

STADIUM PLACE

**FOR
LEASE**

1855 W. KATELLA AVENUE, ORANGE, CA 92867

62,000 SF



PROPERTY SUMMARY

Property Name: Stadium Place
Available SF: 1,666 - 24,000 SF

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 230	5,541 divisible to 2,548	\$1.75 SF/month
Suite 250	1,666	\$1.75 SF/month
Suite 330	6,056	\$1.75 SF/month
Suite 335	3,508	\$1.75 SF/month
Suite 345	2,104	\$1.75 SF/month
Sublease		
Suite 255	5,200 exp 4/30/24	\$1.45 SF/month

PROPERTY HIGHLIGHTS

- 3-Story, 62,000 SF, Class B Office Building
- Free, Surface Parking, 4:1000 Ratio
- Building Equipped with Fiber Optic Capabilities
- Elevator Served

LEASE OVERVIEW

Spaces Available Now, Please call to Show

LOCATION OVERVIEW

Walking Distance to Anaheim ARTIC Transportation Center
Close to 5, 57, 91 & 22 Freeways
Near Anaheim Stadium

PHIL FRIDD
Principal
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
DRE # 01011260
1004 West Taft Avenue, Suite 150
Orange, CA 92865

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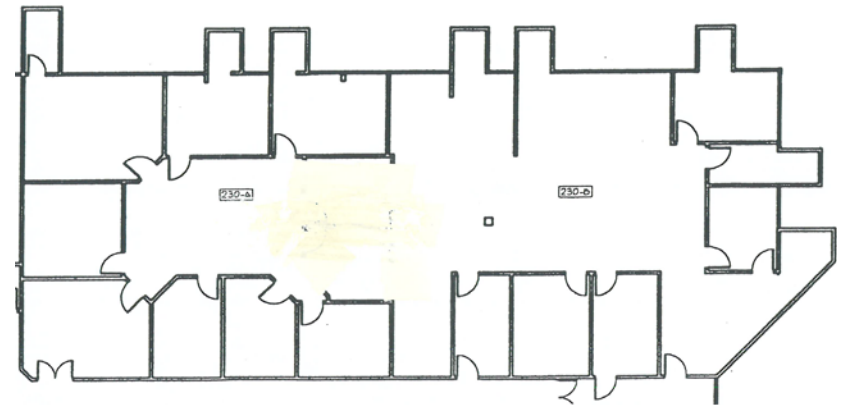
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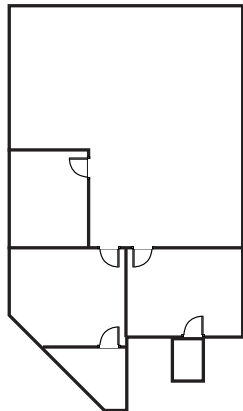
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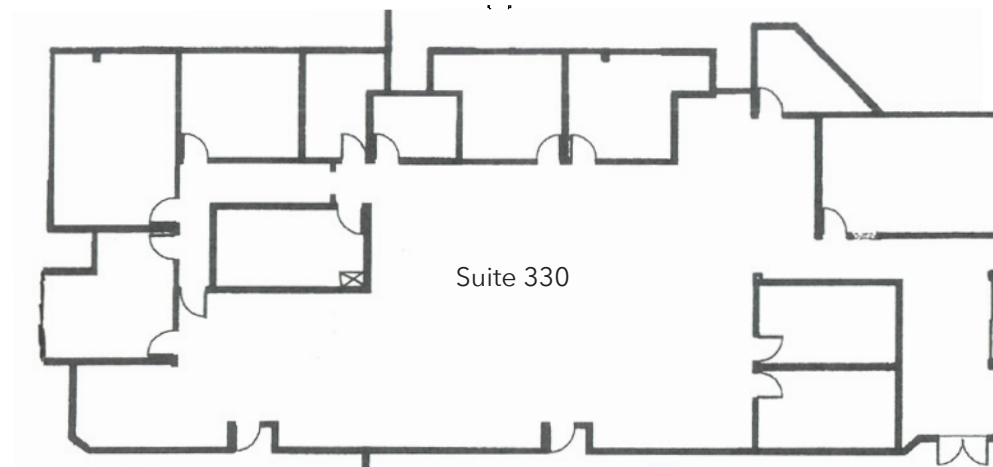
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 230	Available	5,541 SF	Full Service	\$1.75 SF/month
Suite 250	Available	1,666 SF	Full Service	\$1.75 SF/month
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Suite 230



Suite 250



Suite 330

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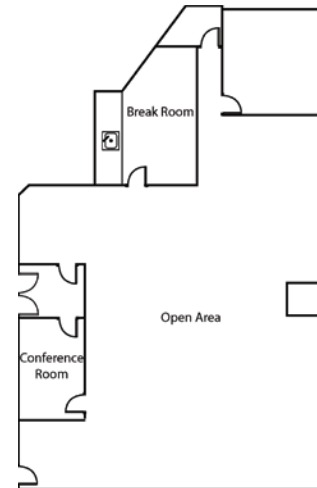
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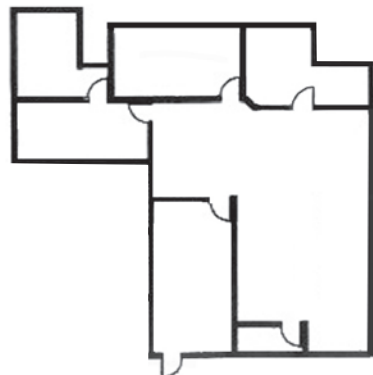
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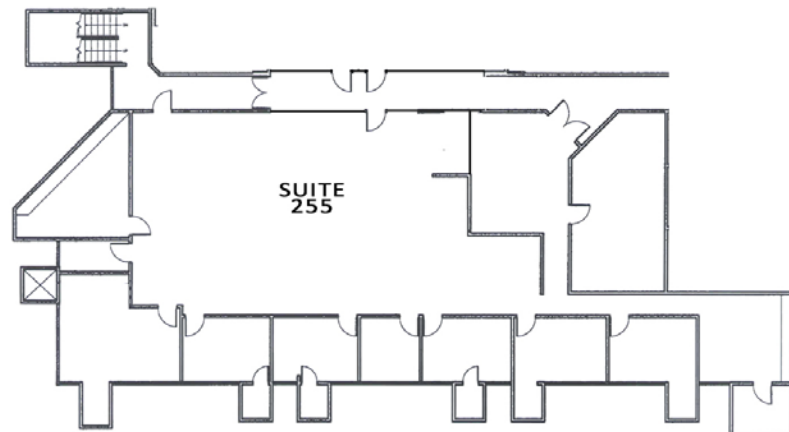
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Suite 335



Suite 345



Suite 225

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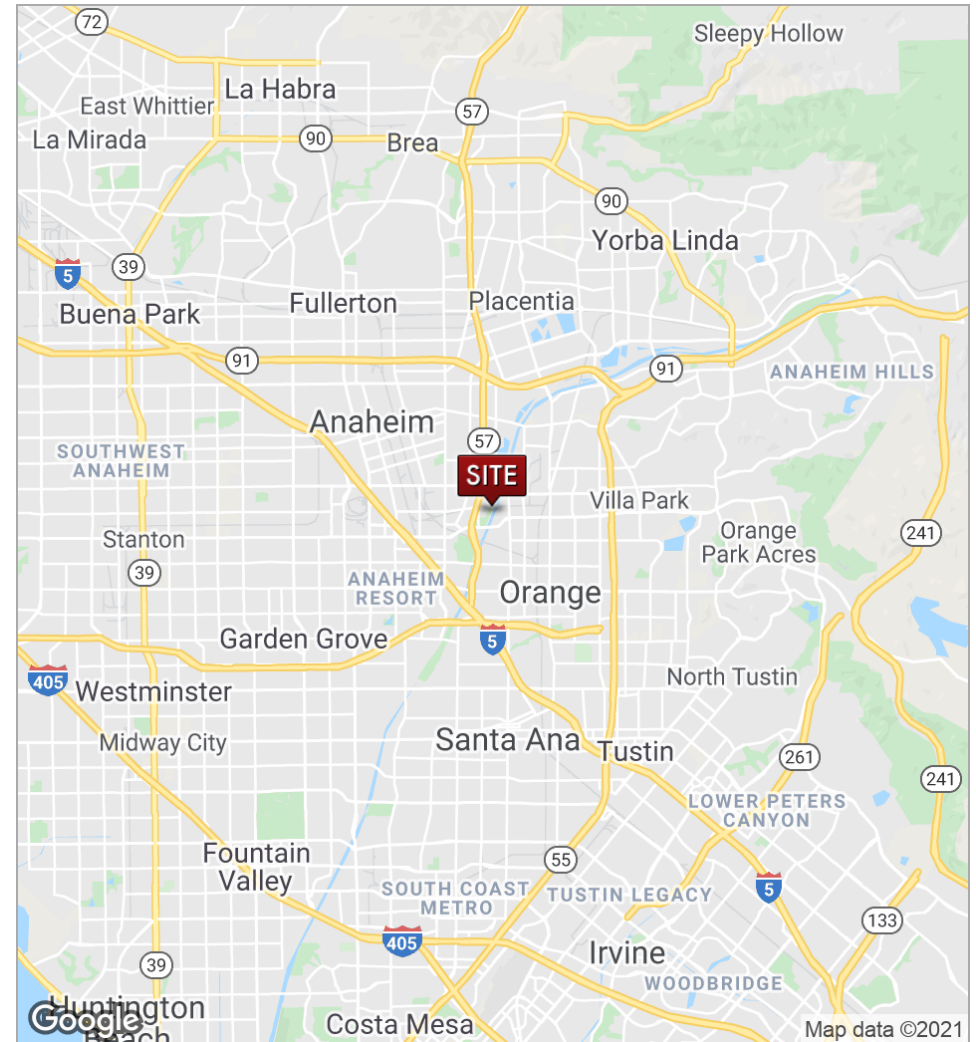
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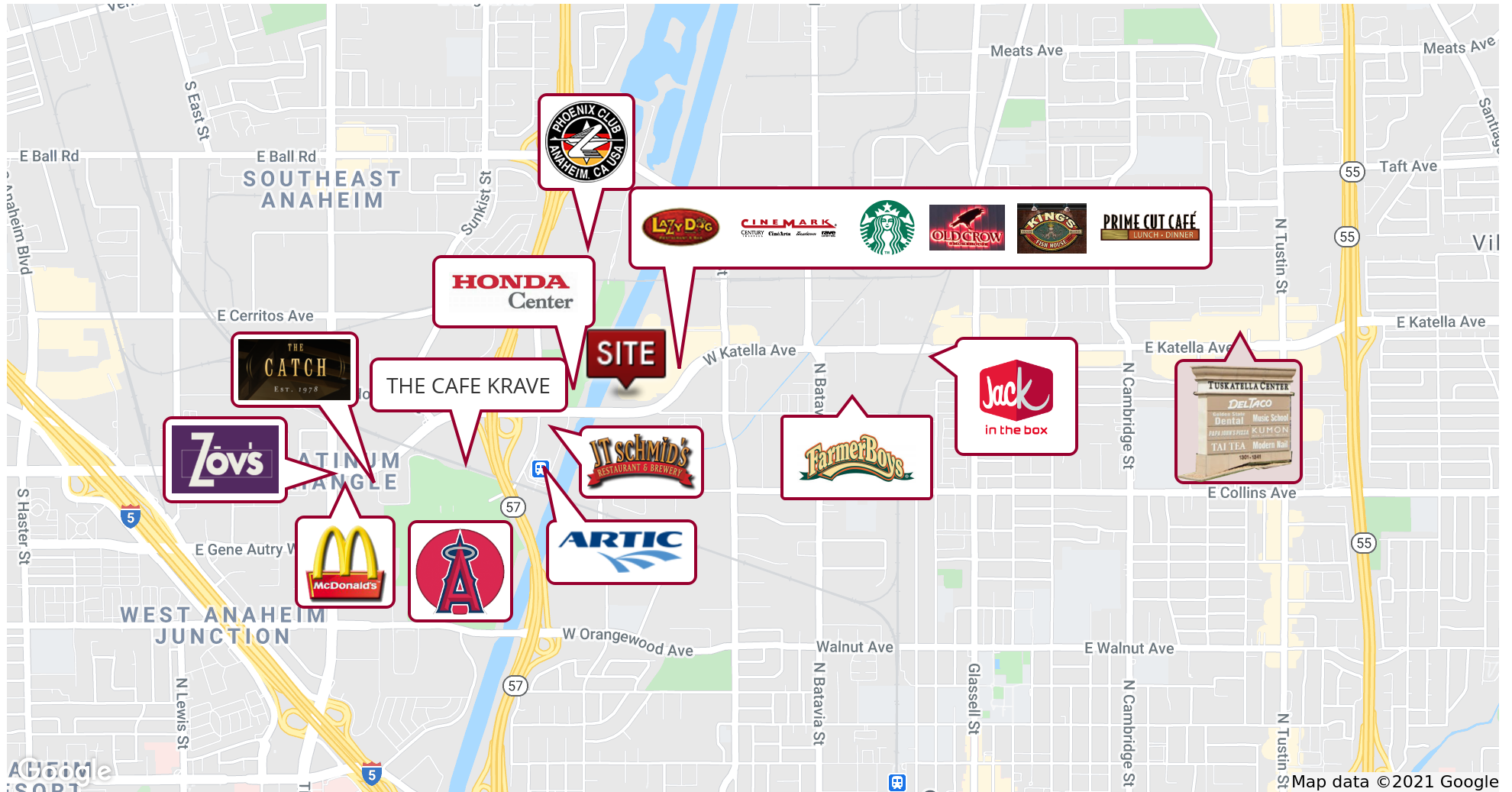
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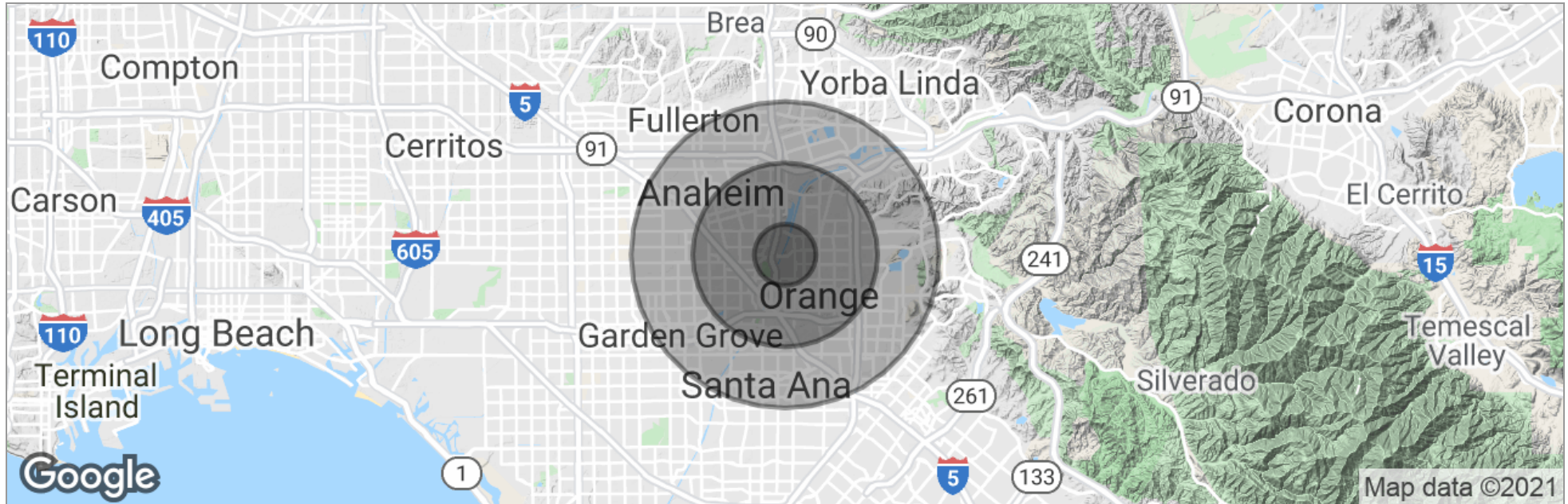
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	1 Mile	3 Miles	5 Miles
Total Population	8,380	190,427	636,571
Population Density	2,667	6,735	8,105
Median Age	30.9	31.4	31.1
Median Age (Male)	30.2	30.5	30.2
Median Age (Female)	33.0	32.8	32.1
Total Households	2,541	56,024	172,311
# of Persons Per HH	3.3	3.4	3.7
Average HH Income	\$73,003	\$72,829	\$74,020
Average House Value	\$455,162	\$519,997	\$532,128

* Demographic data derived from 2010 US Census

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