



\$473.90
PRICE/SF

ADDRESS	1436 N Hundley St. Anaheim, CA
TOTAL BUILDING SF	±3,640
OFFICE SF	±1,060
WAREHOUSE SF	±2,580
ACRES	±0.19
LOT SF	±8,307
CONSTRUCTION	Reinforced Concrete
WAREHOUSE CLEAR HEIGHT	16'
GRADE LEVEL DOORS	One (1)
POWER	400 Amps (verify)
PARKING RATIO	2.7:1,000
YEAR BUILT	1983



FLOOR PLAN



*SITE PLAN NOT TO SCALE

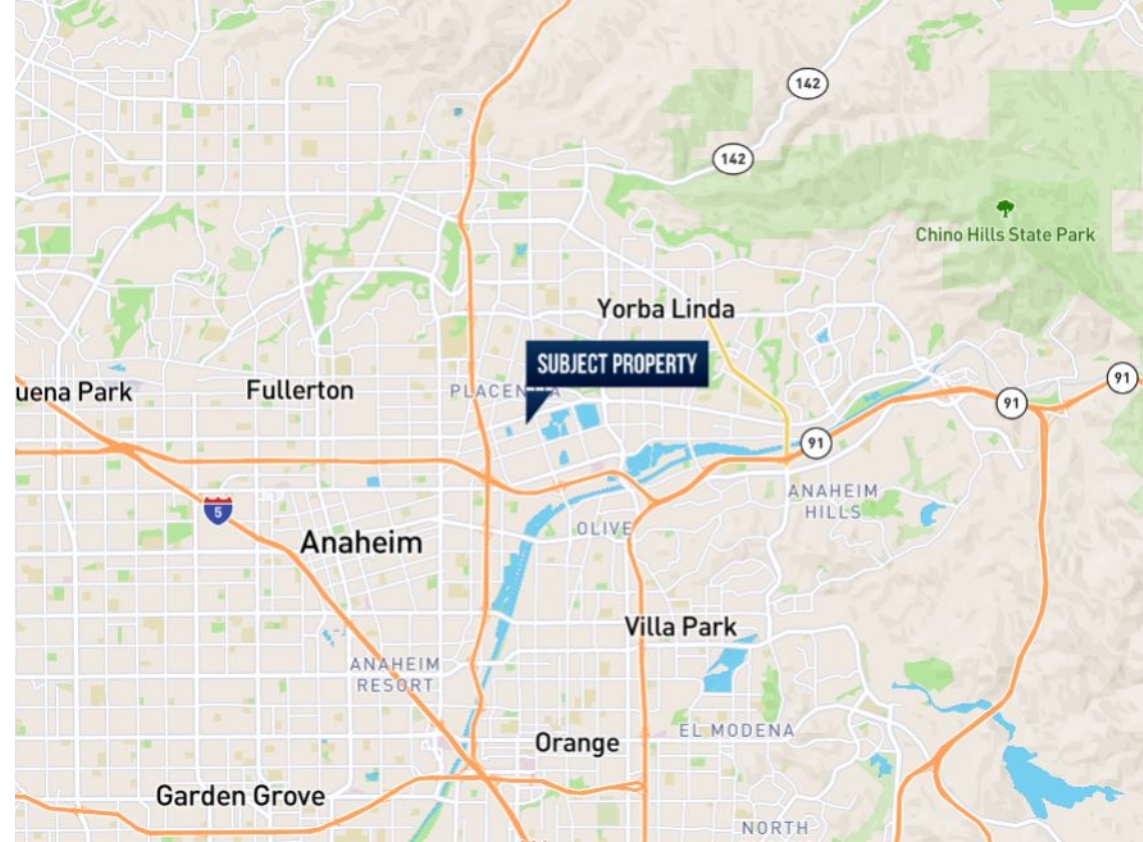


MARKET OVERVIEW

Anaheim, CA

Anaheim, California is a key industrial hub in northwestern Orange County, positioned near major transit routes including Interstates 5, 91, and 57, with access to Union Pacific and BNSF rail lines. It lies roughly ± 25 miles from the Ports of Los Angeles and Long Beach and is within 20–35 miles of John Wayne, Long Beach, and LAX airports. The city has a population of over 466,144 and is part of the larger 3.1 million-resident Orange County metro. Anaheim's industrial market features sub-2% vacancy and asking rents above \$1.60/SF NNN, supported by a workforce exceeding 160,000 in manufacturing, logistics, and related sectors.

Beyond its industrial strengths, Anaheim draws over 18 million visitors annually with anchors like Disneyland Resort, Angel Stadium, Honda Center, and the Anaheim Convention Center. Ongoing development in the Platinum Triangle continues to add multifamily, retail, and mixed-use projects, increasing density and commercial activity. Its central location and proximity to Fullerton, Santa Ana, and other Orange County markets make it a strong choice for industrial users seeking regional connectivity and sustained demand.



PROPERTY DEMOGRAPHICS

POPULATION

1-MILE

3-MILE

5-MILE

Current Year Estimate

20,183

182,949

466,144

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

Current Year Estimate

6,108

58,436

153,316

INCOME

1-MILE

3-MILE

5-MILE

Average Household Income

\$111,926

\$135,826

\$144,983

3.2M
TOTAL
POPULATION

25M
VISITORS IN 2022

278
AVERAGE
SUNNY DAYS

2023 GDP
\$334B
ORANGE COUNTY

ORANGE COUNTY, CA

THE O.C.

SOUTHERN CALIFORNIA

Orange County, CA, is a region in Southern California known for its picturesque coastline, affluent communities, and major attractions like Disneyland Resort and Knott's Berry Farm. With a population exceeding 3 million, it combines a mix of suburban and urban areas, offering a diverse cultural scene, upscale shopping, and numerous outdoor activities. The county's economy thrives on tourism, technology, and a robust business environment.



THE O.C. WHERE INNOVATION, DIVERSITY & COASTAL CHARM CONVERGE

ORANGE COUNTY ACCOLADES & RANKINGS

#3 MOST POPULATED
COUNTY IN CALIFORNIA
- U.S. Census Bureau

#6 MOST POPULATED
COUNTY IN THE U.S.
- U.S. Census Bureau

#1 COUNTY IN CALIFORNIA
FOR FAMILIES
- Niche

#1 BEST COUNTY IN CALIFORNIA
FOR OUTDOOR ACTIVITIES
- Niche

#4 BEST COUNTY IN THE U.S.
FOR OUTDOOR ACTIVITIES
- Niche

#2 COUNTY IN CALIFORNIA
FOR PUBLIC SCHOOLS
- Niche

#3 COUNTY IN CALIFORNIA
FOR HEALTH
- Niche

#4 COUNTY IN CALIFORNIA
FOR YOUNG PROFESSIONALS
- Niche

793 SQUARE MILES IN
ORANGE COUNTY

30 FIRMS VALUED OVER \$1B
CALL ORANGE COUNTY HOME
- Fortune

ORANGE COUNTY, CALIFORNIA, stands as one of the top locations in the U.S. due to its strong, diverse economy powered by major industries like healthcare, technology, and finance, alongside a highly skilled workforce supported by leading educational institutions. Coupled with a high quality of life featuring renowned cultural, recreational, and coastal amenities, it offers an attractive environment for both residents and businesses. Here's a few examples how Orange County stands out as one of the top places in the country:

Economic Strength and Industry Diversity | Highly Skilled Workforce | Quality of Life | Business-Friendly Environment | Tourism and Hospitality

TOURISM

Disneyland in Anaheim is the world's 2nd most visited theme park. It opened in 1955 and in 2018, the park had approximately 18.6 million visits. Its most recent addition is Star Wars: Galaxy's Edge. Disney California Adventure Park, commonly referred to as California Adventure, is a theme park that opened in 2001 at the Disneyland Resort.

Downtown Disney District is an outdoor shopping center and entertainment district located just outside of Disneyland. It features a number of restaurants and shops, as well as live music.

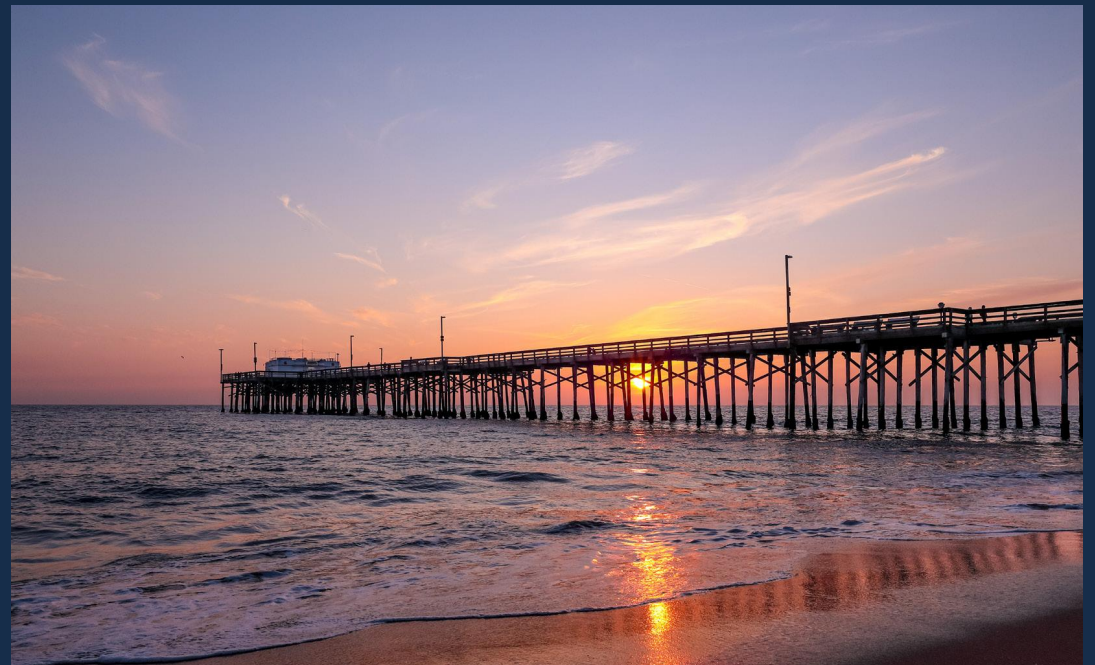
Knott's Berry Farm is a 57-acre theme park located in Buena Vista. It averages about 4 million visitors per year. Knott's features 40 rides including roller coasters, water rides, and family rides. Snoopy has been the mascot of Knott's Berry Farm since 1983.

Huntington Beach is known for its long 9.5-mile stretch of sandy beach, mild climate, excellent surfing, and beach culture. Three out of five Huntington beaches house fire pits, including Huntington City Beach, Huntington State Beach, and Bolsa Chica State Beach.

Orange County is home to several well-known shopping malls including South Coast Plaza, Fashion Island, Brea Mall, Irvine Spectrum, Downtown Disney, and the Outlets at Orange.

Laguna Beach is popular among visitors because of its many art galleries, coves, and beaches.

The Richard Nixon Presidential Library and Museum is the presidential library and burial site of Richard Milhous Nixon, the 37th president of the United States, and his wife Pat Nixon. Located in Yorba Linda, California, on land that President Nixon's family once owned, the library is one of 13 administered by the National Archives and Records Administration.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1436 N HUNDLEY ST ANAHEIM, CA 92806, ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services.™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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