

AVAILABLE MEDICAL OFFICE

2,385 SF

415 North State College Boulevard

Anaheim, CA 92805

Property Highlights

- Stand Alone Medical Building
- Great Locations In The Heart Of Anaheim
- Located On A Busy Street With 27k Cars Per Day
- 9 Parking Spots Including A Handicap Space
- Affluent Neighborhood- Over 100k Average HH income
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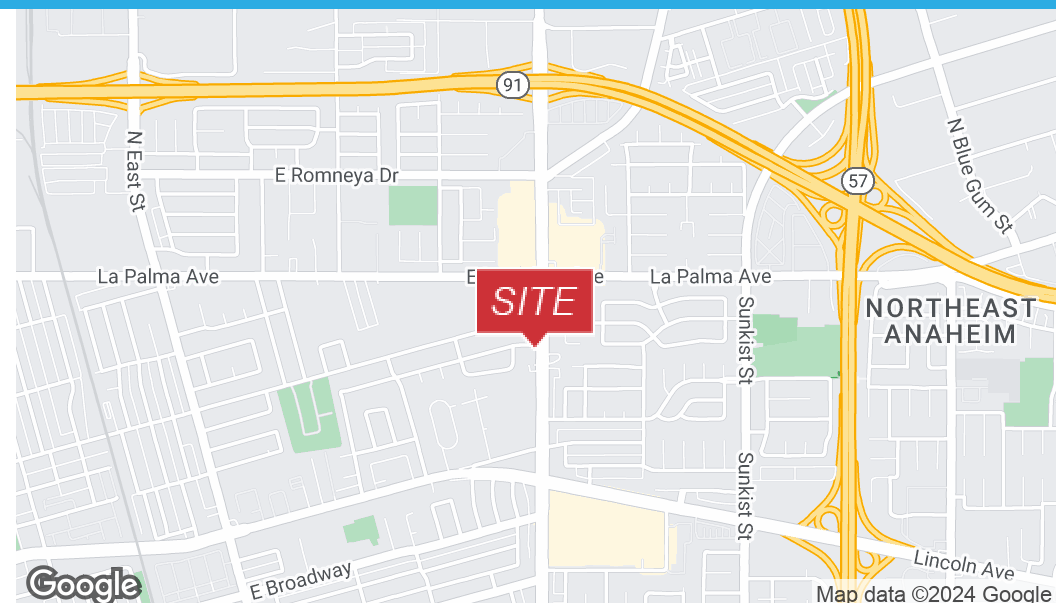
Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	37,724	209,479	578,669
AVG. HH INCOME	\$89,882	\$86,657	\$98,513
NO. OF EMPLOYEES	9,579	64,172	180,688

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Offering Summary

Sales Price	\$1,150,000
Lot Size:	8,524 SF
Price / SF:	\$482.18
Year Built:	1953

Property Overview

415 St College Blvd is a 2,385 square foot building located in the heart of Anaheim. The property is centrally located with easy access to the 91 Freeway which runs East to West and the 57 Freeway which runs North to South making this building easily accessible from surrounding cities. The property is zoned General Commercial offering a wide variety of allowable uses including, Medical Office, Retail and Office. The property will be delivered vacant. This is a great opportunity for an owner user or as an income play.

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Anaheim, CA 92805

415 North State College Boulevard

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Type	Office
Property Subtype	Medical
APN	035-364-28
Building Size	2,385 SF
Lot Size	8,524 SF
Building Class	C
Year Built	1953



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415 North State College Boulevard



Sale Price

\$1,150,000

Price Per Foot

\$567.90

Location Information

Street Address	415 North State College Boulevard
City, State, Zip	Anaheim, CA 92805
County	Orange

Building Information

Building Size	2,385 SF
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Property Information

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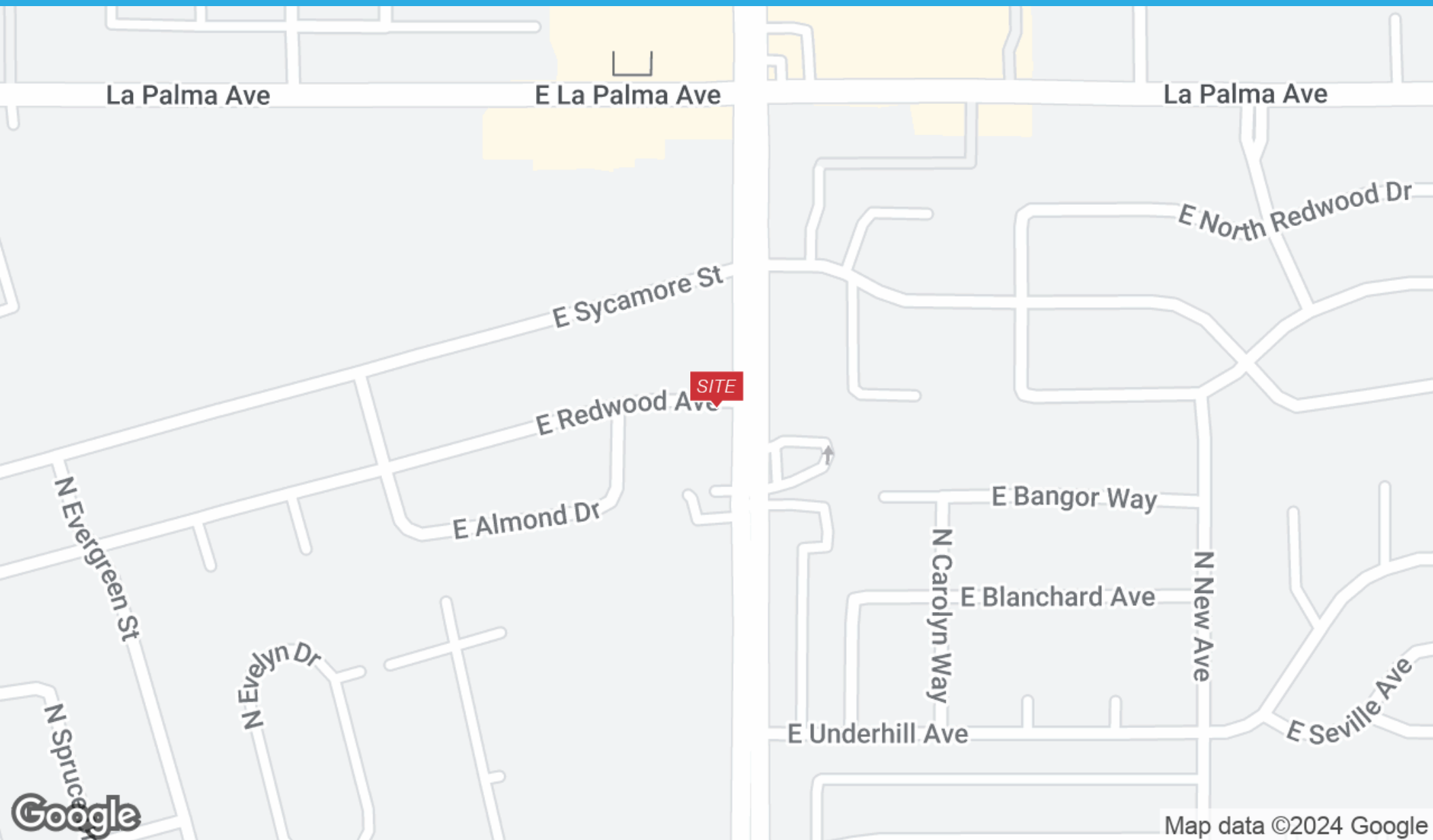
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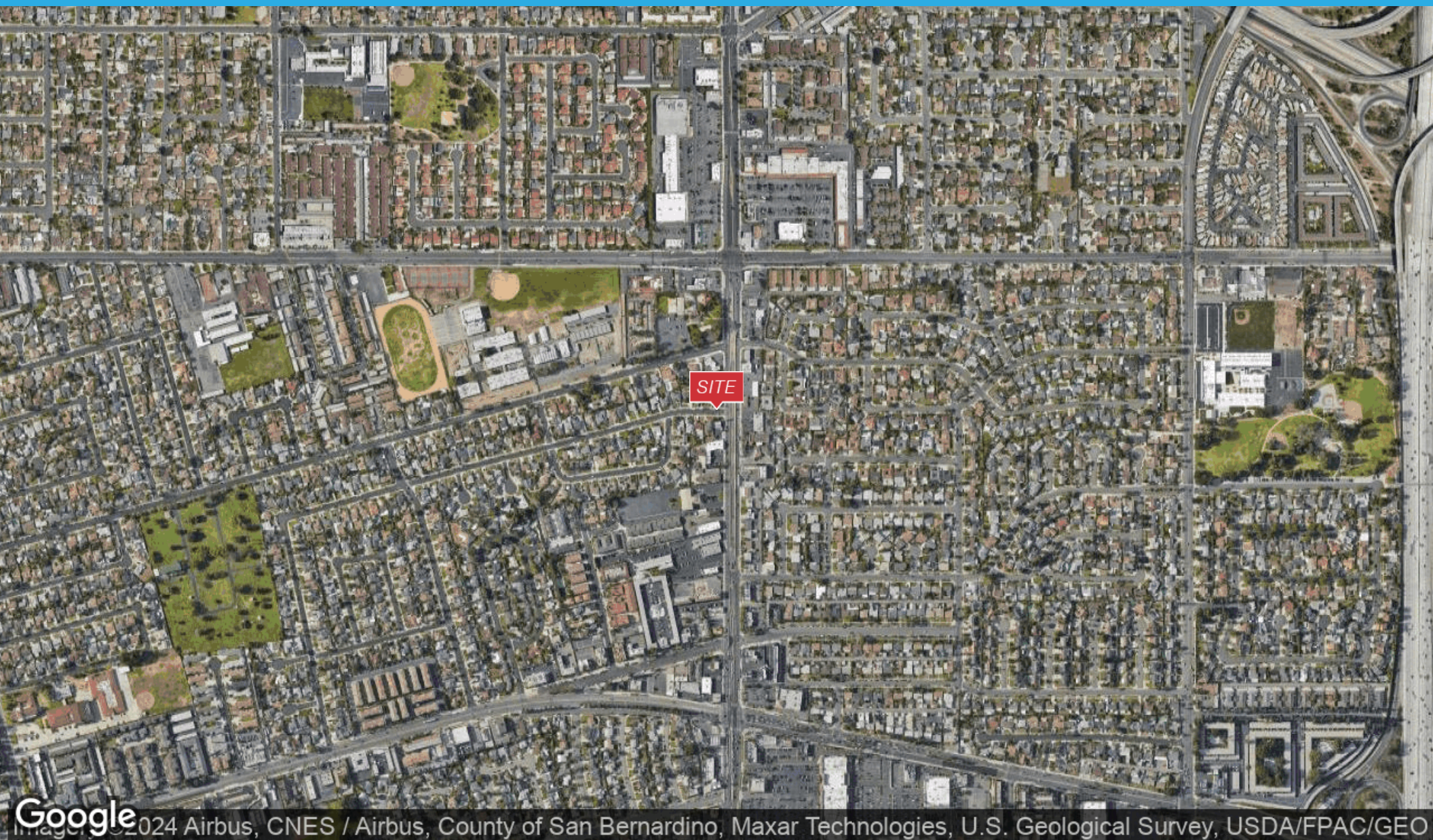
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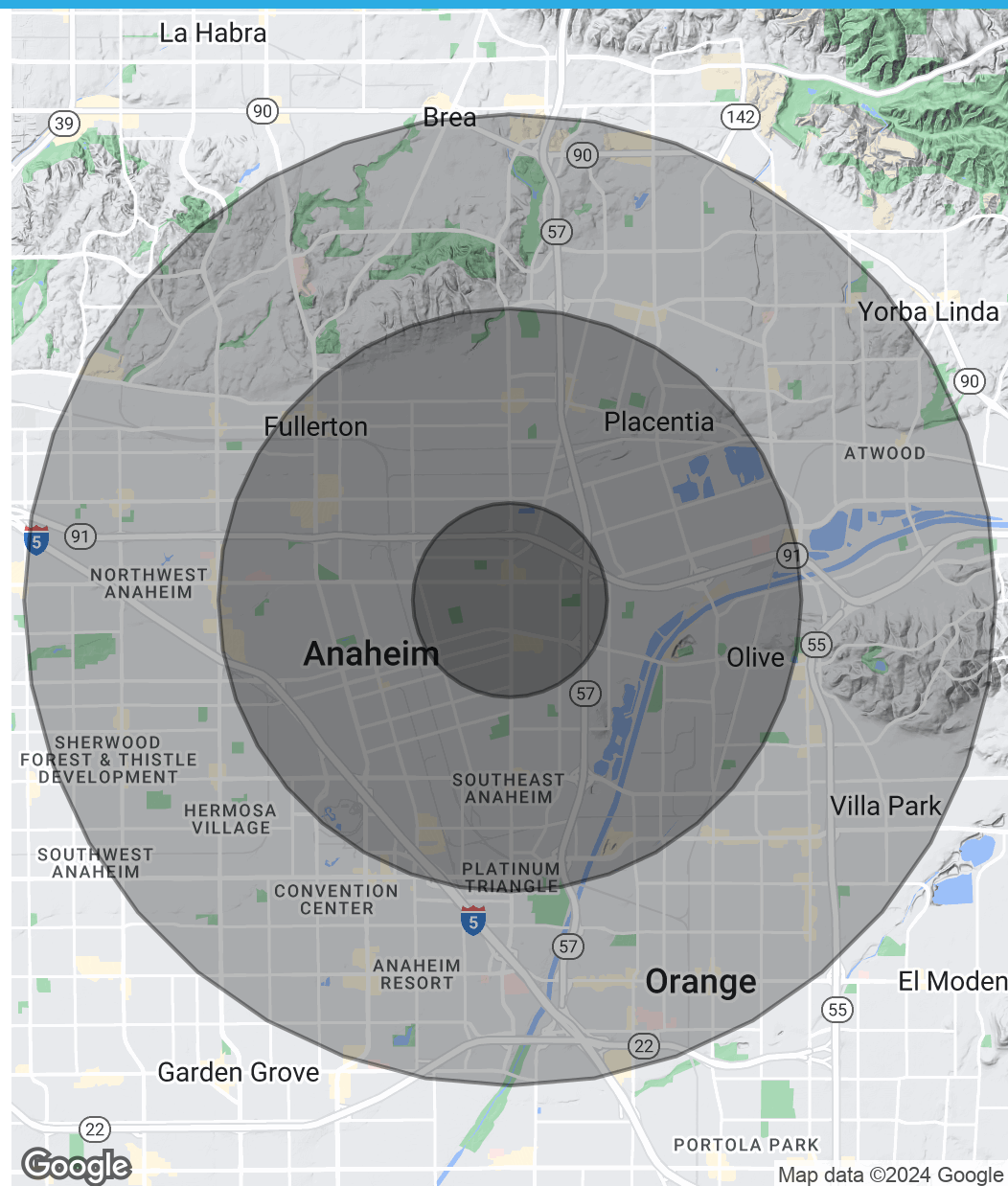
Population

	1 Mile	3 Miles	5 Miles
Total Population	37,724	209,479	578,669
Average Age	31.6	33.5	35.9
Average Age (Male)	31.5	33.2	35.5
Average Age (Female)	31.7	33.8	36.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	9,579	64,172	180,688
# of Persons per HH	3.9	3.3	3.2
Average HH Income	\$89,882	\$86,657	\$98,513
Average House Value	\$465,201	\$460,682	\$516,702

* Demographic data derived from 2020 ACS - US Census



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