

ANAHEIM MEDICAL PLAZA

3340 W Ball Road, Anaheim, CA 92804



OFFERING SUMMARY

NUMBER OF UNITS:	10
AVAILABLE SF:	1,510 - 1,726 SF
LEASE RATE:	\$1.50 SF/month (NNN; MG)
LOT SIZE:	60,984 SF
BUILDING SIZE:	15,706 SF
RENOVATED:	2006
ZONING:	CG - Anaheim
MARKET:	Orange County (California)
SUBMARKET:	North/East Anaheim

PROPERTY OVERVIEW

Atrium style medical building in west Anaheim area with updated medical suites available. Located just east of Knott Ave on Ball Road. Ground level units. Plenty of parking. Easy accessibility. Close to 5, 91 and 22 freeways.

PROPERTY HIGHLIGHTS

- Fully built out medical units
- Private entrance
- Abundant parking
- Single level
- Waiting area, reception and private exam rooms
- Close to 5, 91 and 22 freeways

KW COMMERCIAL

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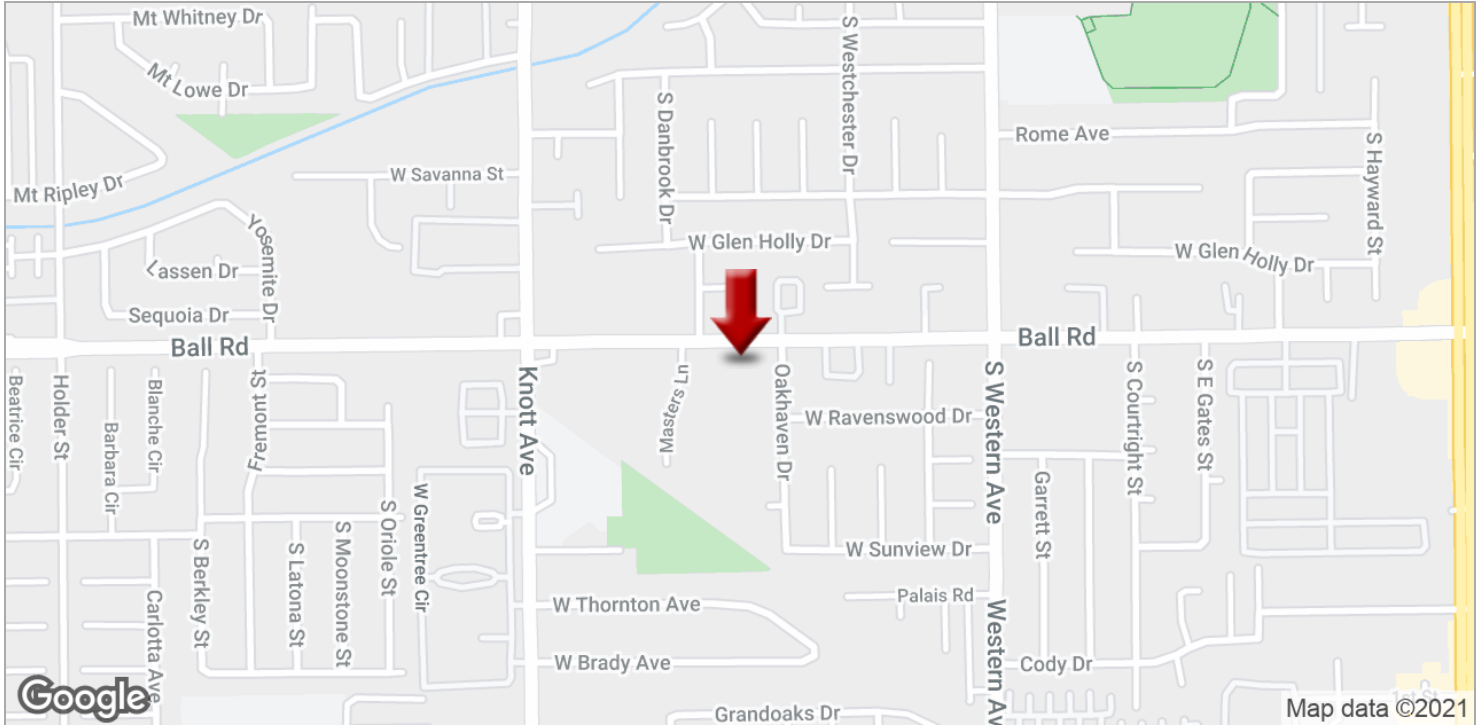
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	37,241	119,118	241,848
Median age	34.0	34.6	35.5
Median age (male)	32.7	33.4	34.3
Median age (Female)	36.1	36.1	36.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,027	36,547	74,040
# of persons per HH	3.1	3.3	3.3
Average HH income	\$65,119	\$71,211	\$75,031
Average house value	\$383,623	\$445,207	\$467,068

* Demographic data derived from 2010 US Census

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