

OFFERING MEMORANDUM

GATED COMMUNITY *LAND* *DEVELOPMENT* OPPORTUNITY

6365 & 6385 E HILLSGATE LN, ANAHEIM HILLS, CA 92807



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Mathews



**EXCLUSIVELY
LISTED BY**

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**FOR MORE
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PROPERTY OVERVIEW

*6365-6385 E Hillsgate Ln, Anaheim Hills, CA,
presents a rare opportunity within the prestigious
Royal Ridge gated community.*



This offering includes two nearly flat R1-zoned lots totaling 1.11 acres, ideal for development. Situated in an affluent area of Orange County, with an average household income of \$218,100 within a one-mile radius, these parcels offer stunning sunset views.

The community features amenities such as biking paths, curbs, foothills, and sidewalks, with convenient access to local schools, golf courses, shops, and dining. Residents will benefit from the proximity to excellent schools within the Orange Unified School District, including Crescent Elementary School, El Rancho Charter School, and Canyon High School, all of which are highly rated and provide quality education.

This is an excellent investment for those seeking to build in a highly desirable location.

ADDRESS	6385 & 6365 E Hillsgate Ln, Anaheim Hills, CA 92807
PRICE	\$1,800,000
PRICE/LOT	\$900,000
APN'S	356-301-14, 356-301-15
LOT SIZE	±0.61 AC (±26,398 SF) ±0.58 AC (±25,227 SF)
HEIGHT LIMIT	25 ft (2 stories)
OWNERSHIP	Fee Simple (Land)
ACCESS	One on E Hillgate Ln One on S Whitestone Dr
ZONING	City of Anaheim Hills, RH-2 Single- Family Hillside Residential

EXECUTIVE SUMMARY



ESPERANZA HIGH SCHOOL

YORBA LINDA COUNTRY CLUB

SPROUTS FARMERS MARKET	PETSMART	Staples
COSTCO WHOLESALE	BEST BUY	KOHL'S
Michaels	DICK'S SPORTING GOODS	ASHLEY

ANAHEIM PUBLIC LIBRARY

STATER BROS

YORBA REGIONAL PARK

ANAHEIM HILLS FESTIVAL

Panera BREAD	24 HOUR FITNESS	TJ-MAXX
Target	CHIPOTLE	CAVA

DEER CANYON PARK

Ralphs

IN-N-OUT BURGER	TOGO'S GREAT SANDWICHES
Shell	COLD STONE CREAMERY

EL RANCHO CHARTER SCHOOL

ANAHEIM CANYON ANIMAL HOSPITAL

PERALTA CANYON PARK

CHASE	Starbucks
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SUBJECT PROPERTY

BevMo!	LA FITNESS
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CROSSROADS SHOPPING CENTER

CANYON HIGH SCHOOL

CVS

ANAHEIM HILLS GOLF CLUB

VONS	Carib's	TACO BELL
BANK OF AMERICA	ZILLOS	AT&T

ORANGE LUTHERAN HIGH SCHOOL
10 minutes away | 4.6 miles away

ANAHEIM FIRE DEPT. STATION 9

OAK CANYON NATURE CENTER

EXECUTIVE SUMMARY



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ANAHEIM HILLS

Anaheim Hills residential area presents a desirable market for property ownership due to several key factors

Recreation

Affluent Anaheim Hills is a residential area with plenty of green space, including wooded Oak Canyon Nature Center, with kid-friendly trails, and Yorba Regional Park, popular for fishing, riverfront paths, and a duck pond. Cyclists ride dirt paths in Deer Canyon Park, and the Anaheim Hills Golf Course is known for its challenging fairway.

Dining

Dining focuses on casual American fare, like burgers, barbecue, and craft beer.

DEMOGRAPHICS

POPULATION

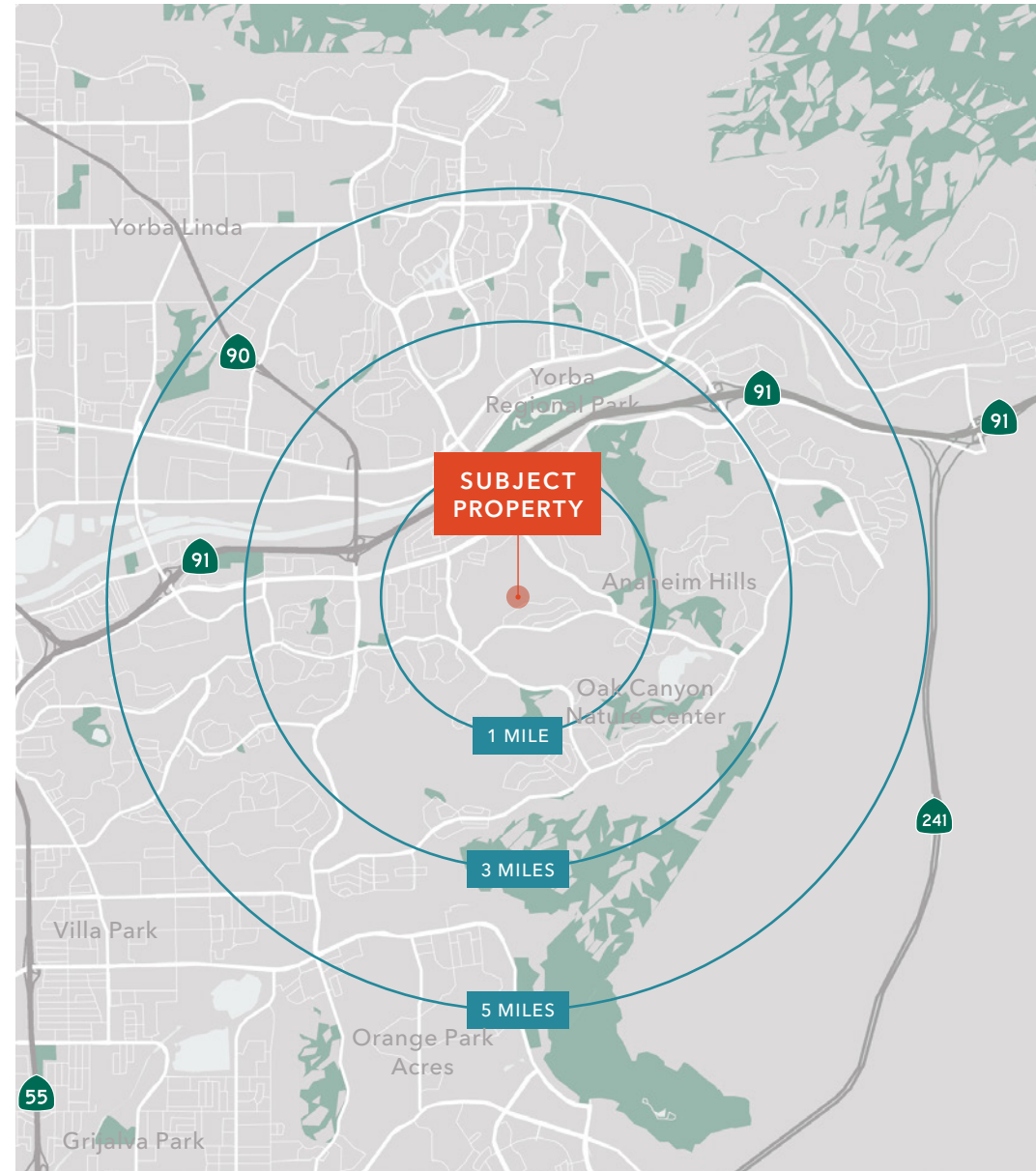
	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	11,405	45,944	85,784
2029 PROJECTED POPULATION	10,839	43,777	81,738
2010 CENSUS	11,225	47,224	88,646

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED HOUSEHOLDS	4,155	17,043	30,818
2029 PROJECTED HOUSEHOLDS	3,989	16,401	29,677
2010 CENSUS	3,886	17,079	31,000

AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$218,100	\$205,361	\$219,209
2029 PROJECTED AVERAGE HOUSEHOLD INCOME	\$240,227	\$225,880	\$241,252
CENSUS AVERAGE HOUSEHOLD INCOME (2010)	\$116,304	\$116,861	\$128,000
PROJECTED ANNUAL CHANGE (2024-2029)	2.0%	2.0%	2.0%



Data Source: Regis Online, ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

THE EDGE IN YOUR MARKET

For over 50 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$10B
3-YEAR AVERAGE TRANSACTION VOLUME

±500
NO. OF BROKERS

42.4M
SF ANNUALLY LEASED

31.7M
SF ANNUALLY SOLD

OUR SERVICES

Commercial Brokerage
Asset Services

ASSET SERVICES

55M SF
MANAGEMENT PORTFOLIO

800
ASSETS UNDER MANAGEMENT

Valuation Advisory
Debt & Equity Finance

VALUATION ADVISORY

2,600
3-YEAR AVERAGE ASSIGNMENTS

43/27
TOTAL NO. OF APPRAISERS/MAI'S



Exclusively listed by

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