

## OFFICE BUILDING INVESTMENT OFFERING



320 N. Wilshire Avenue ~ Anaheim, California

EXCLUSIVELY LISTED BY:  
**FRANCIS GONZAGA**  
NEA California Group, Inc.  
Direct: 818-648-3080  
Fax: 818-907-5650  
[fgonzaga@nearealestate.com](mailto:fgonzaga@nearealestate.com)

## Anaheim Office Building

320 N. Wilshire Avenue ~ Anaheim, California

The information provided in this overview is strictly confidential and is the property of **NEA California Group, Inc.** Due to the commercial value of the information, this overview is not to be made available to any other person or entity without the consent of **NEA California Group, Inc.**

This overview has been prepared to provide information to a prospective Purchaser. It does not purport to present all material facts or complete information concerning the subject property. Additionally, this overview is not intended to be a substitute for a thorough investigation and the disclosure of all material facts concerning the subject property by the Purchaser.

**NEA California Group, Inc.** makes no warranty or representation with respect to the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue to renew its occupancy at the subject property.

All market analysis projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other market conditions. The information contained in this overview has been obtained from sources we believe to be reliable. However, **NEA California Group, Inc.** has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



FRANCIS GONZAGA  
NEA California Group, Inc.  
17418 Chatsworth Street  
Suite 201  
Granada Hills, CA 91344  
Direct: 818-648-3080  
Fax: 818-907-5650

Email: [fgonzaga@nearealestate.com](mailto:fgonzaga@nearealestate.com)

CONFIDENTIALITY & CONDITIONS

# Anaheim Office Building

320 N. Wilshire Avenue ~ Anaheim, California

**SUBJECT PROPERTY:** *OFFICE BUILDING*

**PROPERTY ADDRESS:** 320 N. Wilshire Avenue

**CITY, STATE, ZIP CODE:** Anaheim, California

**PARCEL ID:** 255-011-01

**TAX MAP PAGE:**

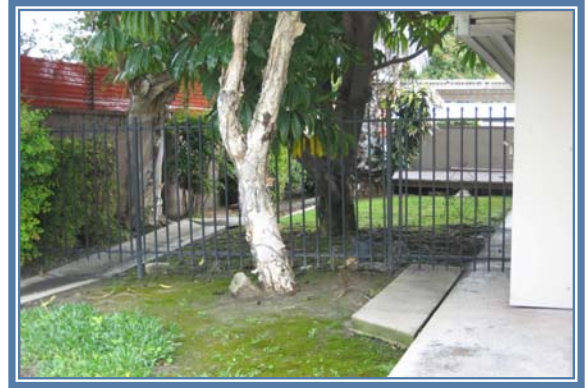
**STORY:** SINGLE

**TYPE:** OWNER/USER

**YEAR BUILT:** 1980

**BLDG. SQFT.:** 3,438 Sqft.

**LOT SIZE:** 8,800 Sqft.



## INVESTMENT HIGHLIGHTS

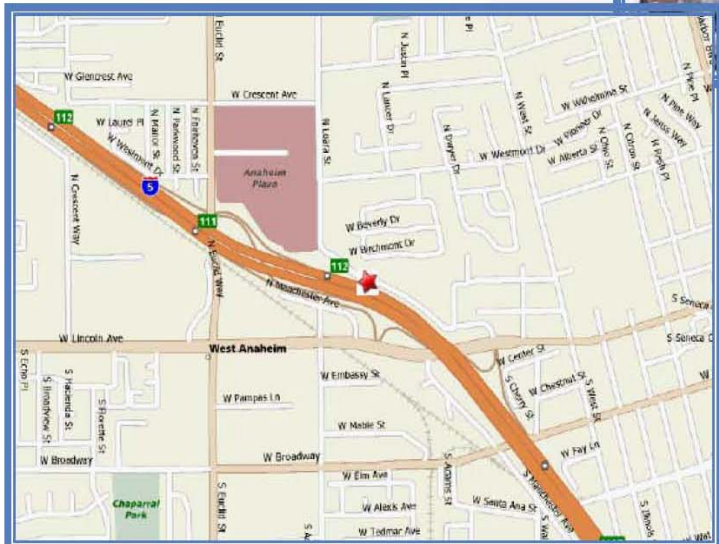
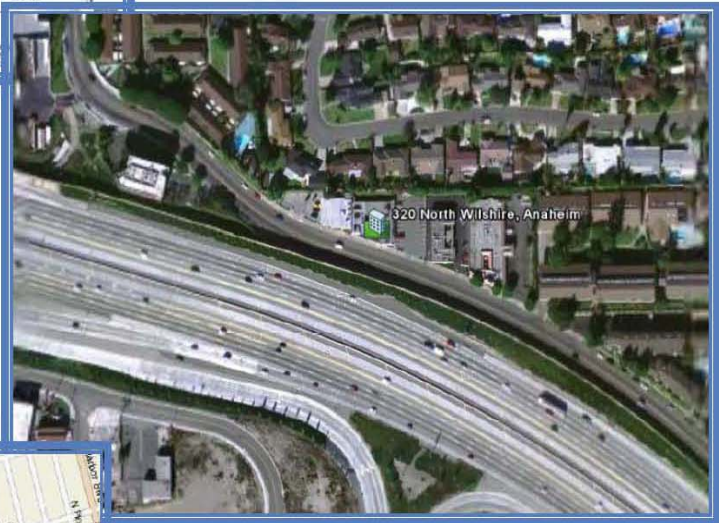
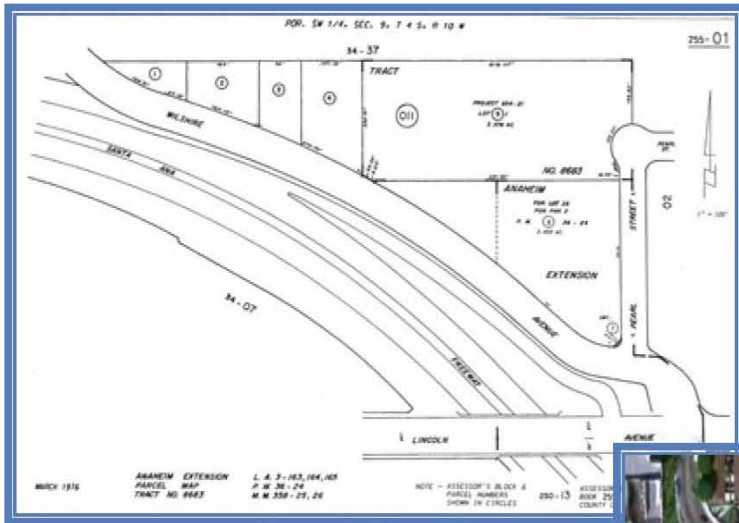
- *Excellent Owner / User Opportunity*
- *Desirable Orange County Location - Anaheim*
- *Excellent Frontage & Visibility*
- *Conveniently Located along Interstate 5*
- *Currently Single Tenant – Can accommodate up to 3 Tenants*
- *Well Maintained; Newly Renovated Exterior*
- *Security Gated Parking & Controlled Building Access*

PROPERTY INFORMATION



# Anaheim Office Building

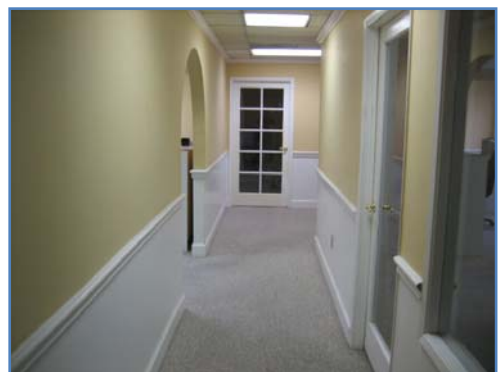
320 N. Wilshire Avenue ~ Anaheim, California





# Anaheim Office Building

320 N. Wilshire Avenue ~ Anaheim, California



PROPERTY PHOTOS

# Anaheim Office Building

320 N. Wilshire Avenue ~ Anaheim, California

## ORANGE COUNTY

Orange County is the ideal family vacation destination and home to an array of world-class theme parks. Here children can tap into their imagination where classic storybook characters come to life or scream with delight on hair-raising thrill rides. Anaheim/OC has plenty of fun for children of every age to experience and lots to do for their parents too!

The mild, year-round weather creates the perfect climate for enjoying the fun-filled destinations from the ever-popular and classic Disneyland® Resort to the old west town and roller coasters found at Knott's Berry Farm® Theme Park.

The many theme parks in and around the Orange County area allow you explore magical new worlds, discover movie back lots, and get up close and personal with the characters of your childhood.

There are more attractions in the Orange County area than there are in most states. From zoos and aquariums to interactive learning centers and historic sites, Anaheim/OC has enough fun and activities to fill your entire vacation. To say there is something for everyone sounds a bit trite, but that statement is very true in our region.



Orange County's 42 miles of alluring coastline features lively beach towns, family fun, vibrant boardwalks and cool breezes in the warm California sun. The Orange County coastline is comprised of six beach cities, each offering its own unique brand of the Southern California experience. A day on the coast can include surf lessons, a romantic walk on the beach or a nighttime bonfire cookout.

Orange County is a shopper's dream with an oasis of shopping centers filled with an assortment of unique and trendy fashions from the latest in haute couture to casual surf wear. Fashion aside, OC is also home to retailers offering a veritable selection of antiques, house wares, sporting gear and just about anything under the sun.



For shopping that's off the beaten path, leave the malls for another day and hit some of OC's unique neighborhoods. Old Towne Orange is famous for its one-of-a-kind antique treasures. If vintage finds are what you're after, head to Downtown Fullerton, home to acclaimed vintage clothing and furniture retailers. For the hipster or eco-fiend in you, The Lab Anti-Mall and The Camp in Costa Mesa are great spots to pick up of-the-moment fashions and earth-friendly finds.

Orange County is the place to be for sports fans and outdoor enthusiasts. With division and world titles in hockey and baseball and frequent playoffs appearances, Anaheim is becoming known as the home of championship sports.

Our ideal year-round weather also makes OC the perfect spot for outdoor sports and activities including kayaking, biking, surfing, rollerblading, stand up paddling, sport fishing and hiking.

Along OC's expansive 42-mile coastline, the Pacific Ocean is home to incredible sea life for fishing and boating activities, including year-round whale and dolphin watching.

Orange County also presents a vivacious art scene full of fascinating festivals, museums and performing arts venues.

\*Source: <http://anaheimoc.org/>

## Anaheim Office Building

320 N. Wilshire Avenue ~ Anaheim, California

### CITY OF ANAHEIM

Anaheim is a city in Orange County, California, part of the Los Angeles metropolitan area. As of the 2010 United States Census, the city had a population of 336,265, making it the most populous city in Orange County and the 10th most populous city in California.

Anaheim is the second largest city in Orange County in terms of land area (after Irvine) and is known for its theme parks, sports teams, and convention center.

Anaheim was founded by fifty German families in 1857 and incorporated as the second city in Los Angeles County on March 18, 1876. The city developed into an industrial center, producing electronics, aircraft parts and canned fruit. It is the site of the Disneyland Resort, a world-famous grouping of theme parks and hotels which opened in 1955, Angel Stadium of Anaheim, Honda Center and the Anaheim Convention Center.

Anaheim's city limits extend from Cypress in the west to the Riverside County line in the east and encompass a diverse collection of neighborhoods and communities. Anaheim Hills is a master-planned community located in the city's eastern stretches that is home to many sports stars and executives.

Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. The Anaheim Resort, a commercial district, includes Disneyland, Disney California Adventure, and numerous hotels and retail complexes.

The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, is planned to be populated with mixed-use streets and high-rises. Finally, Anaheim Canyon is an industrial district north of SR 91 and east of SR 57.



Source: Wikipedia

# Anaheim Office Building

320 N. Wilshire Avenue ~ Anaheim, California

## DEMOGRAPHICS

The United States Census reported that Anaheim had a population of 336,265. The population density was 6,618.0 people per square mile (2,555.2/km<sup>2</sup>).

The census reported that 332,708 people (98.9% of the population) lived in households, 2,020 (0.6%) lived in non-institutionalized group quarters, and 1,537 (0.5%) were institutionalized.

There were 98,294 households, out of which 44,045 (44.8%) had children under the age of 18 living in them, 52,518 (53.4%) were opposite-sex married couples living together, 14,553 (14.8%) had a female householder with no husband present, 7,223 (7.3%) had a male householder with no wife present.

There were 6,173 (6.3%) unmarried opposite-sex partnerships, and 733 (0.7%) same-sex married couples or partnerships. 17,448 households (17.8%) were made up of individuals and 6,396 (6.5%) had someone living alone who was 65 years of age or older.

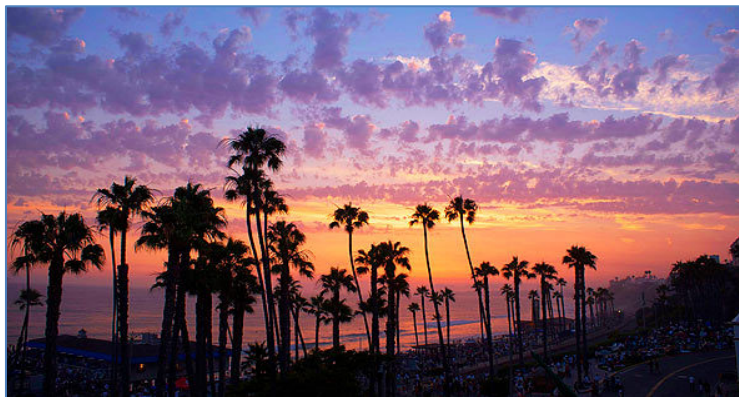
The average household size was 3.38. There were 74,294 families (75.6% of all households); the average family size was 3.79.

The age distribution of the population was as follows: 91,917 people (27.3%) under the age of 18, 36,506 people (10.9%) aged 18 to 24, 101,110 people (30.1%) aged 25 to 44, 75,510 people (22.5%) aged 45 to 64, and 31,222 people (9.3%) who were 65 years of age or older. The median age was 32.4 years.

There were 104,237 housing units at an average density of 2,051.5 per square mile (792.1/km<sup>2</sup>), of which 47,677 (48.5%) were owner-occupied, and 50,617 (51.5%) were occupied by renters.

The homeowner vacancy rate was 1.7%; the rental vacancy rate was 7.2%. 160,843 people (47.8% of the population) lived in owner-occupied housing units and 171,865 people (51.1%) lived in rental housing units.

According to the 2010 United States Census, Anaheim had a median household income of \$59,627, with 15.6% of the population living below the federal poverty line.



\*Source: U.S. Census Bureau





**Anaheim Office Building**  
320 N. Wilshire Avenue ~ Anaheim, California

**INVESTMENT SUMMARY**

---

<b>Suggested List Price:</b>	\$889,000
<b>Bldg. Square Footage:</b>	3,438
<b>Price per Sqft.:</b>	\$259
<b>Lot Size:</b>	8,800 Sqft.
<b>Price per Lot Size Sqft.:</b>	\$44
<b>Year Built:</b>	1980
<b>Parking:</b>	Security Gated / Open
<b>Parcel Number:</b>	255-011-01
<b>Current Tenancy:</b>	Single
<b>Offering:</b>	Owner/User



## Anaheim Office Building

320 N. Wilshire Avenue ~ Anaheim, California

### **FRANCIS GONZAGA**

NEA California Group, Inc.

17418 Chatsworth Street

Suite 201

Granada Hills, CA 91344

Direct: 818-648-3080

Fax: 818-907-5650

Email: [fgonzaga@nearealestate.com](mailto:fgonzaga@nearealestate.com)

NEA