

"TILE MILE" OPPORTUNITY

1661-1701 S. State College Boulevard | Anaheim, CA
OFFERING MEMORANDUM



GREAT OWNER/USER OPPORTUNITY IN THE "TILE MILE" AREA OF ANAHEIM

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KOTT & CO.
REAL ESTATE

"Tile Mile" Opportunity

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

"TILE MILE" OPPORTUNITY

OFFERING SUMMARY

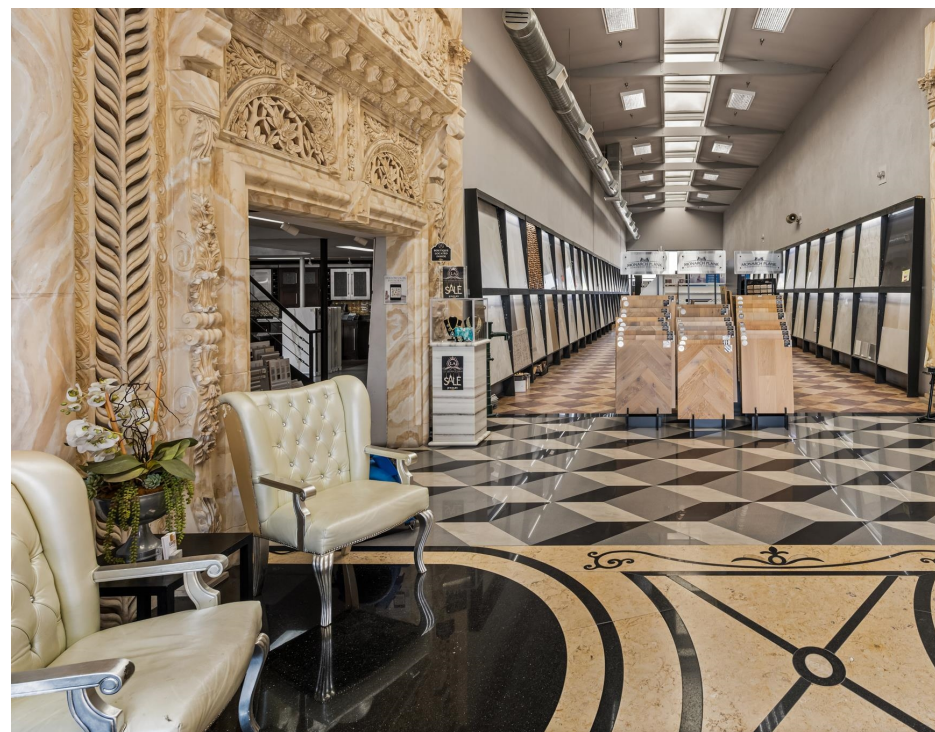
ADDRESS	1661-1701 S. State College Boulevard Anaheim CA 92806
COUNTY	Orange
BUILDING SF	50,000 SF
LAND ACRES	Approximately 2.33
LAND SF	101,495 SF
APN	082-262-01

FINANCIAL SUMMARY

PRICE	\$32,000,000
PRICE PSF	\$640.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	20,875	243,866	712,327
2025 Median HH Income	\$92,784	\$95,608	\$91,979
2025 Average HH Income	\$113,043	\$120,496	\$119,107

- Location, Location, Location! This elite established retail Property is adjacent to Anaheim's Platinum Triangle along South State College Boulevard in Anaheim's Home Improvement/Tile Mile destination. With a prime location, excellent condition and tremendous visibility, this property has great potential for those seeking to enhance their real estate portfolio. High visibility signalized corner with ample parking spaces, this property offers convenience to nearby amenities, transportation accessibility and tremendous utility. Elevate your investment strategy with this exceptional property that embodies the essence of success in the competitive world of real estate. This strategic location of combined with its impressive ROI potential makes it a standout choice for investors who are passionate about maximizing their financial gains and building a robust investment portfolio. Set in a coveted location and boasting unrivaled exposure, this property is a vault of opportunities for inve



- Recent acquisitions in the area—like the Samuelis' \$64.5M purchase of a nearby site—signal strong investor confidence and rising land value. This acquisition isn't just a real estate transaction—it's a strategic chess move in reshaping Anaheim's urban core. Anaheim's Platinum Triangle is undergoing a transformation, and recent acquisitions reflect a few key trends that are shaping the future of real estate in the area: Land prices have surged—some sites appreciating nearly 50% in three years, as seen in the Samuelis' acquisition. This is driving more competitive bidding and off-market deals, especially for parcels near Angel Stadium and Honda Center. These trends suggest Anaheim is evolving into a high-demand urban core with strong investor interest, especially for projects that blend residential, retail, and entertainment.



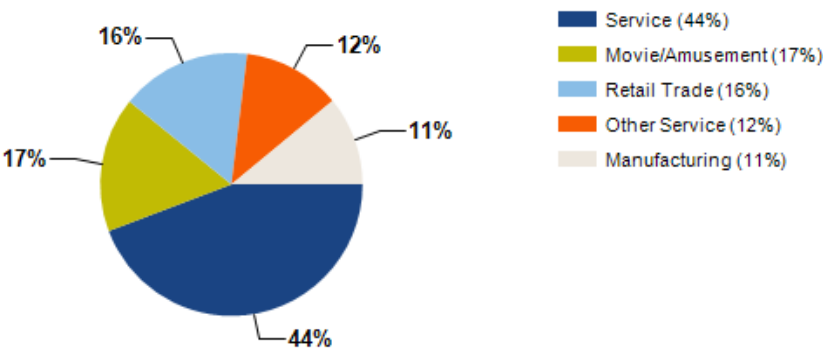
02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

- The property is located on State College Boulevard adjacent to the Platinum Triangle District of Anaheim, which is a vibrant and bustling commercial corridor known for its mix of retail, dining, hospitality and entertainment options. Nearby, you can find popular establishments such as breweries, restaurants and hotels. State College Boulevard benefits from high visibility and traffic flow, as it serves as a major thoroughfare connecting various neighborhoods in Anaheim and neighboring cities near a convergence of major freeways in North Orange County. This high visibility location can potentially attract a steady stream of customers and visitors to the area.
- A little further South, is Orange County's Platinum Triangle and future home of the OC Vibe-A One-Of-A-Kind, immersive district in the center of Anaheim (now under construction). To the West, on the other side of the nearby Interstate 5 freeway, is the World Famous Disneyland Resort which includes diverse businesses, including entertainment and tourist/hospitality venues, offices, retail shops, restaurants, and resort service providers. This mix of commercial establishments creates a dynamic environment that may appeal to a wide range of tourists, customers and tenants.
- The property's location offers convenient access to major Orange County transportation routes, such as the nearby Interstate 5, 22, 55, and 57 freeways, creating incredible connectivity for residents, businesses and customers alike. This property also is just Northwest of the Anaheim Reginal Transportation Intermodal Center (ARTIC) featuring public transportation for bus and rail/Amtrak and future terminus point for California High Speed Rail which offers convenient access for commuters and customers. This accessibility can contribute to the property's attractiveness for potential buyers and tenants seeking convenience and ease of transportation.
- The area is also in close proximity to major attractions like Angel Stadium, home of the Los Angeles Angels Professional Baseball Team, the Honda Center, a multipurpose arena that hosts concerts, sporting events and is the home of the Anaheim Ducks NHL Hockey Club. These venues draw large crowds during games and shows, potentially boosting foot traffic in the vicinity. Close to all major transportation corridors and within the famous "Tile Mile" corridor this location is all that Anaheim has to offer.

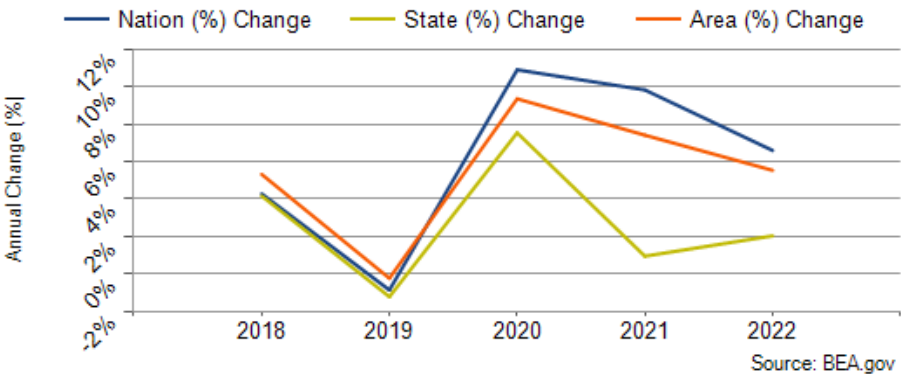
Major Industries by Employee Count

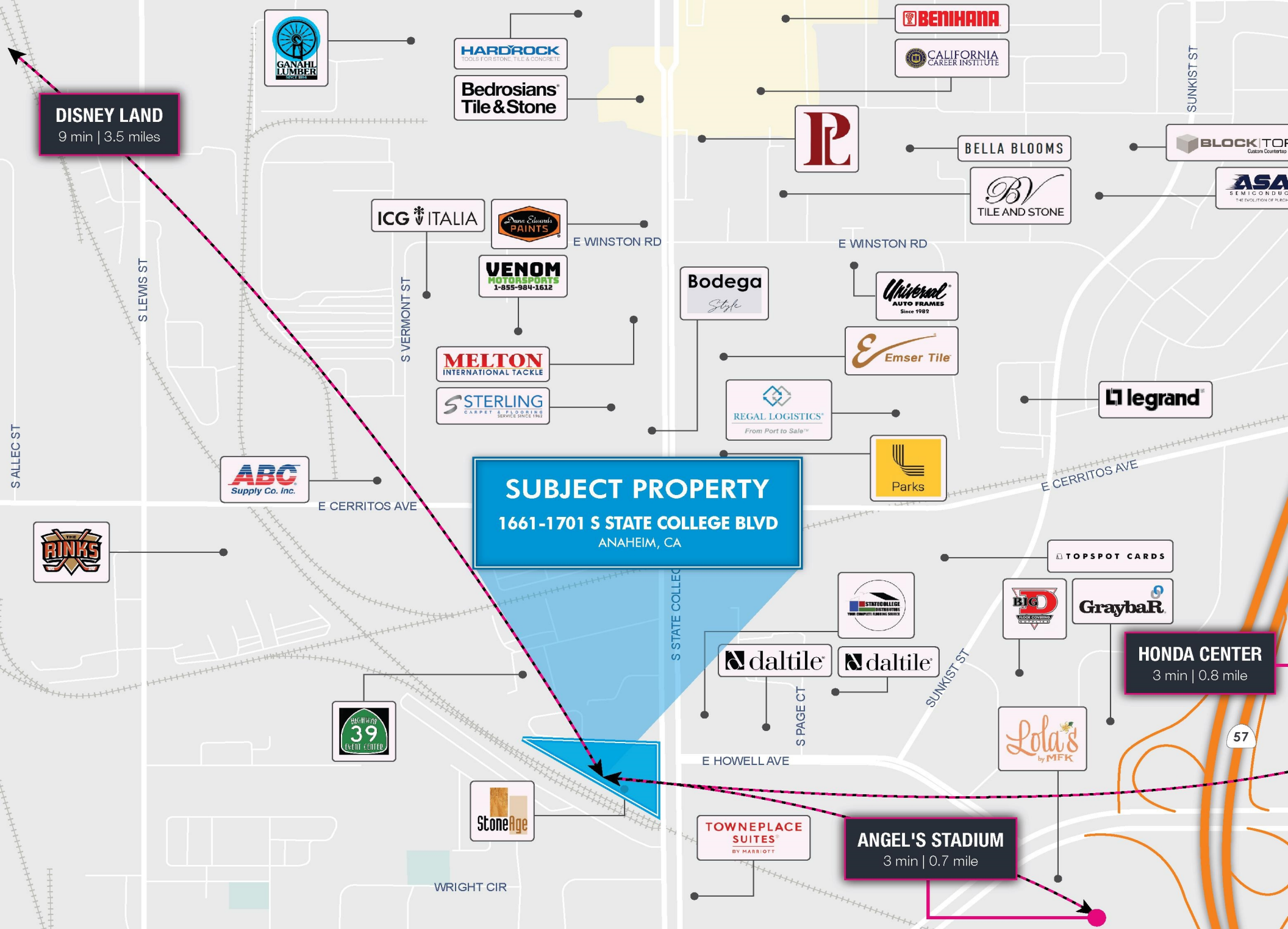


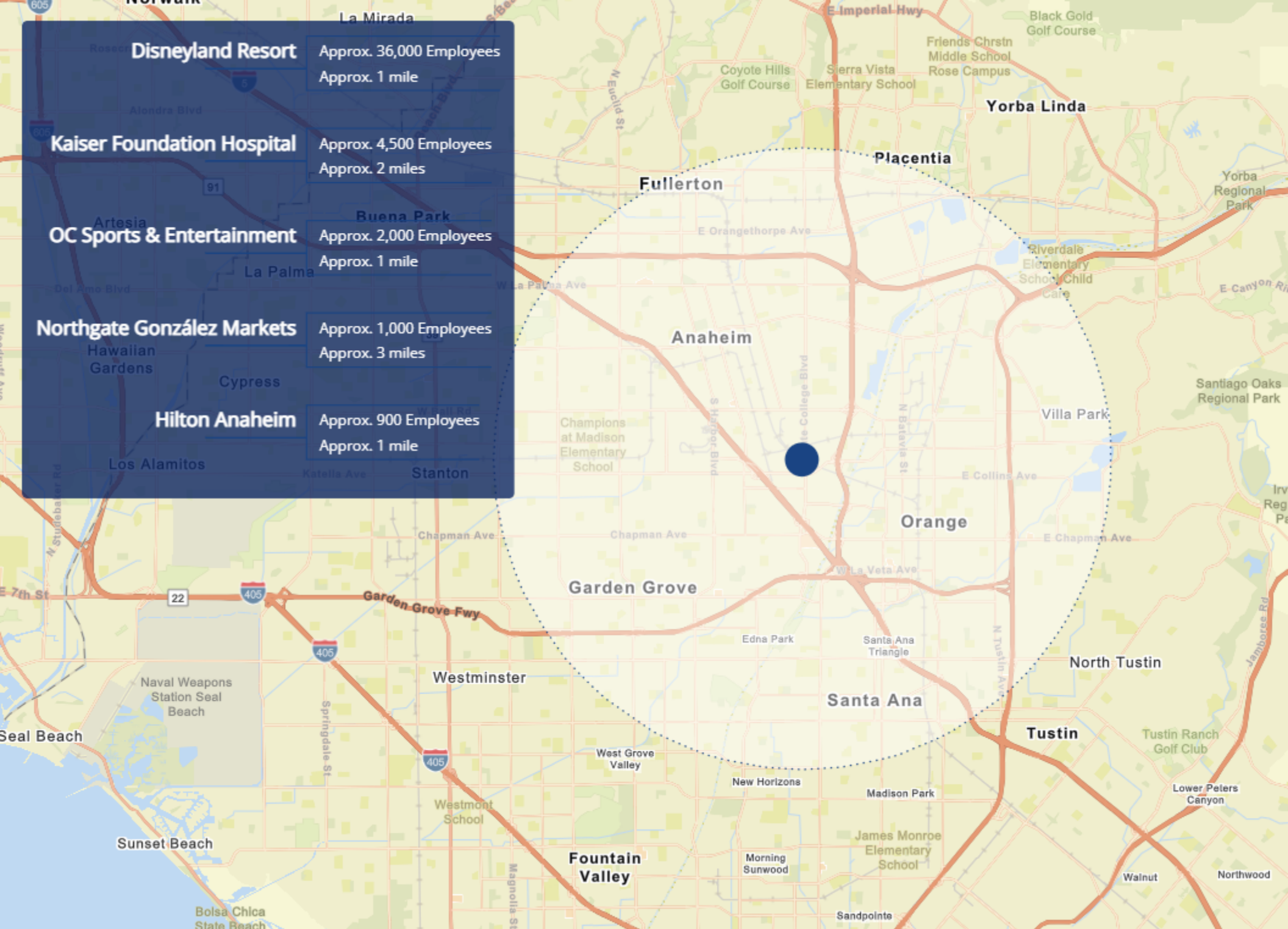
Largest Employers

Disneyland Resort	36,000
Kaiser Foundation Hospital	4,500
OC Sports & Entertainment	2,000
Northgate González Markets	1,000
Hilton Anaheim	900
Anaheim Regional Medical Center	885
L-3 Harris Technologies	850
West Anaheim Medical Center	740

Orange County GDP Trend











03

Property Description

Property Features
Site Plan
Parcel Map
Property Images

"TILE MILE" OPPORTUNITY

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	50,000
LAND SF	101,495
LAND ACRES	Approximately 2.33
# OF PARCELS	2
ZONING TYPE	I-L (Industrial)
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	42
CEILING HEIGHT	+/- 14-24 Clear Height
GRADE LEVEL DOORS	6
SKYLIGHTS	No
FENCED YARD	Yes

NEIGHBORING PROPERTIES

NORTH	Industrial/Tile Mile/Office
SOUTH	Industrial/Office/Retail
EAST	Industrial/Office/Retail
WEST	Industrial/Office/Retail

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL/POWER	800 Amps/240/480
LIGHTING	Yes

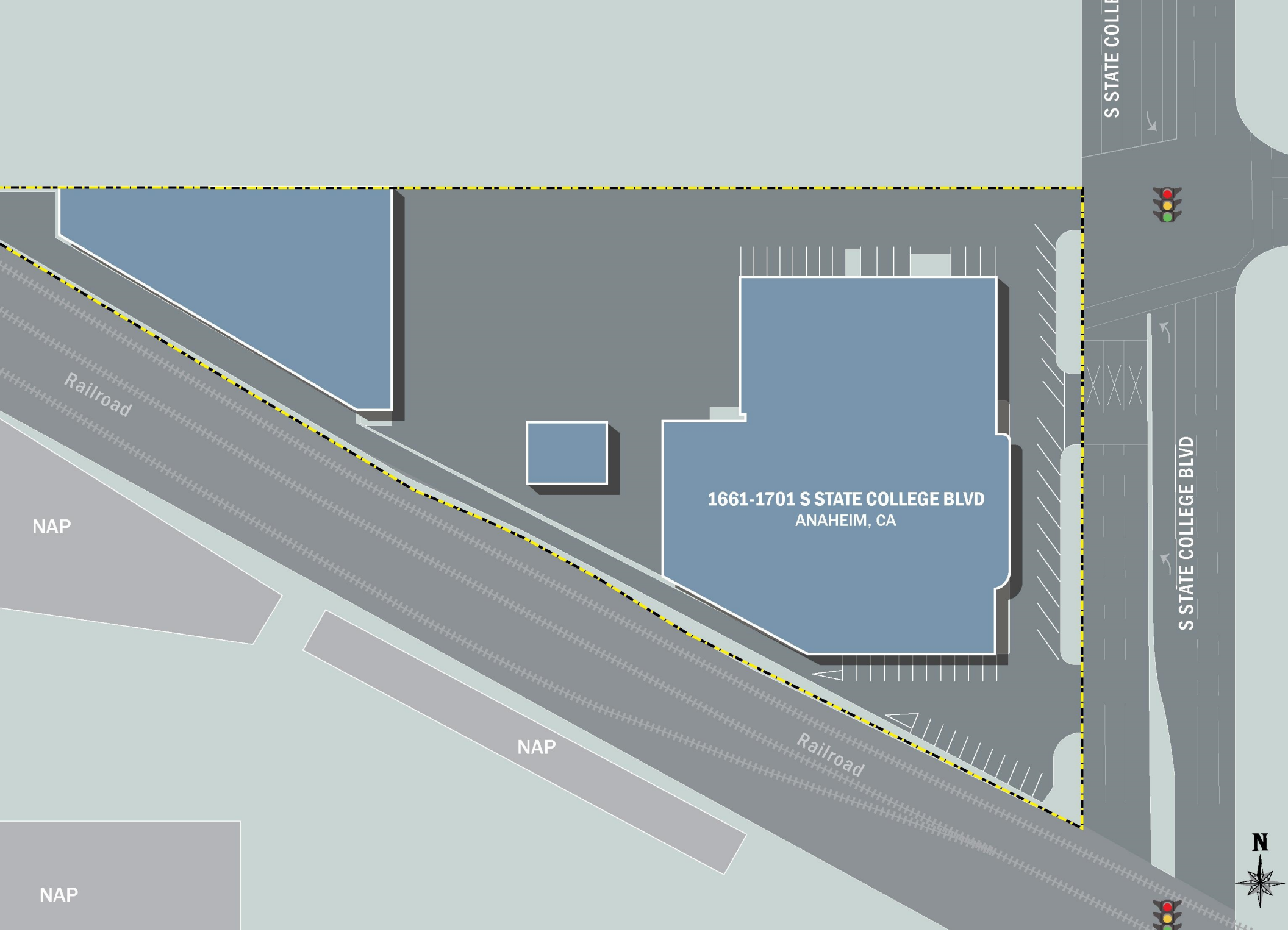
CONSTRUCTION

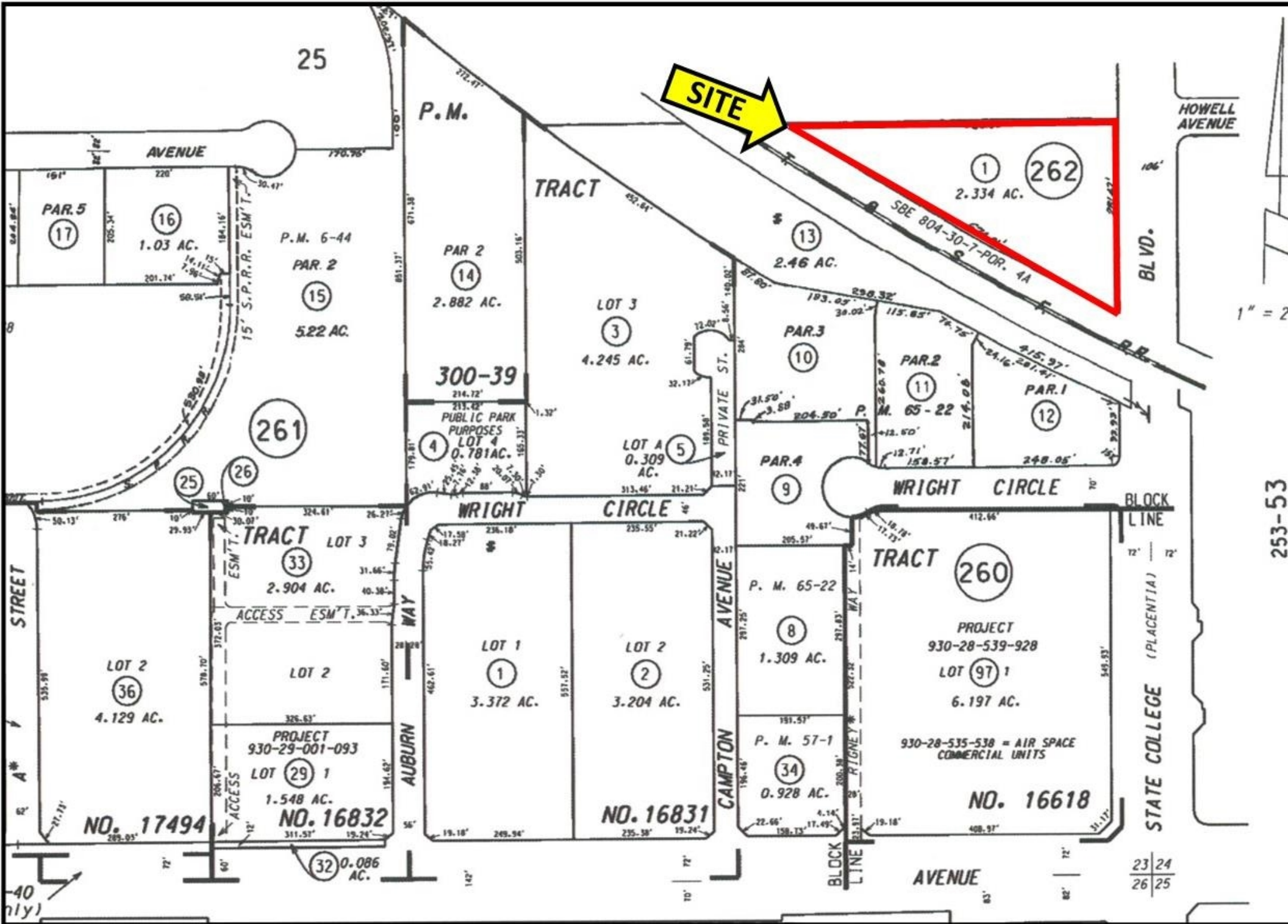
FOUNDATION	Concrete
EXTERIOR	Concrete T/U
PARKING SURFACE	Paved
ROOF	Flat
LANDSCAPING	Standard

TENANT INFORMATION

MAJOR TENANT/S	Stone Age
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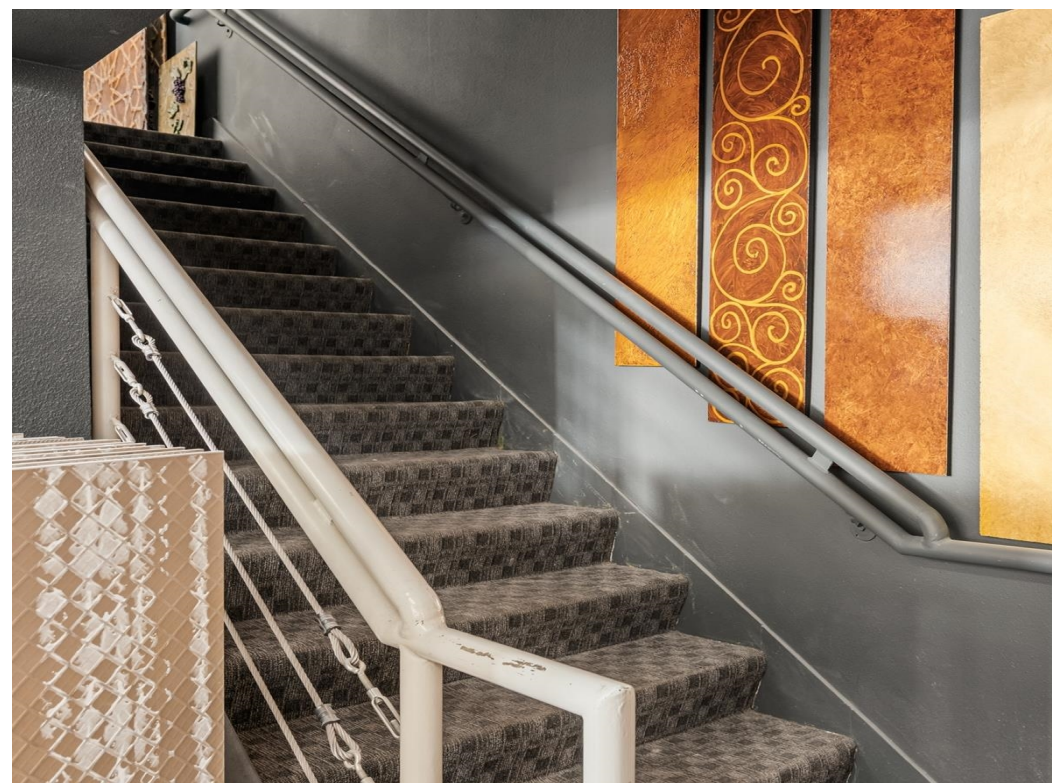




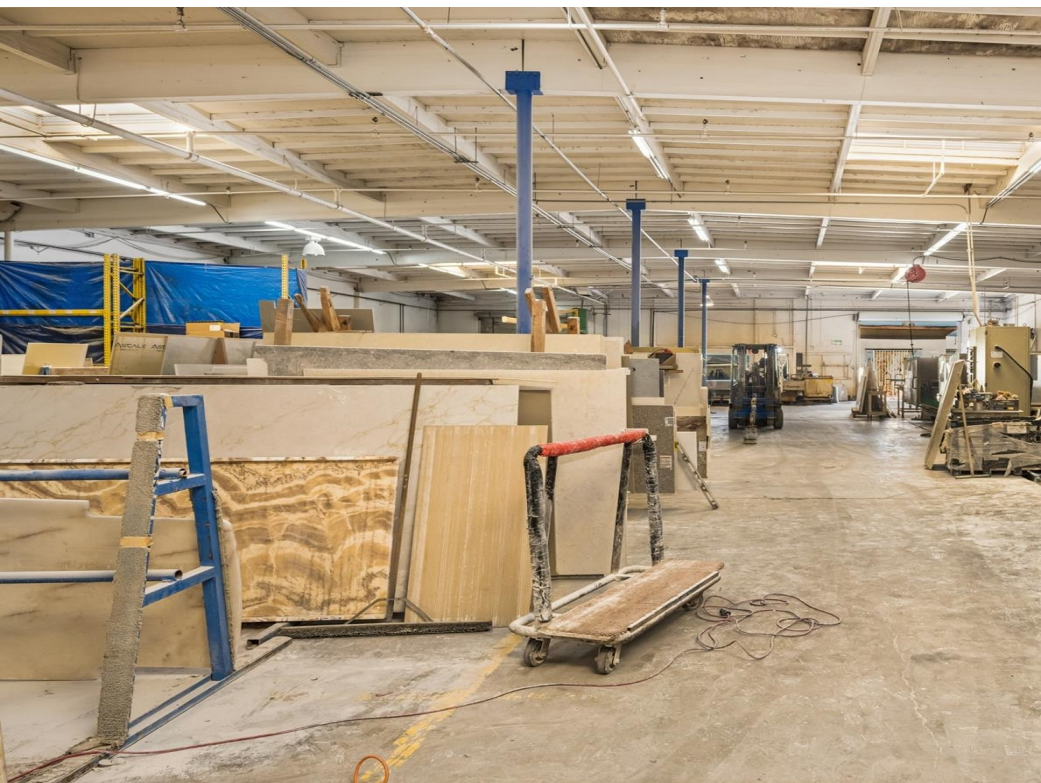


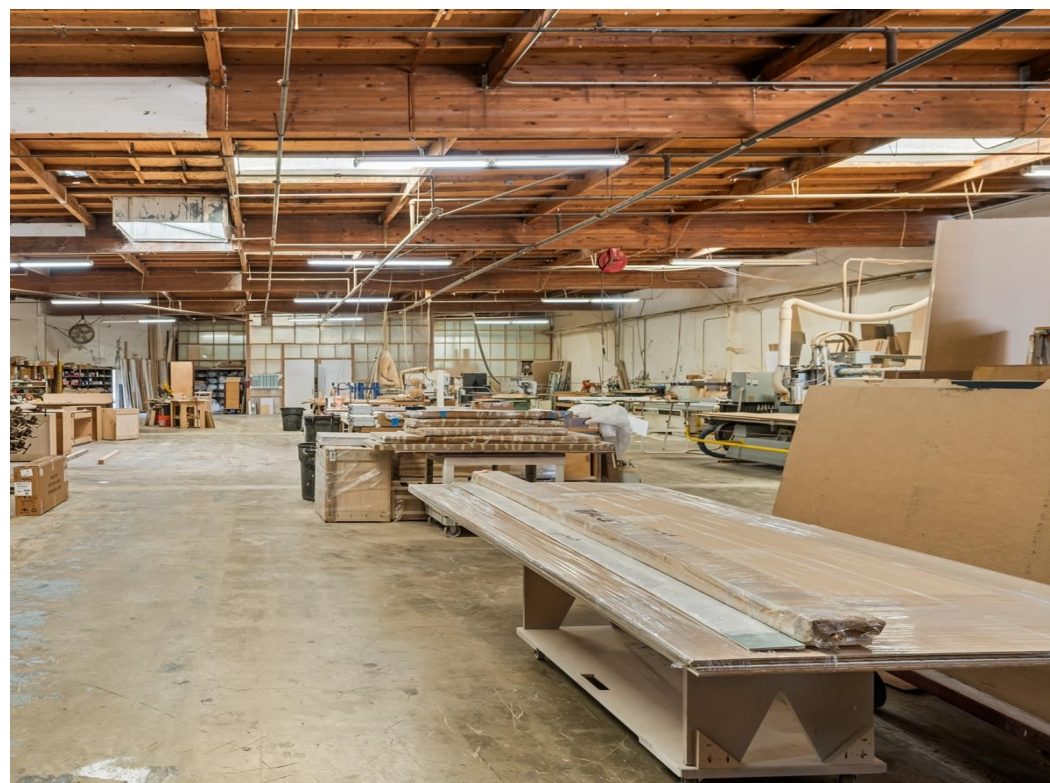














-ANAHEIM-

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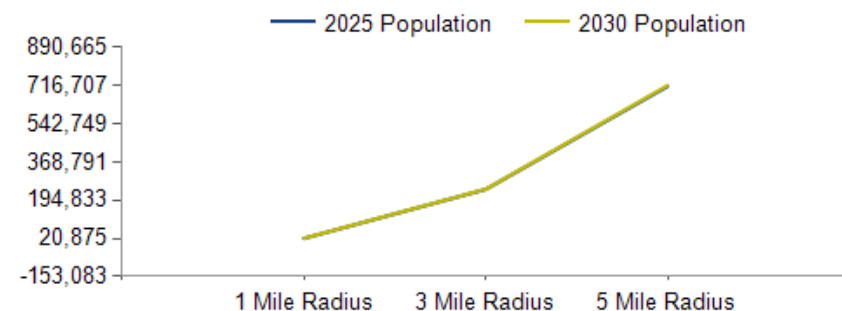
Demographics

General Demographics

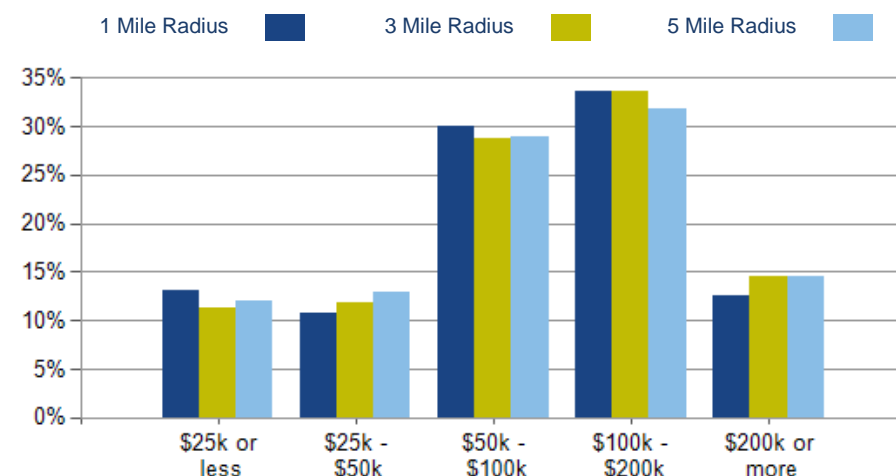
"TILE MILE" OPPORTUNITY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,454	224,513	702,543
2010 Population	12,786	232,201	708,575
2025 Population	20,875	243,866	712,327
2030 Population	21,530	244,815	716,707
2025 African American	872	5,407	13,325
2025 American Indian	365	4,350	14,787
2025 Asian	3,962	42,570	135,420
2025 Hispanic	10,555	142,095	423,625
2025 Other Race	6,174	79,312	241,348
2025 White	6,326	68,167	181,302
2025 Multiracial	3,061	43,058	123,615
2025-2030: Population: Growth Rate	3.10%	0.40%	0.60%

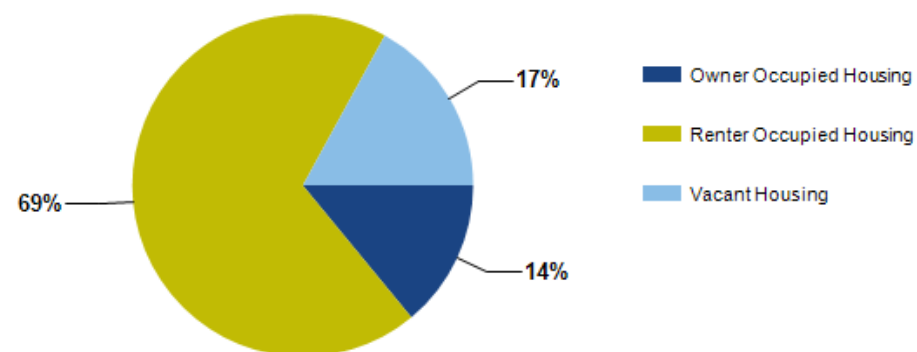
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	613	4,834	14,097
\$15,000-\$24,999	464	3,674	10,997
\$25,000-\$34,999	334	3,184	9,667
\$35,000-\$49,999	560	5,730	17,345
\$50,000-\$74,999	1,095	11,327	31,925
\$75,000-\$99,999	1,386	10,237	28,691
\$100,000-\$149,999	1,814	15,659	41,896
\$150,000-\$199,999	956	9,493	24,971
\$200,000 or greater	1,040	10,963	30,671
Median HH Income	\$92,784	\$95,608	\$91,979
Average HH Income	\$113,043	\$120,496	\$119,107



2025 Household Income



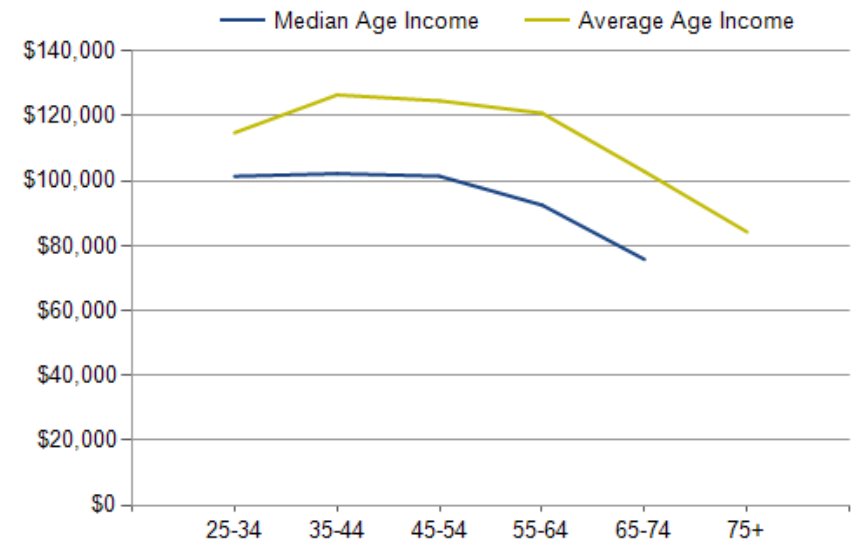
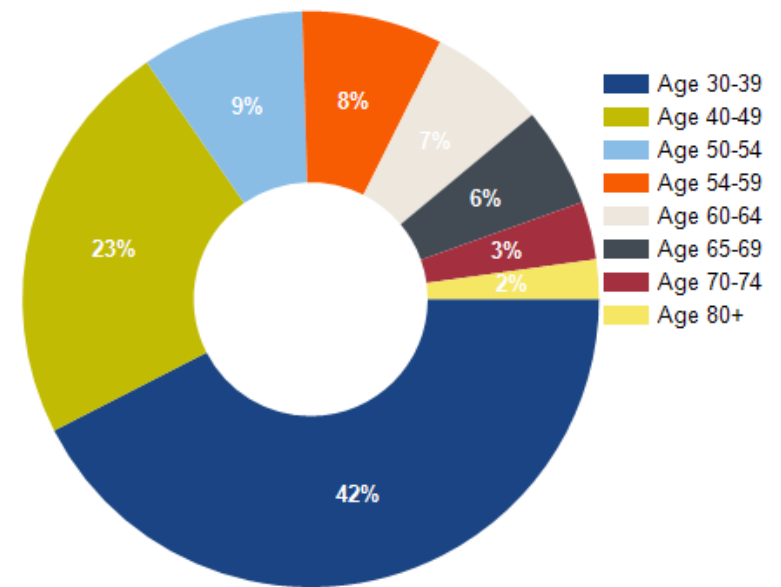
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,744	22,561	60,895
2025 Population Age 35-39	2,005	18,923	51,808
2025 Population Age 40-44	1,360	16,806	48,285
2025 Population Age 45-49	1,203	14,643	43,124
2025 Population Age 50-54	1,024	14,812	44,492
2025 Population Age 55-59	882	13,810	42,068
2025 Population Age 60-64	730	12,405	37,994
2025 Population Age 65-69	625	10,640	32,325
2025 Population Age 70-74	364	8,037	24,620
2025 Population Age 75-79	248	5,765	17,325
2025 Population Age 80-84	148	3,545	11,169
2025 Population Age 85+	146	3,641	10,627
2025 Population Age 18+	17,496	195,233	563,004
2025 Median Age	32	35	36
2030 Median Age	33	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,404	\$98,686	\$93,765
Average Household Income 25-34	\$114,816	\$119,383	\$114,677
Median Household Income 35-44	\$102,210	\$111,051	\$106,851
Average Household Income 35-44	\$126,493	\$140,024	\$136,673
Median Household Income 45-54	\$101,435	\$112,477	\$109,129
Average Household Income 45-54	\$124,675	\$140,331	\$138,966
Median Household Income 55-64	\$92,535	\$103,919	\$101,741
Average Household Income 55-64	\$120,889	\$129,704	\$129,934
Median Household Income 65-74	\$75,765	\$78,132	\$77,997
Average Household Income 65-74	\$102,850	\$100,618	\$103,654
Average Household Income 75+	\$84,252	\$74,294	\$75,918



"Tile Mile" Opportunity

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The information contained herein is not a substitute for a thorough due diligence investigation. Kott & Company, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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