

LA PALMA BUSINESS CENTER

INDUSTRIAL FOR LEASE

— 2511-2521 La Palma Ave., Anaheim, CA

±46,580 SF



PROPERTY HIGHLIGHTS

- Industrial Park Environment
- 46,580 Square Feet
- 2 Buildings
- 720 - 2,400 SF Spaces
- 14' Ceiling Height
- Office Space in Unit
- 1-Story
- Light Industrial Zone
- Lease Terms as Acceptable to Owner
- Freeway Access to 91/15 Freeways



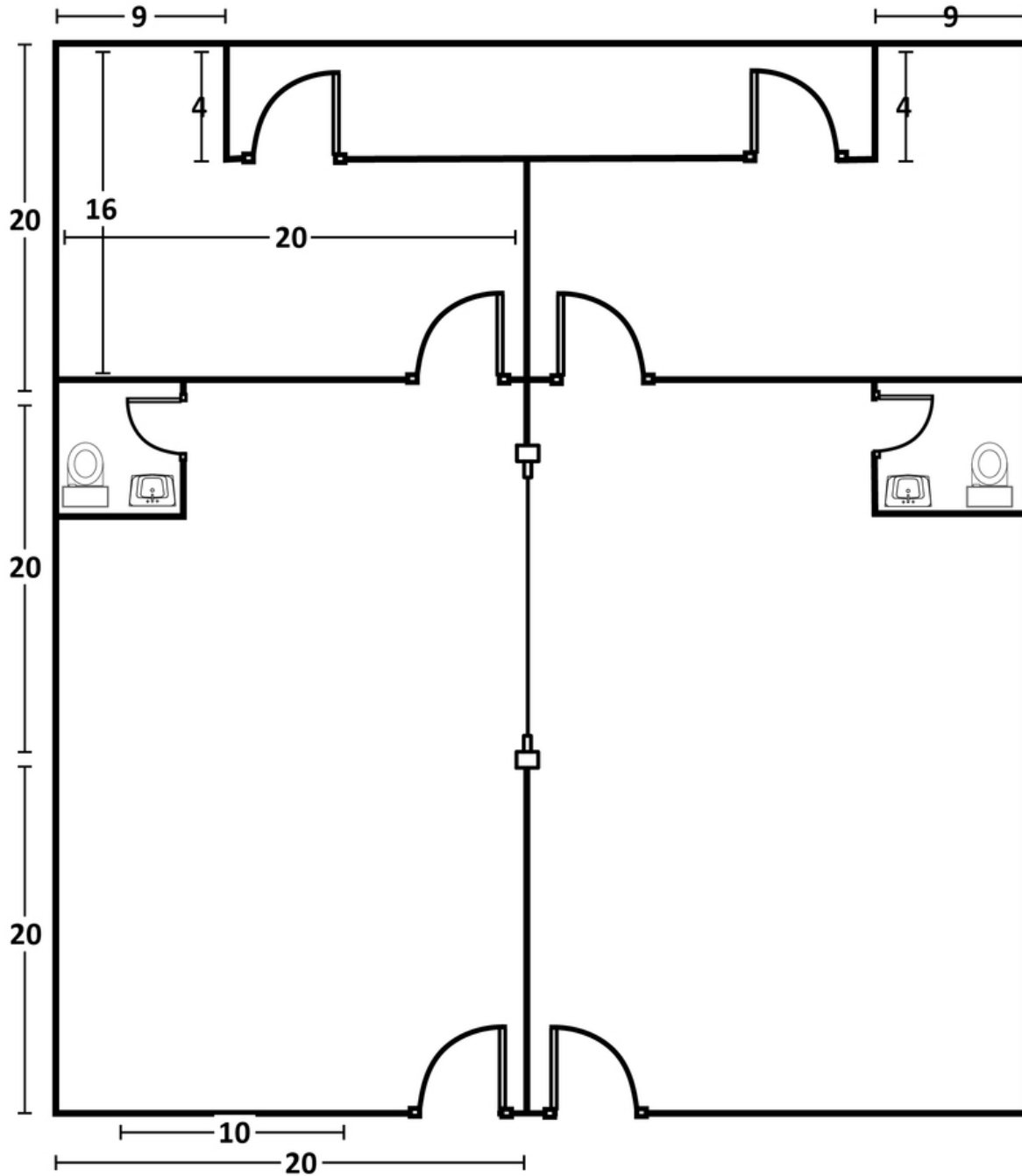
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FLOOR PLANS

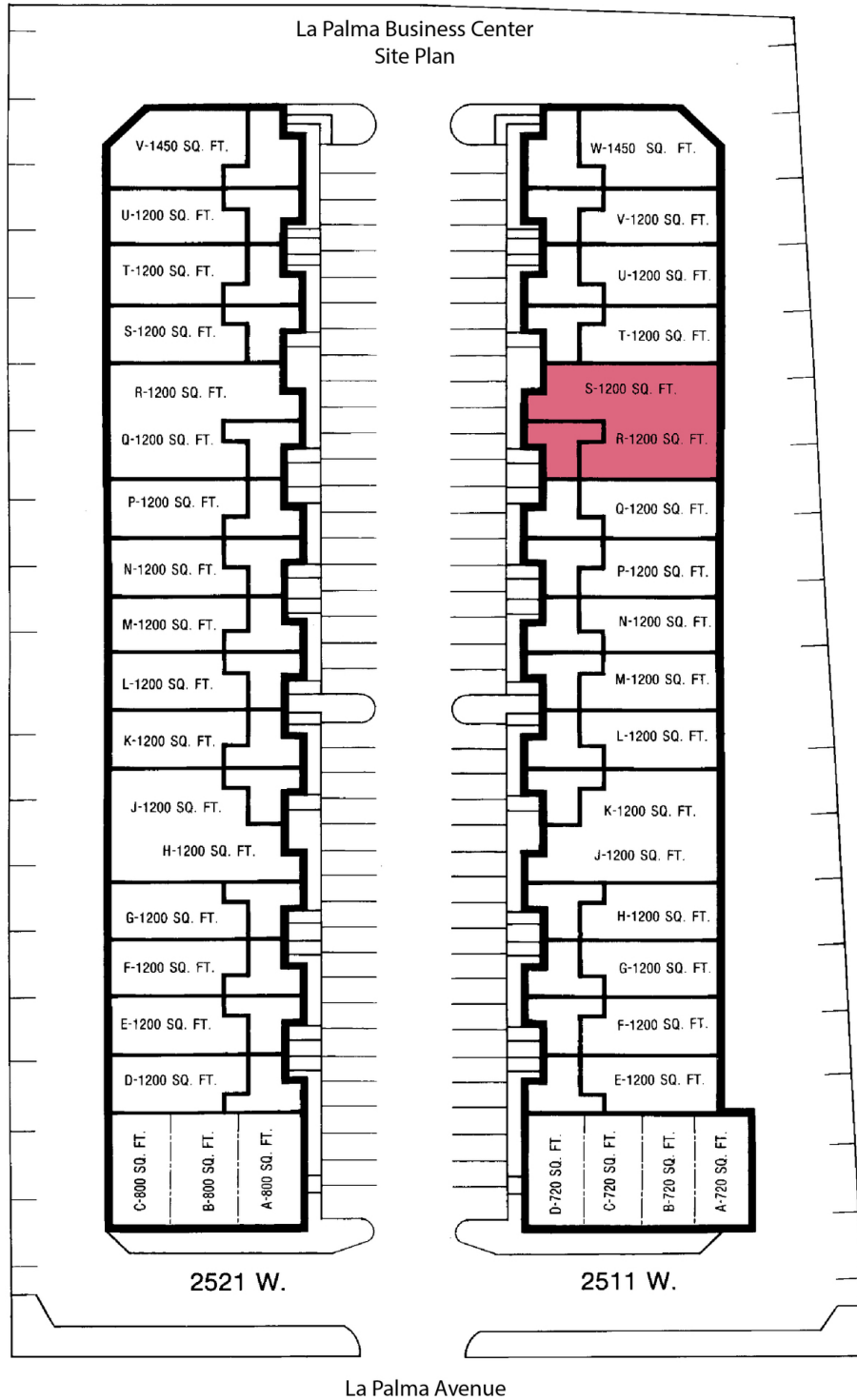
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2511 - 2521 La Palma Sample Floor Plans



SITE PLAN



LA PALMA BUSINESS CENTER
LOCATION MAPS

— 2511-2521 La Palma Ave., Anaheim, CA

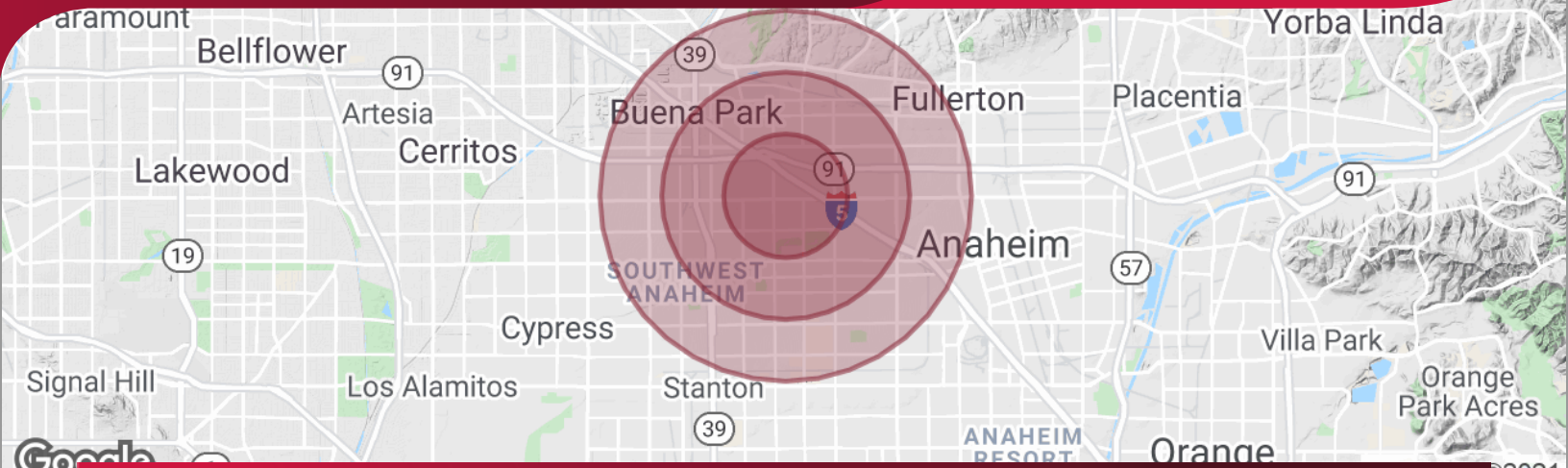
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DEMOGRAPHICS MAP

— 2511-2521 La Palma Ave., Anaheim, CA

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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|------------|--------|---------|---------|
|------------|--------|---------|---------|

| | | | |
|---------------------|--------|---------|---------|
| Total population | 27,155 | 116,833 | 264,328 |
| Median age | 33.3 | 32.5 | 32.9 |
| Median age (Male) | 32.7 | 31.8 | 31.9 |
| Median age (Female) | 33.9 | 33.2 | 34.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|--------|---------|---------|
|---------------------|--------|---------|---------|

| | | | |
|---------------------|-----------|-----------|-----------|
| Total households | 7,837 | 34,431 | 77,531 |
| # of persons per HH | 3.5 | 3.4 | 3.4 |
| Average HH income | \$67,300 | \$65,962 | \$68,782 |
| Average house value | \$459,098 | \$467,327 | \$479,612 |

* Demographic data derived from 2010 US Census

