

# La Palma Distribution Center

5455 East La Palma Avenue Unit C-2, Anaheim, CA 92807

FOR LEASE



## General Industrial Manufacturing or Warehouse Distribution

Discover an exceptional opportunity at 5455 East La Palma Avenue Unit C-2, Anaheim, CA, 92807. This property presents a prime leasing option with versatile space ideal for a range of commercial needs. Boasting modern amenities, flexible floor plans, ample parking, and high visibility, the property offers a superior environment for businesses to thrive. With convenient access to major transportation routes, this location ensures efficient connectivity for employees and customers alike. Elevate your business operations within this well-appointed and strategically positioned property in Anaheim.

## PROPERTY HIGHLIGHTS

- 26' Ceiling Height
- 1 - 2 Dock High Doors
- 400A 277/480V Power
- Ample parking
- Minimum 1,000 SF up to 3,234 SF Office Space
- Strategic location Near 91, 57 and 55 Fwys
- Great Access to Los Angeles/Long Beach Ports
- Prime leasing opportunity

## OFFERING SUMMARY

Lease Rate:	\$16.56SF/yr (Gross)
Number of Units:	3
Available SF:	15,358 SF - 17,163 SF
Lot Size:	246,985 SF
Building Size:	127,122 SF

SPACES	LEASE RATE	SPACE SIZE
5455 E La Palma Ave.	\$16.56 SF/yr	15,358 SF - 17,163 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	1,152	4,956
Total Population	946	3,085	14,126
Average HH Income	\$108,309	\$122,806	\$145,823

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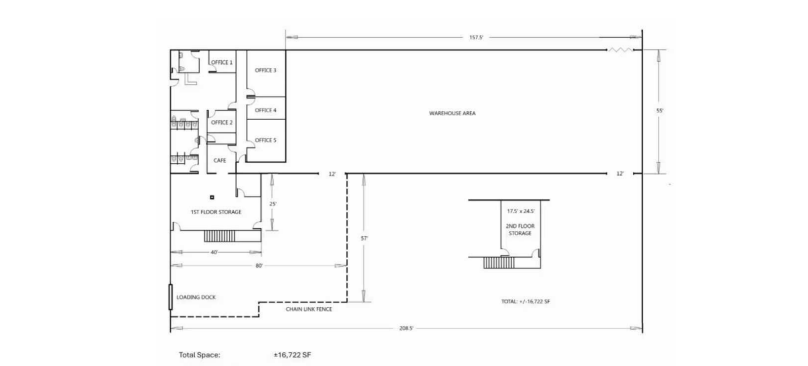
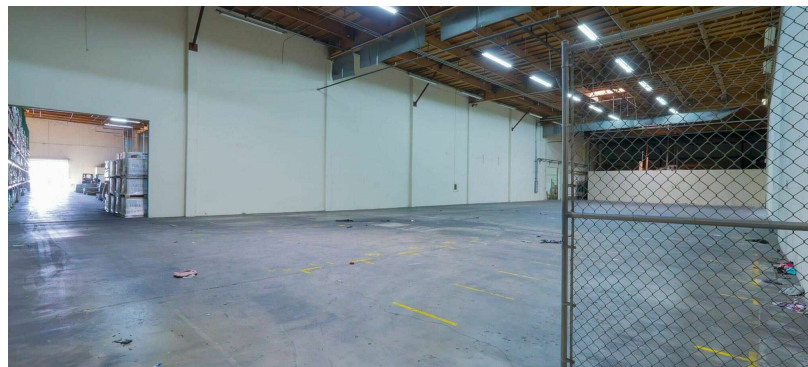
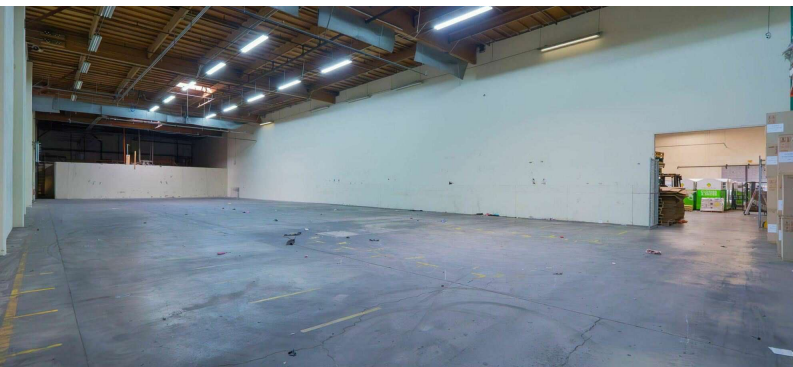
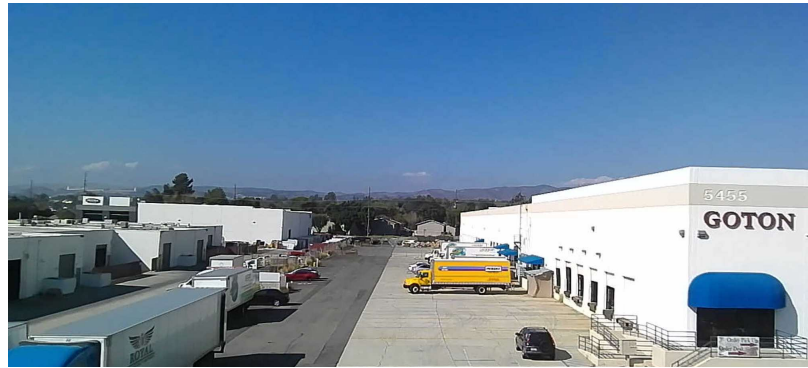
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# Additional Photos

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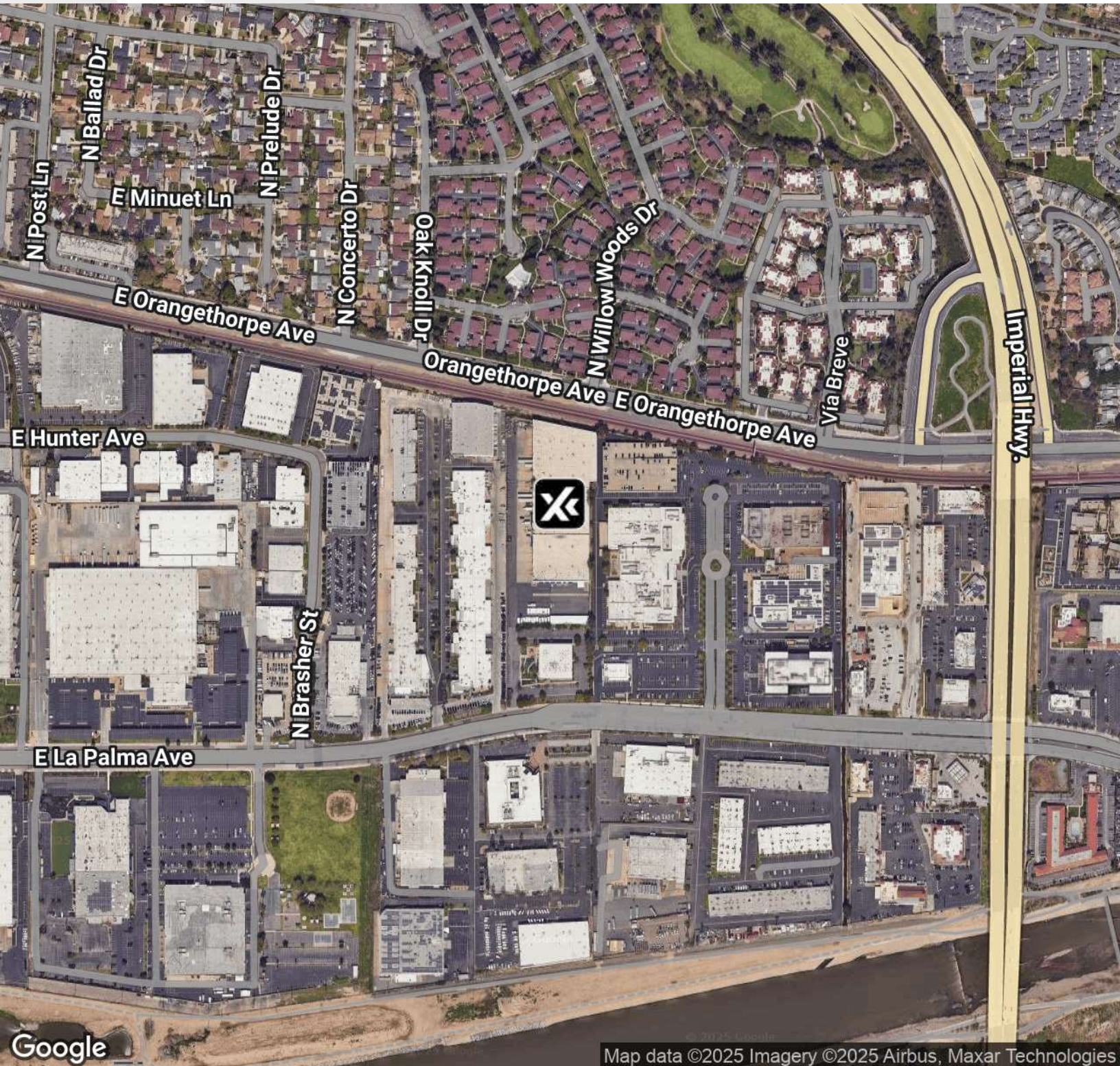
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# Location Map

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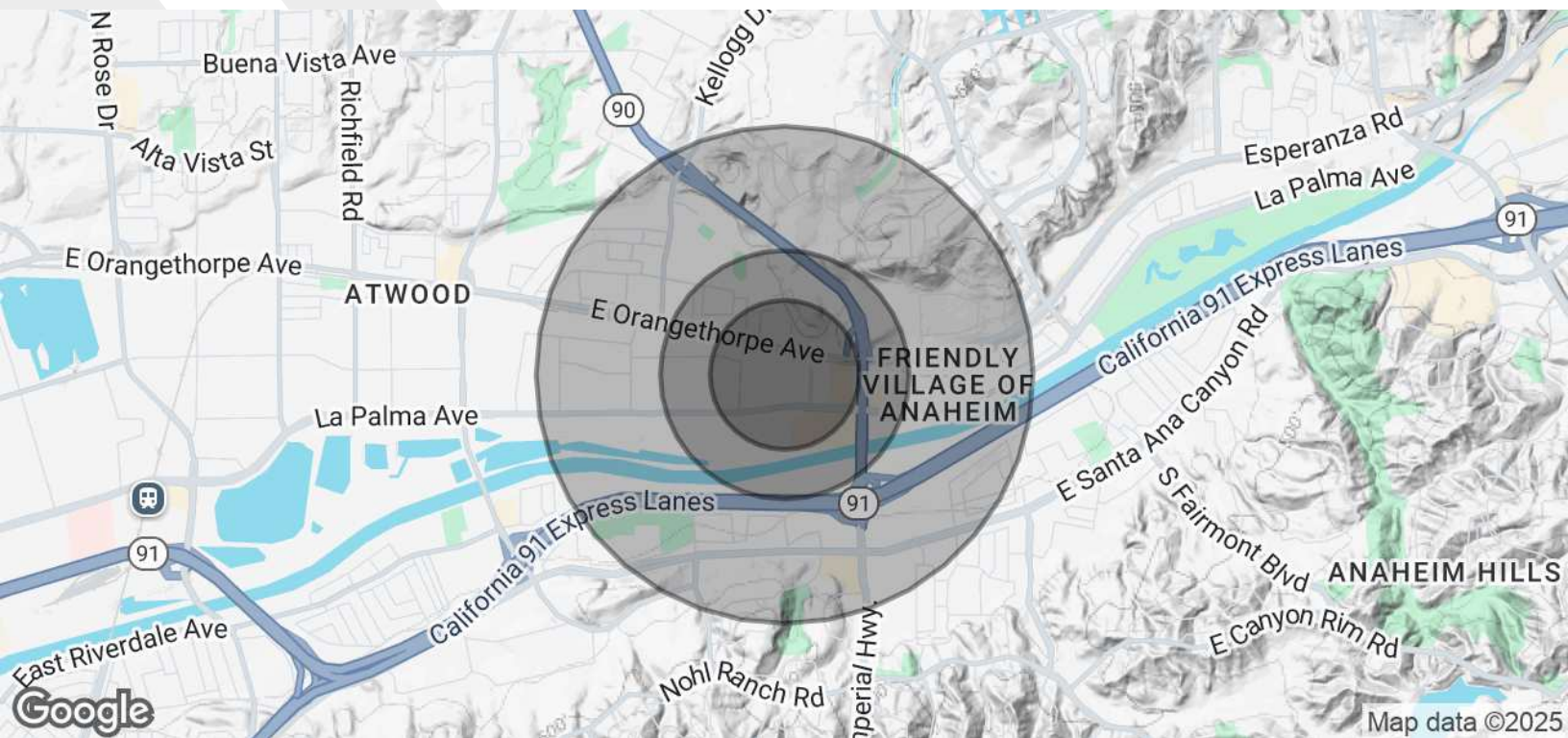
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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	946	3,085	14,126
Average Age	36	38	41
Average Age (Male)	36	37	40
Average Age (Female)	36	38	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	1,152	4,956
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$108,309	\$122,806	\$145,823
Average House Value	\$523,677	\$648,821	\$858,737

TRAFFIC COUNTS	
E. La Palma Ave., & Imperial Hwy.	/day

Demographics data derived from AlphaMap

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