

FOR SALE



1005 East Orangethorpe Avenue

Anaheim, CA 92801



Louis Chavez

DRE# 01949822

323.422.1910

louis.chavez@expcommercial.com

www.expcommercial.com

Gay-Lynn Chavez

DRE# 01433767

562.858.7065

gaylynn@chavezgroupusa.com

Table of Contents

FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
SITE PLANS	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
ADDITIONAL PHOTOS	13
ADDITIONAL PHOTOS	14
ADDITIONAL PHOTOS	15

Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com





Section 1

Property Information

Property Summary

FOR SALE



PROPERTY DESCRIPTION

1005 E Orangethorpe Ave presents a rare opportunity to acquire a single-tenant industrial asset in one of Orange County's most supply-constrained markets. The property consists of approximately ±25,200 square feet situated on a large ±1.60-acre parcel, offering a functional layout ideal for manufacturing, warehousing, or distribution users.

The property is currently configured for single tenancy and benefits from a large, paved yard area with strong parking capacity and truck circulation. With no dock-high loading, the asset is particularly well-suited for owner-users or tenants requiring high-volume drive-in access.

The seller is open to both a traditional vacant or owner-user sale, as well as a sale-leaseback structure, providing flexibility for investors seeking immediate cash flow or buyers looking to occupy the property. This optionality creates a unique opportunity to tailor the acquisition strategy based on investment objectives.

This is a compelling opportunity for investors or owner-users to secure a well-located industrial asset with strong fundamentals, functional improvements, and long-term value in a competitive Orange County market.

OFFERING SUMMARY

Sale Price:	\$7,800,000
Lot Size:	66,298 SF
Building Size:	26,400 SF
Zoning:	I
Parking Spaces:	51

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	97	575	5,913
Total Population	332	1,937	20,524
Average HH Income	\$96,462	\$93,640	\$100,319

Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



Location Description

FOR SALE



LOCATION DESCRIPTION

The property is located in North Anaheim, a premier industrial hub within Orange County known for its strong logistics infrastructure and dense employment base. The site benefits from an urban infill location with immediate access to major transportation corridors, including Interstate 5, State Route 91, and State Route 57.

The surrounding area supports a robust labor force, with approximately 136,000 employees within a 3-mile radius, making it highly attractive for industrial users requiring workforce accessibility.

The property also benefits from strong traffic exposure, with Orangethorpe Avenue and nearby corridors seeing traffic counts exceeding 25,000–30,000 vehicles per day, enhancing visibility and accessibility.

Additionally, the site is located within close proximity to major transportation nodes, including the Fullerton commuter rail station (approximately 1.4 miles away), as well as multiple regional airports such as John Wayne Airport, Long Beach Airport, and Ontario International Airport.

This central location provides efficient regional connectivity, making it ideal for last-mile distribution, manufacturing, and service-oriented industrial users.

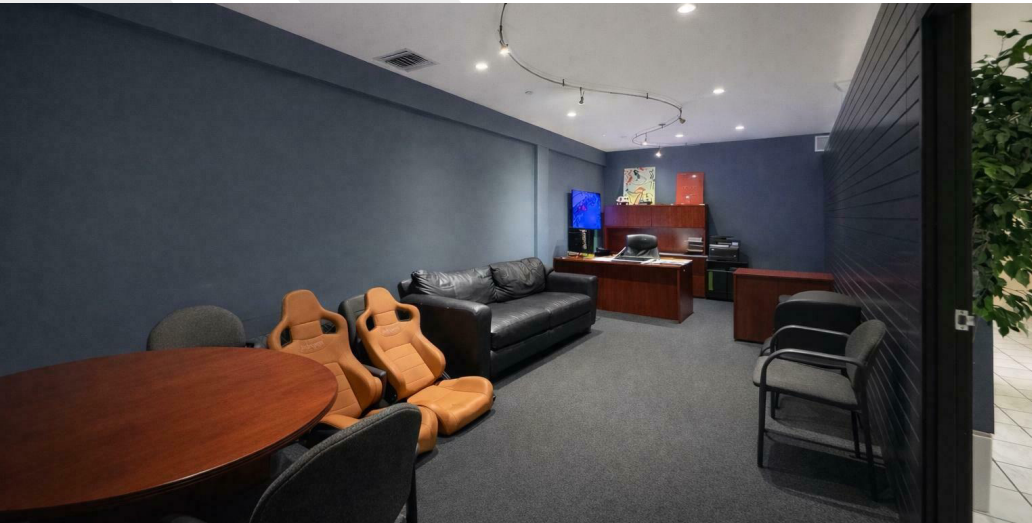
Louis Chavez
323.422.1910
louis.chavez@expcommercial.com

Gay-Lynn Chavez
562.858.7065
gaylynn@chavezgroupusa.com



Property Highlights

FOR SALE



PROPERTY HIGHLIGHTS

- ±25,158 SF industrial building on ±1.52 acres
- 5 Grade level roll up doors.
- Ceiling height of 19'
- ±480V power capacity to support a wide range of industrial operations
- Roof was recently renovated.
- General industrial zoning allowing for a wide range of uses
- Excellent access to I-5, 91, and 57 freeways
- Prominent street frontage along Orangethorpe Ave with strong visibility and signage exposure
- Large, functional paved yard with ample on-site parking
- Glass storefront office presence ideal for showroom or customer-facing use
- Flexible layout with office, warehouse, and employee areas already built out
- Clean, well-maintained exterior with strong curb appeal
- Surrounded by established industrial users supporting long-term demand and stability

Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

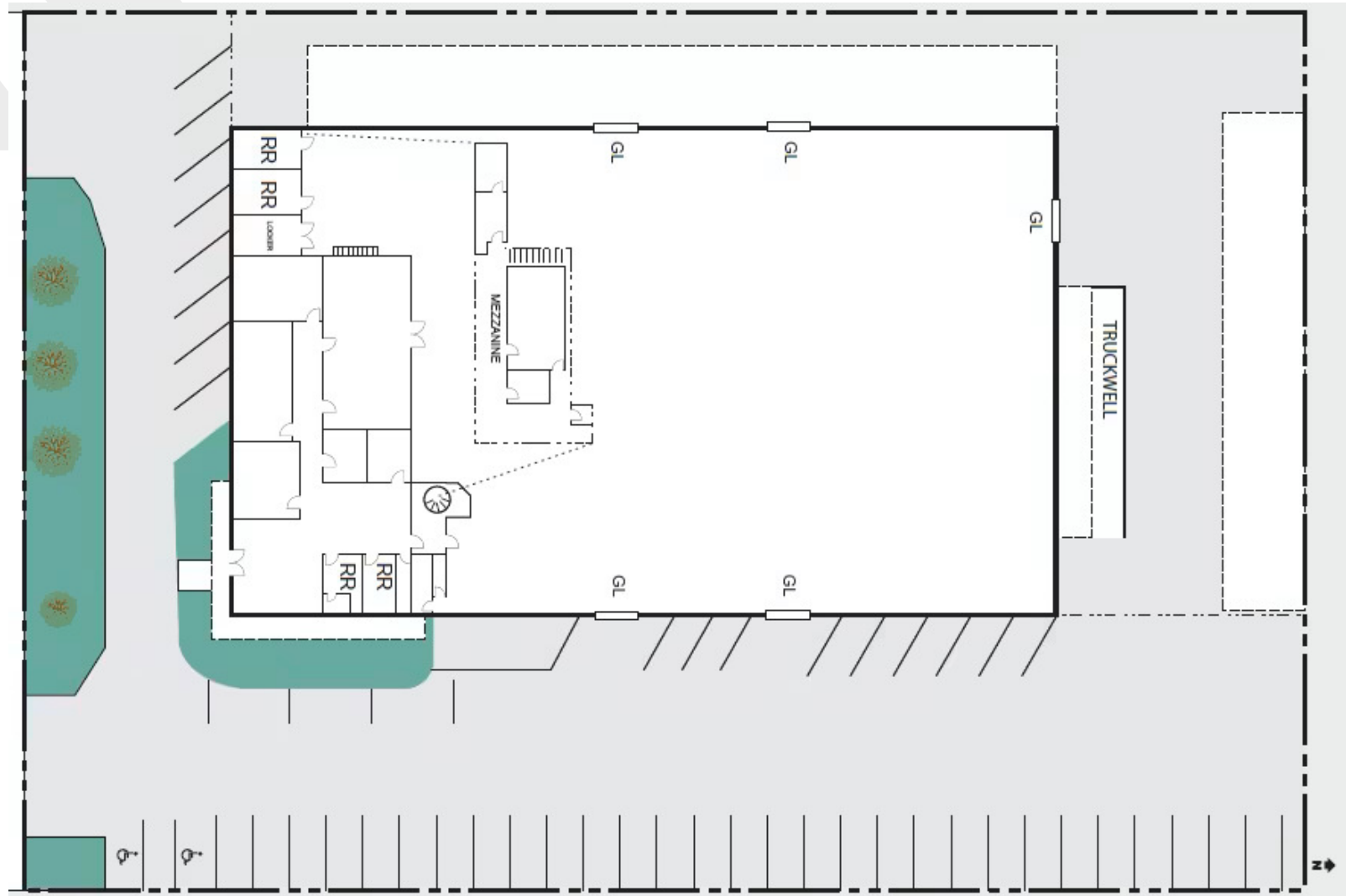
562.858.7065

gaylynn@chavezgroupusa.com



Site Plan

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

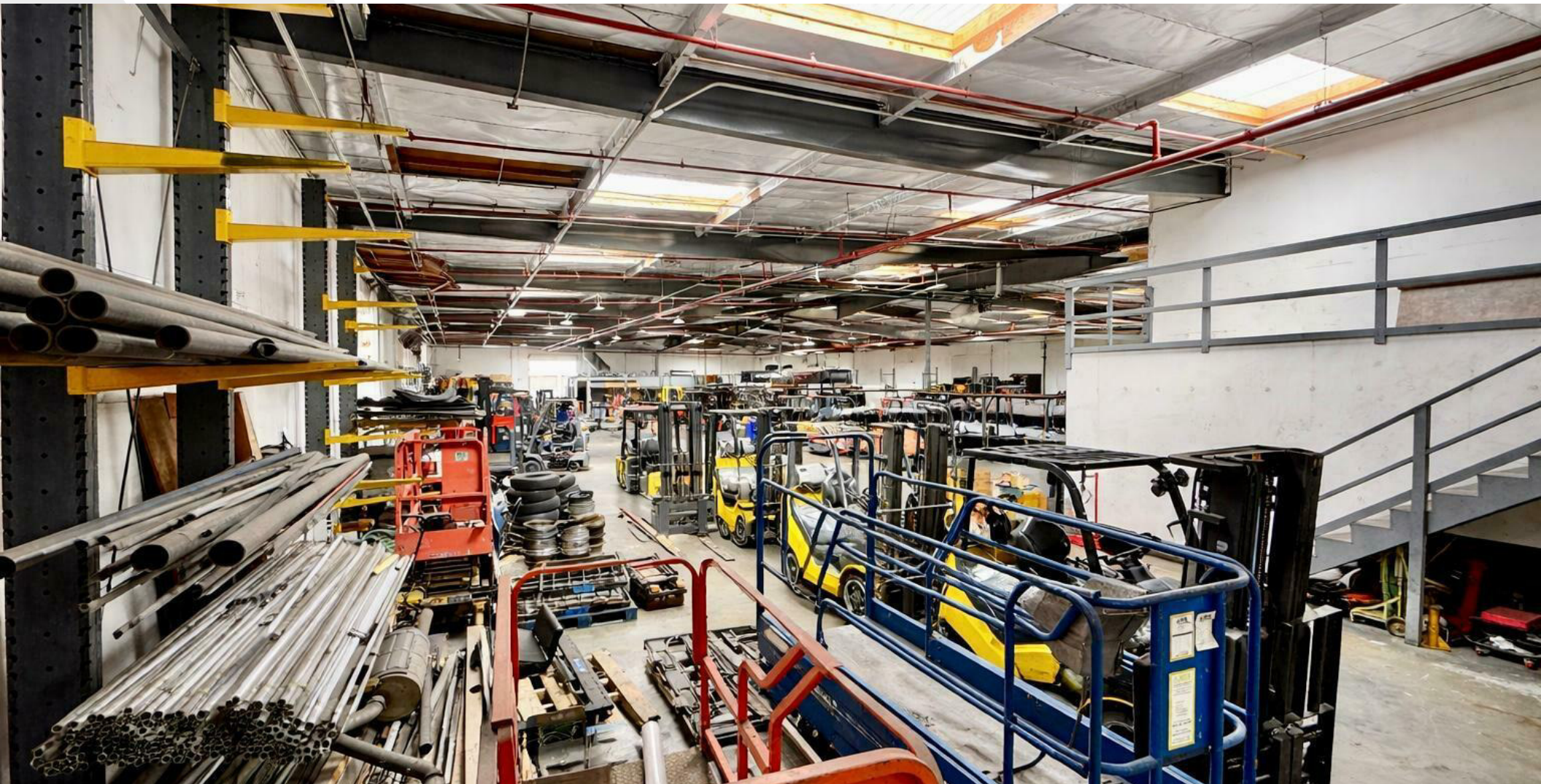
562.858.7065

gaylynn@chavezgroupusa.com



Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

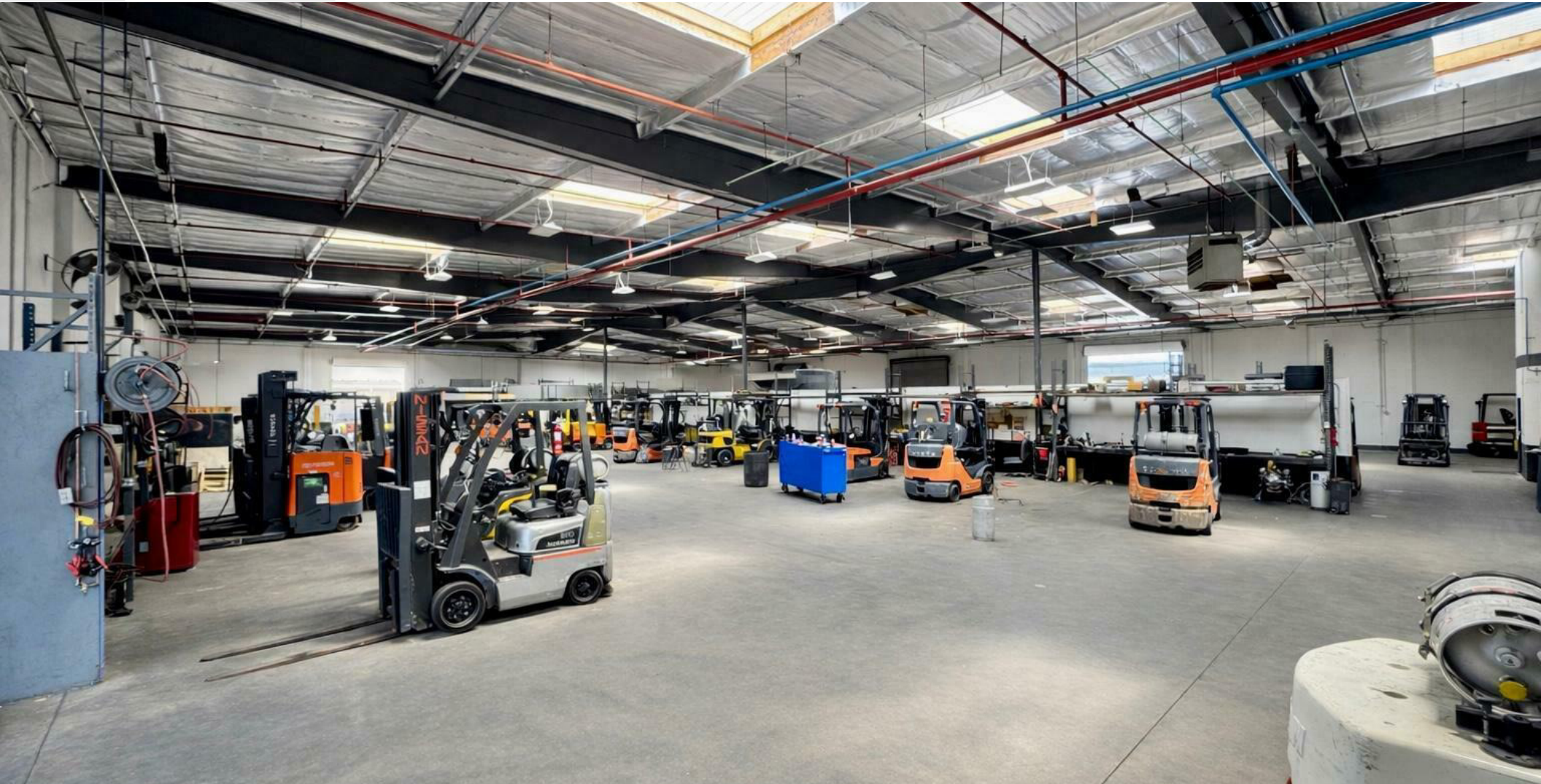
gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

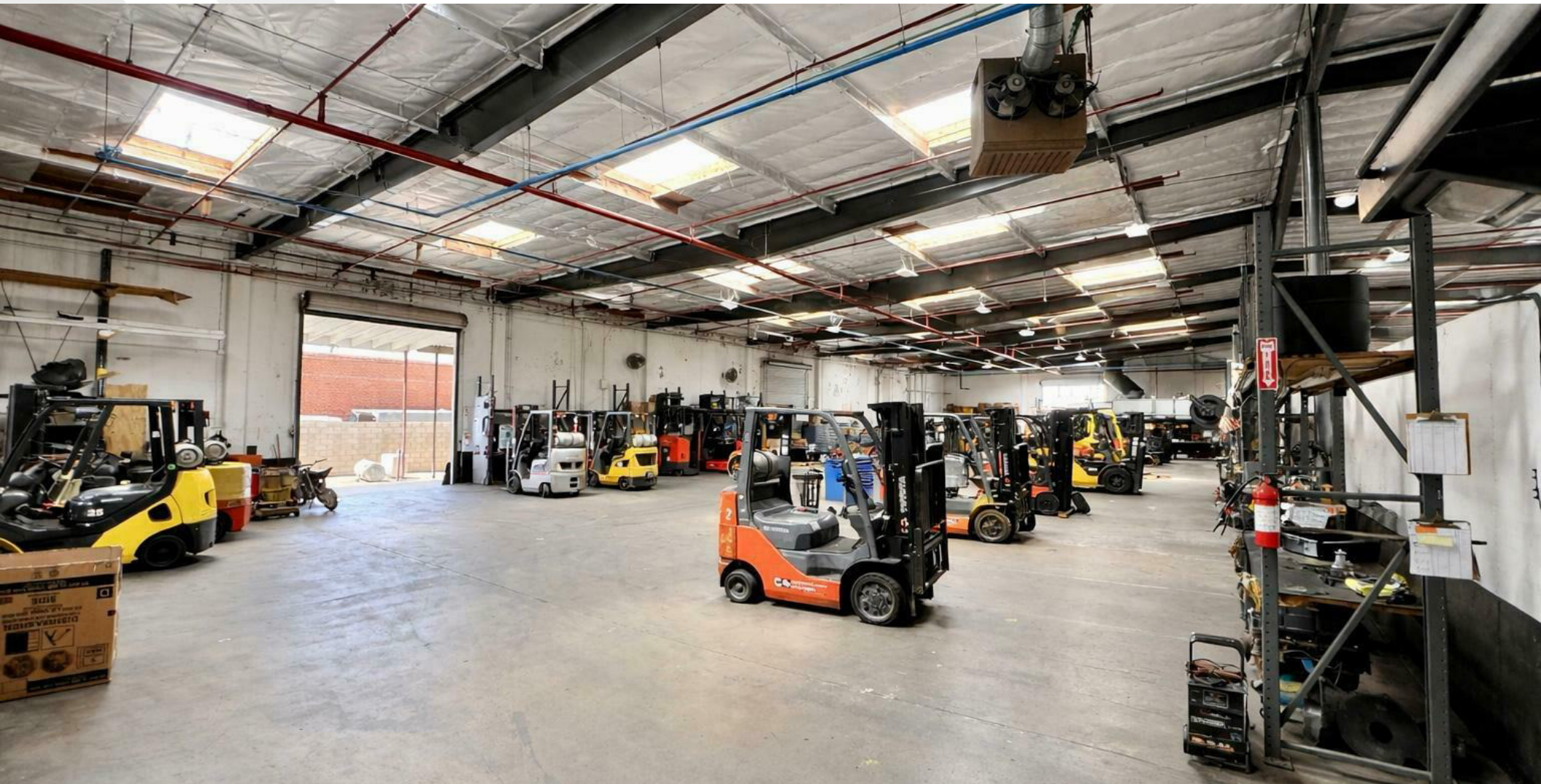
gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

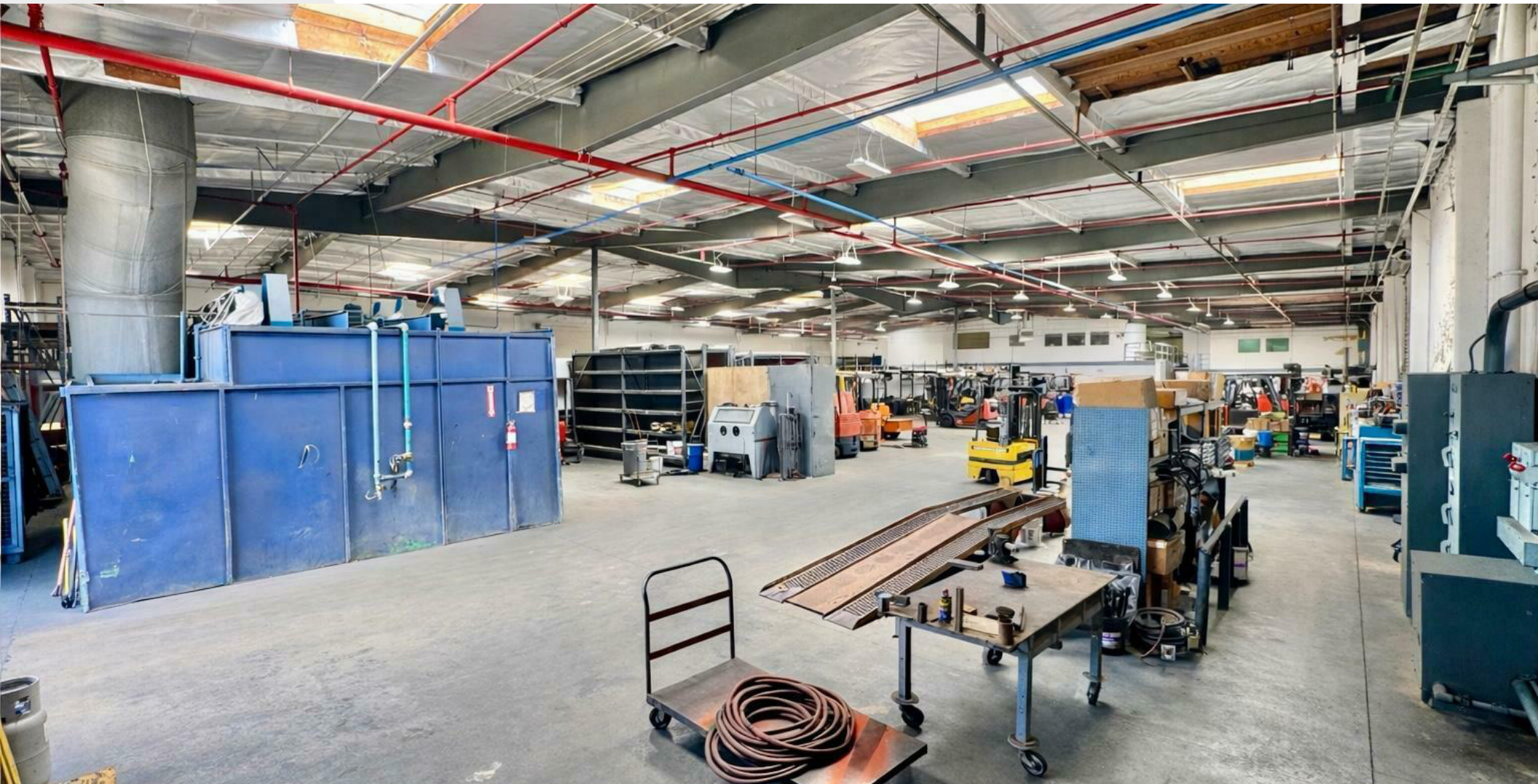
gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

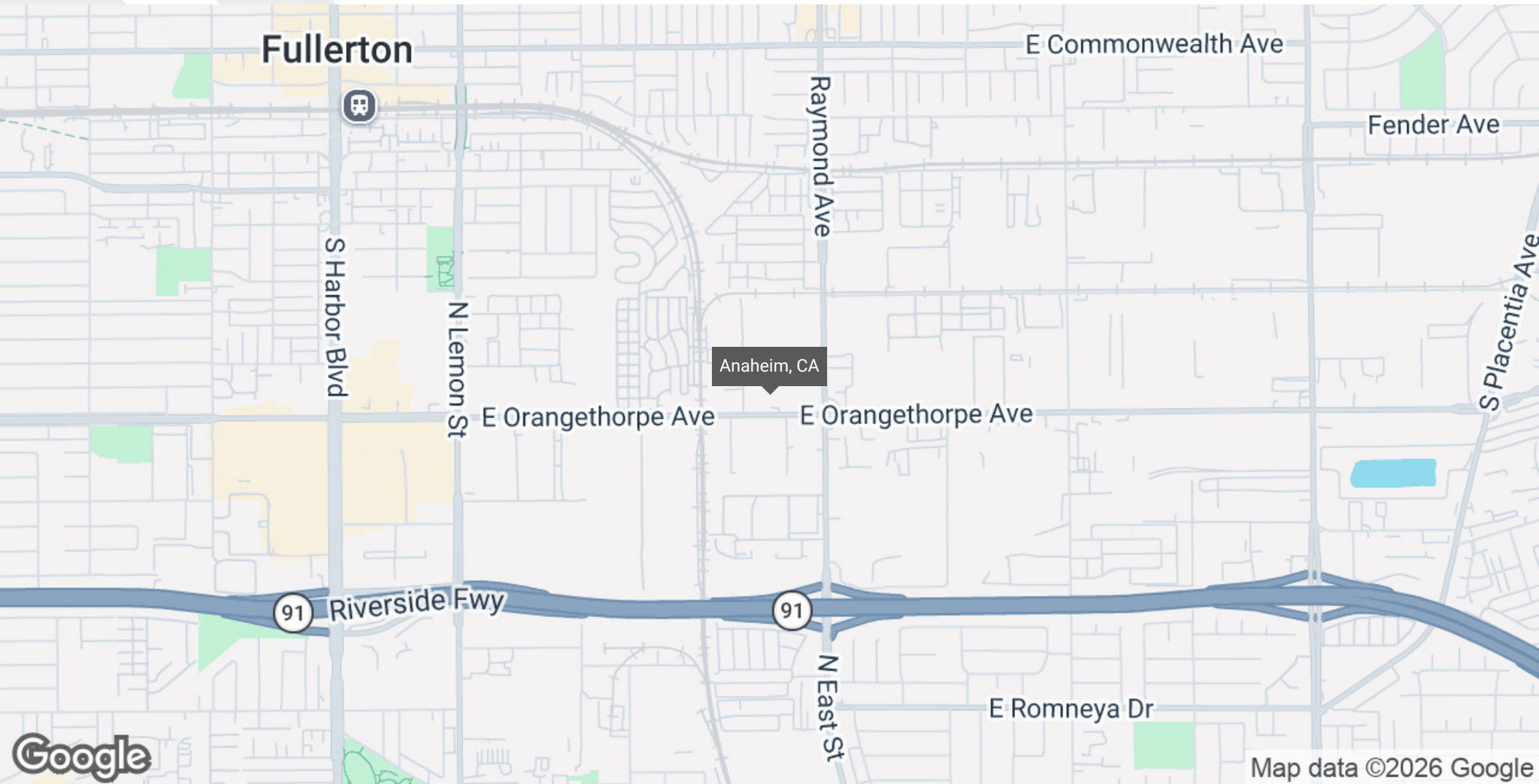


Section 2

Location Information

Regional Map

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

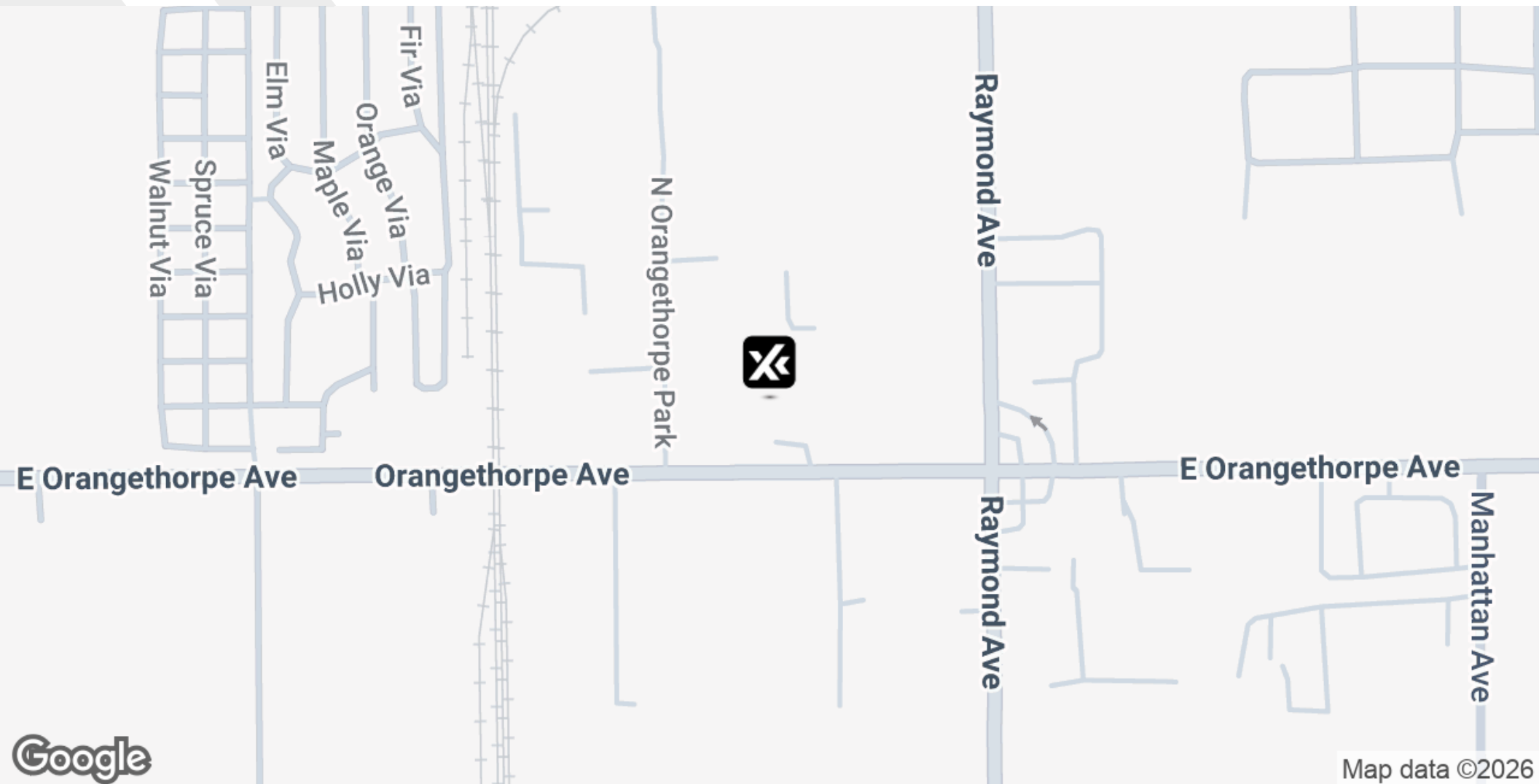
gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

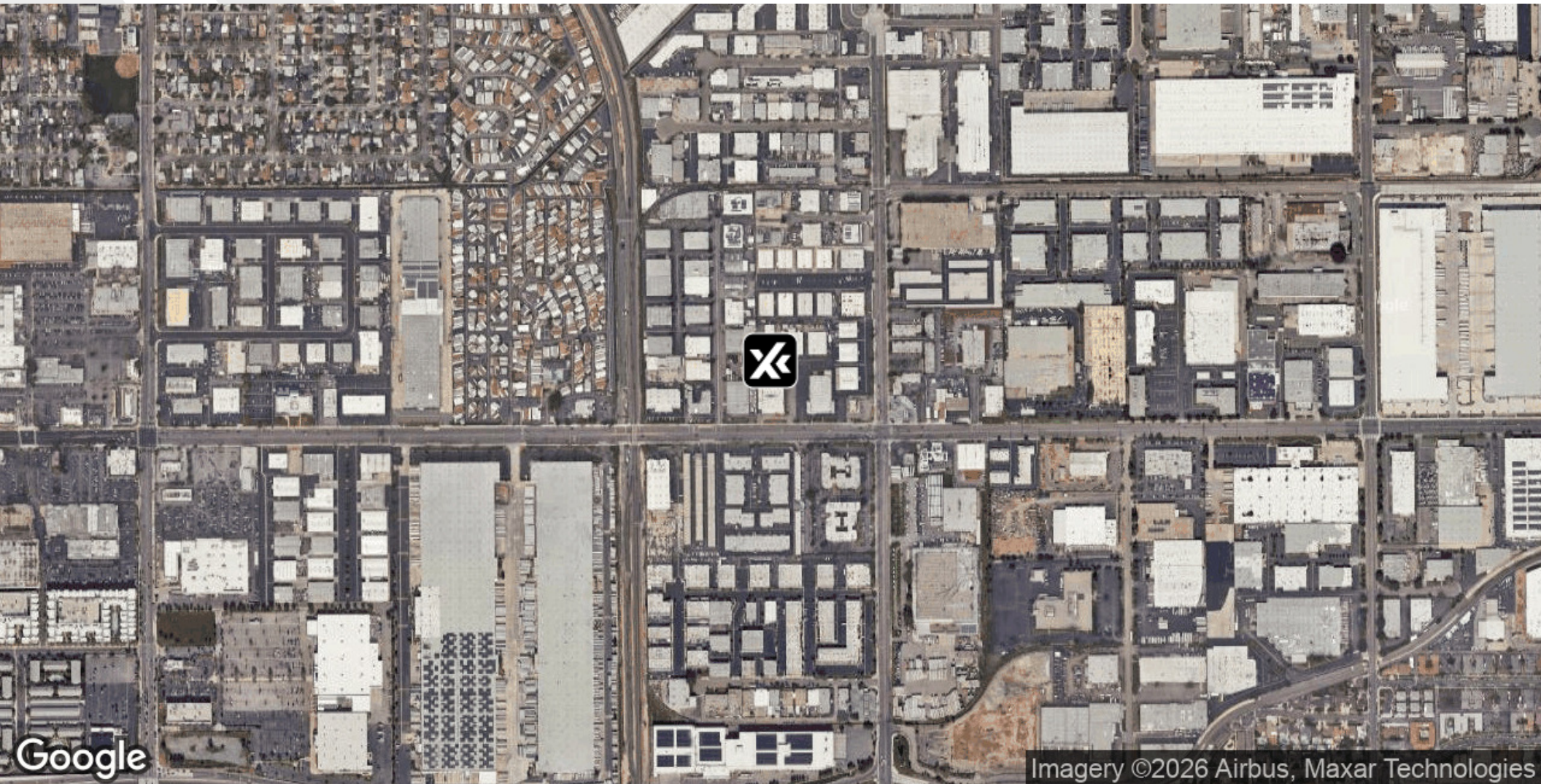
gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



Section 3

Demographics

Demographics Map & Report

FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	332	1,937	20,524
Average Age	31.5	35.1	33.2
Average Age (Male)	41.2	39.5	34.3
Average Age (Female)	35.9	42.8	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	97	575	5,913
# of Persons per HH	3.4	3.4	3.5
Average HH Income	\$96,462	\$93,640	\$100,319
Average House Value	\$447,701	\$373,211	\$517,269

2023 American Community Survey (ACS)

Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Gay-Lynn Chavez

562.858.7065

gaylynn@chavezgroupusa.com

