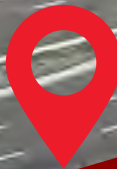


PRIME OWNER/USER OPPORTUNITY 2-TENANT RETAIL FOR SALE

OFFERING MEMORANDUM

N STATE COLLEGE BLVD | 27,385+ CPD



A prime two-unit owner/user business opportunity in a vibrant retail corridor, strategically positioned for businesses seeking an ideal location.

306 N STATE COLLEGE BLVD, ANAHEIM, CA 92806



**CUSHMAN &
WAKEFIELD**

**SOUTHERN CALIFORNIA
RETAIL GROUP**

PRIME OWNER/USER OPPORTUNITY

2-TENANT RETAIL FOR SALE

306 N STATE COLLEGE BLVD, ANAHEIM, CA 92806

FOR MORE
INFORMATION,
PLEASE CONTACT

JOSEPH LISING

Managing Director
Capital Markets
joseph.lising@cushwake.com
+1 949 372 4896
Lic. CA 01248258

ERIN GONZALEZ

Director
Capital Markets & Land Sales
erin.gonzalez@cushwake.com
+1 714 743 4397
Lic. CA 02065192



**SOUTHERN CALIFORNIA
RETAIL GROUP**

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04

EXECUTIVE SUMMARY

06

MARKET OVERVIEW

14

THE PROPERTY

04

EXECUTIVE SUMMARY



N STATE COLLEGE BLVD | 27,385+ CPD



Cushman & Wakefield of California, Inc. (C&W) is pleased to offer for sale 306 N State College Blvd, Anaheim, CA (the Property); a 1,204 square-foot retail building on a 0.14-acre site comprised of 2 units, that is located along North State College, in the City of Anaheim, California. The area surrounding the subject property is predominantly suburban single-family homes, retail centers, schools, and parks.

VERSATILE DUAL UNIT CONFIGURATION

- Unit A spans approximately 715 square feet, while Unit B covers approximately 490 square feet. Both units feature updated bathrooms with modern tile finishes and spacious storage closets.
- The dual-unit layout offers flexibility, providing the owner/user the option to potentially rent out the secondary unit, with local rental rates averaging \$3 per square foot.
- Notably, the two units are designed for adaptability, easily convertible into a single unit. The modern interior features hardwood-style flooring, elegant picture frame wall molding, and a fresh coat of paint, creating a contemporary and welcoming atmosphere.
- Recent updates extend to the exterior, showcasing a newly painted facade.

CENTRAL ANAHEIM LOCATION

- Built in 1953, this property exudes timeless charm and has been well maintained over the years.
- Zoned as General Commercial, it presents a myriad of possibilities, including retail businesses, financial services, medical and dental offices, sports studios, and educational facilities.
- Strategically situated, the property is within a brief 3-minute drive from the 57 freeway via Lincoln Ave and the 91 freeway via State College Blvd, ensuring seamless and convenient accessibility.

VISIBILITY, SIGNAGE & PARKING

- Positioned on N State College, nestled between the bustling corridors of E La Palma Ave and E Lincoln Ave, the property commands attention with a combined daily car count of 38,000 vehicles.
- Heightening visibility, a well-sized pole sign graces the lively street front, ensuring prominence in this high-traffic locale.
- Providing practicality and security, the property boasts twelve parking spaces on a solid concrete driveway, all safeguarded by a chain-link fence.
- A noteworthy opportunity for improvement arises, as the neighboring property owner at 300 N State College expresses interest in exploring the addition of a vehicle exit lane on the shared southern portion of the property. This potential enhancement aims to streamline traffic flow, allowing vehicles to exit directly onto N State College.

SALE SUMMARY

ASKING	\$1,100,000
CURRENT OCCUPANCY	Available
PROPERTY ADDRESS	306 N State College Blvd, Anaheim, CA 92806
COUNTY	Orange
PROPERTY TYPE	Retail
UNIT COUNT	2
YEAR BUILT	1953
YEAR RENOVATED	2023
TOTAL BUILDING AREA	1,204 SF
TOTAL LAND AREA	5,965 SF OF LAND
PARCEL	083-331-22
PARKING RATIO	12 Stalls (10/1,000 SF)
ZONING	General Commercial
GENERAL PLAN	Office Low
FRONTAGE	60'

06

MARKET OVERVIEW

THE CITY OF

LIFE IS WHAT
WE MAKE IT

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OF ANAHEIM



**CUSHMAN &
WAKEFIELD**

**SOUTHERN CALIFORNIA
RETAIL GROUP**

**SUBJECT
PROPERTY**

ANAHEIM

1 MILE

3 MILES

5 MILES

GARDEN GROVE

ORANGE

TUSTIN

SANTA ANA

405

5

RADIUS RINGS

-  1 Mile Ring
-  3 Mile Ring
-  5 Mile Ring



8 | 306 N STATE COLLEGE BLVD, ANAHEIM, CA 92806

FOUNTAIN VALLEY

COSTA MESA

IRVINE

DEMOGRAPHIC HIGHLIGHTS

5 MILE RADIUS

POPULATION

547,417

HOUSEHOLDS

173,693

AVERAGE HOUSEHOLD INCOME

\$108,509

MEDIAN HOUSEHOLD INCOME

\$86,016

MEDIAN HOME VALUE

\$707,956

RETAIL VACANCY RATE

4.1%

MARKET RENT

\$2.75-\$4.00



TRADE AREA OVERVIEW

With over 37,719 people within a 1-mile radius and average household incomes exceeding \$108,509, the Property is ideally situated within the dense and affluent submarket of Anaheim, CA. As of the 2020 census, Anaheim was the most populous city in Orange County and the tenth-most populous city in the state of California, and the 55th most populous city in the United States.

The city of Anaheim is known for being the home of the Disneyland Resort, Los Angeles Angels baseball team and the Anaheim Ducks hockey team, and is also a charter city.

DEMOGRAPHICS

Category (2023)	1 MILE	3 MILE	5 MILE
Population	37,719	212,052	547,417
Households	9,180	61,396	173,693
Average Household Income	\$101,470	\$97,781	\$108,509
Median Household Income	\$83,746	\$77,141	\$86,016

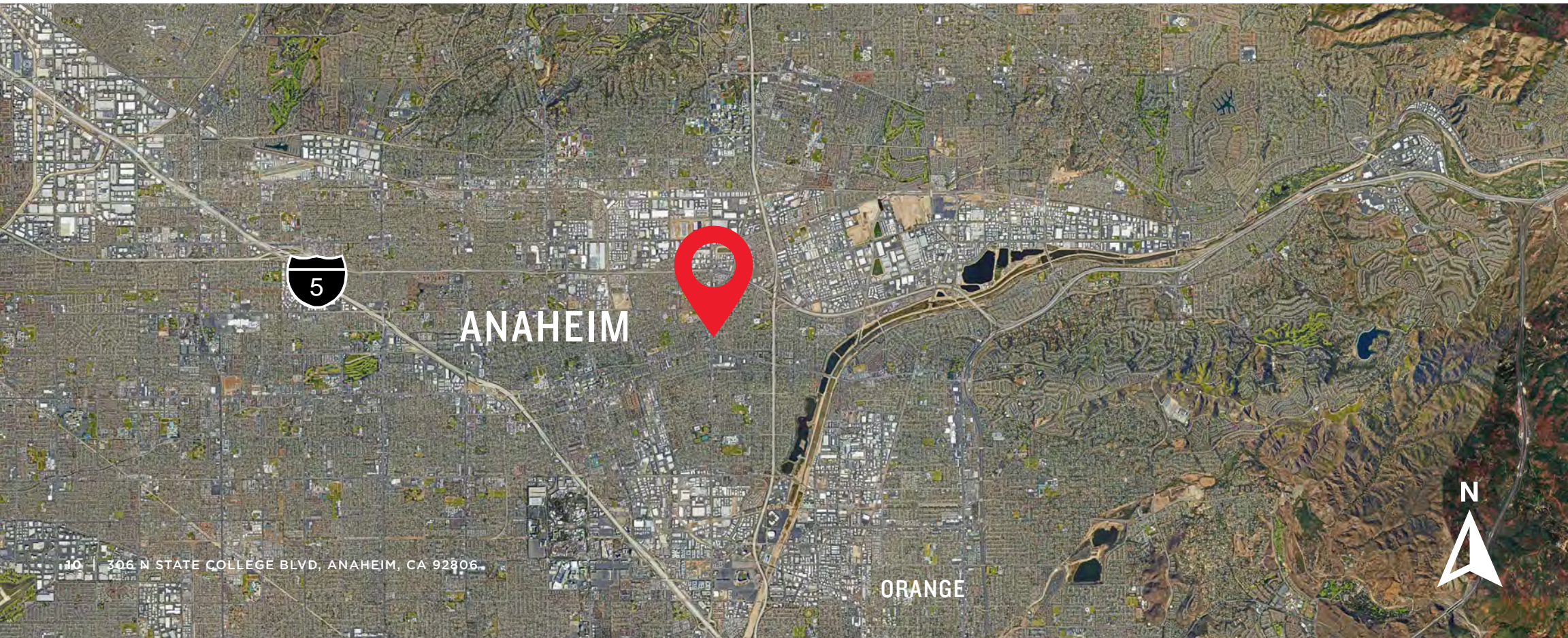
Site: COSTAR 2023, Census.gov

CITY OF ANAHEIM OVERVIEW

Anaheim was founded by fifty German families in 1857 and incorporated as the second city in Los Angeles County on March 18, 1876. Orange County was split off from Los Angeles County in 1889. Anaheim remained largely an agricultural community until Disneyland opened on July 17, 1955. This led to the construction of several hotels and motels around the area, and residential districts in Anaheim soon followed. The city also developed into an industrial center, producing electronics, aircraft parts and canned fruit. Anaheim is a charter city.

Anaheim's city limits extend almost the full width of Orange County, from Cypress in the west, twenty miles east to the Riverside County line, encompassing a diverse range of neighborhoods. In the west, mid-20th-century tract houses predominate. Downtown Anaheim has three mixed-

use historic districts, the largest of which is the Anaheim Colony. South of downtown, a center of commercial activity of regional importance begins, the Anaheim-Santa Ana edge city, which stretches east and south into the cities of Orange, Santa Ana, and Garden Grove. This edge city includes the Disneyland Resort, with two theme parks, multiple hotels, and its retail district; Disney is part of the larger Anaheim Resort district with numerous other hotels and retail complexes. The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, which is planned to be populated with mixed-use streets and high-rises. Further east, Anaheim Canyon is an industrial district north of the Riverside Freeway 91 and east of the Orange Freeway 57. The city's eastern third consists of Anaheim Hills, a community built to a master plan, and open land east of the Eastern Transportation Corridor.



ORANGE COUNTY OVERVIEW

Known for its high quality of living with a convergence of beautiful beaches, premier executive housing, thriving economy, and direct access to California's major transportation networks, Orange County (The "OC") proves to be an ideal location for commercial property owners and businesses alike. With a total population of more than 3.20 million people, OC is the 6th largest county in the United States and is well-positioned between Los Angeles and San Diego Counties, the 1st and 5th largest, respectively.

Orange County remains a destination for tech, life-sciences, blue-chip and other corporations due to its suburban nature, exceptional labor quality, and affordability relative to neighboring Los Angeles and San Diego counties. The market is home to national and regional headquarters of many notable companies, including Edwards Life Sciences, Blizzard, Taco Bell, Walt Disney Co, Panasonic, Apria Healthcare, Schneider Electric, Oakley, and most recently, Chipotle Mexican Grill. These larger names are in addition to the many tech and life-sciences-oriented startup and established businesses that have received over \$7.5B of investment funding since 2014, giving a reputation to the market as a destination for entrepreneurs and business owners. Nearby retailers such as Nordstrom, TJ Maxx, Kohl's, Macy's and CVS distribution center drives traffic for apparel.

With 42 miles of pristine coastline and a mild year-round climate, OC offers an exceptional place to call home. The countless recreational activities, outstanding educational institutions, and a highly educated workforce make it abundantly clear why it is among Southern California's hottest markets. In 2015-2019, 40.6% of residents 25 years or older in Orange County had a bachelor's, master's or doctorate degree, providing a highly educated and skilled workforce.

Orange County accounts for approximately one in every 10 jobs in California. The county's economy is strong in high-technology, finance, healthcare and tourism with Disneyland usually contributing to 18 million visitors per year. Disney's theme parks totaled roughly \$3.8 billion in 2019.

ORANGE COUNTY LARGEST EMPLOYERS	# Of Employees
Walt Disney Co.	28,000
University of California, Irvine	25,512
County of Orange	18,435
St. Joseph Health System	14,000
Providence	12,866
Kaiser Permanente	8,050
Albertsons	7,535
Boeing Co.	6,500
Hoag Memorial Hospital	6,710
Walmart, Inc.	6,200
Target Corporation	6,000



+ SURROUNDING AREA | NORTH



THE GRIFFITH HOUSE
WEDDING CHAPEL

VALVOLINE

ANIMAL HOSPITAL

N STATE COLLEGE BLVD | 27,385+ CPD



+ SURROUNDING AREA | SOUTH

TARGET & NORTHGATE MARKET

WALGREENS

PENNYBRACES ORTHODONTIST, CPA, STATE FARM INSURANCE

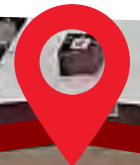
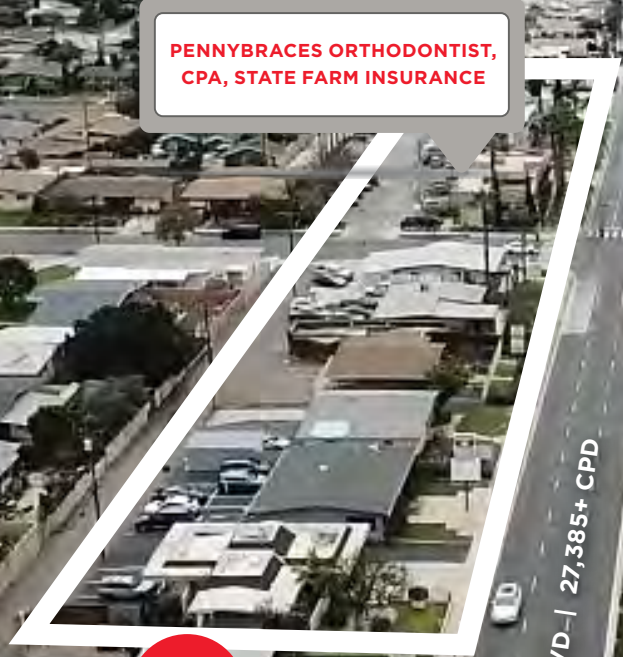
STATE COLLEGE MEDICAL CENTER

DOG TRAINING

CANINE KENNELS

CHURCH OF CHRIST

N STATE COLLEGE BLVD | 27,385+ CPD



14

THE PROPERTY

306 N STATE

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F COLLEGE

+ INTERIOR IMAGES

UNIT A



UNIT B



+ LAYOUT, INGRESS/EGRESS



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JOSEPH LISING

Managing Director
Capital Markets
joseph.lising@cushwake.com
+1 949 372 4896
Lic. CA 01248258

ERIN GONZALEZ

Director
Capital Markets & Land Sales
erin.gonzalez@cushwake.com
+1 714 743 4397
Lic. CA 02065192



SOUTHERN CALIFORNIA
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18111 Von Karman Ave., Suite 1000 / Irvine, CA 92612 / USA / cushmanwakefield.com

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