

FOR SALE / LEASE

2995 WHITE STAR AVENUE, ANAHEIM

±9,700 SF Industrial/Commercial Building with Major 91-Freeway Exposure (±400,000 CPD)

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Offering Terms & Specifications

OFFERING TERMS

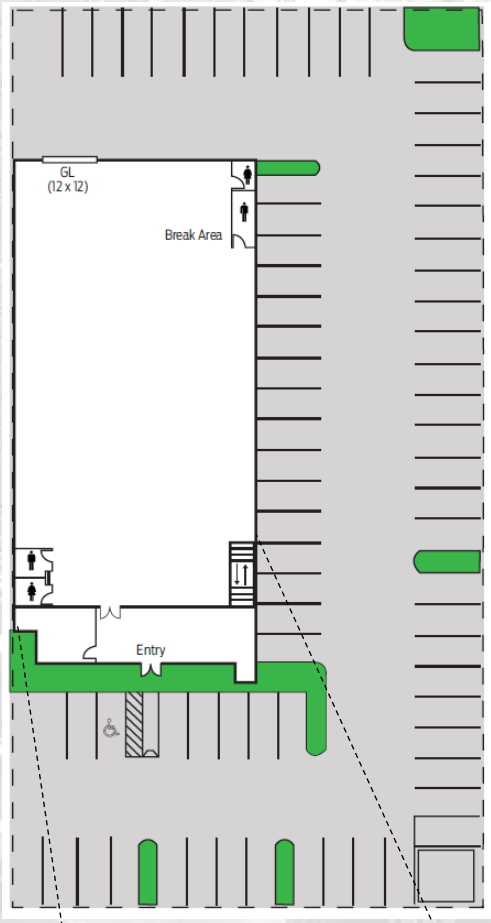
Sale Price	$4,122,500
Interest	Leased Fee Simple
Sale Terms	As-Is
In-Place Lease	Buyer to assume in-place lease expiring 12/31/26. In-place base rent is $1.62/sf/mo. (AIR ST-IG lease form modified to suit); No options.

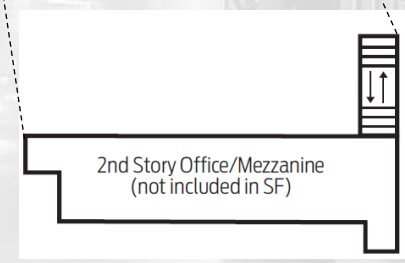
PROPERTY SPECIFICATIONS

Address	2995 White Star Avenue
City, State	Anaheim, California
Building Area	±9,700 sf total
Office Area	±1,100 sf
Bonus Mezz	±1,500 sf bonus mezz above office
Whse Clear	16' – 18' clearance
GL Doors	1 grade level loading door
Power Supply	400A (verify)
Sprinklers	Yes
Parking	2.7:1000 parking ration
Utilities	Anaheim Public Utilities
Type / Year	CTU / 1976 (renovated 2022)
Freeway	Immediate 91 freeway access
Exposure	±400,000 CPD of 91-freeway exposure
Project	Professionally managed bus. park
Zoning	Anaheim Canyon SP-DA-1; Various industrial, commercial office uses permitted









* For illustration purposes only. All information to be independently verified.

Location



Center of Gravity for SoCal's 23+ million residents

I-5	CA-91	CA-57	POLA / POLB	John Wayne	Long Beach	LAX	Ontario	Total SoCal
0.5 MI	0.5 MI	6.5 MI	21.1 MI	16.8 MI	11.8 MI	30.6 MI	34.5 MI	23+M Population

Contacts

ASSET ADVISORS

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