

18.12 ACRES

PRIME INFILL DEVELOPABLE LAND

BALL ROAD BASIN

ANAHEIM, CA



1200 and 1204 S. Phoenix Club Drive
Anaheim, CA

Voit

REAL ESTATE SERVICES

Exclusively Presented By:

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**HEFNER
VERNICK
TEAM**

Executive Summary

Voit Real Estate Services is pleased to offer for sale or long-term ground lease a rare infill 18.12 acre land site located at 1200 and 1204 S. Phoenix Club Drive in Anaheim, CA. The site is currently partially zoned industrial and open space and is ideally suited for a commercial, industrial, or mixed use development. The ownership is currently processing a zone change to General Commercial and the City of Anaheim senior planning staff has also indicated support for an industrial development on this strategically located property.

The site is located immediately north of the Anaheim Honda Center and offers immediate access to the Pomona (57) Freeway and convenient access to the Riverside (91), Santa Ana (5), Costa Mesa (55), and Garden Grove (22) Freeways and the newly developed ARTIC Transportation Center. It also offers convenient access to the Anaheim Convention Center and a number of entertainment and retail venues some of which include the Disneyland Resort, Knott’s Berry Farm, the Angel Stadium, the Anaheim Gardenwalk, the Block at Orange and the Main Place Mall.

Housing over 3 million residents, Orange County and Anaheim specifically are central hubs of the Southern California economy and also recognized nationwide as a leading business and residential area. With only 3.7% unemployment, Orange County enjoys one of the nation’s lowest unemployment rates and the diversified industry base has further buffered Orange County from significant economic fluctuations. Orange County has substantial infrastructure including airports, expansive modern freeway systems and close proximity to the largest container port hub in the United States and ninth largest in the world (Ports of Long Beach and Los Angeles.)

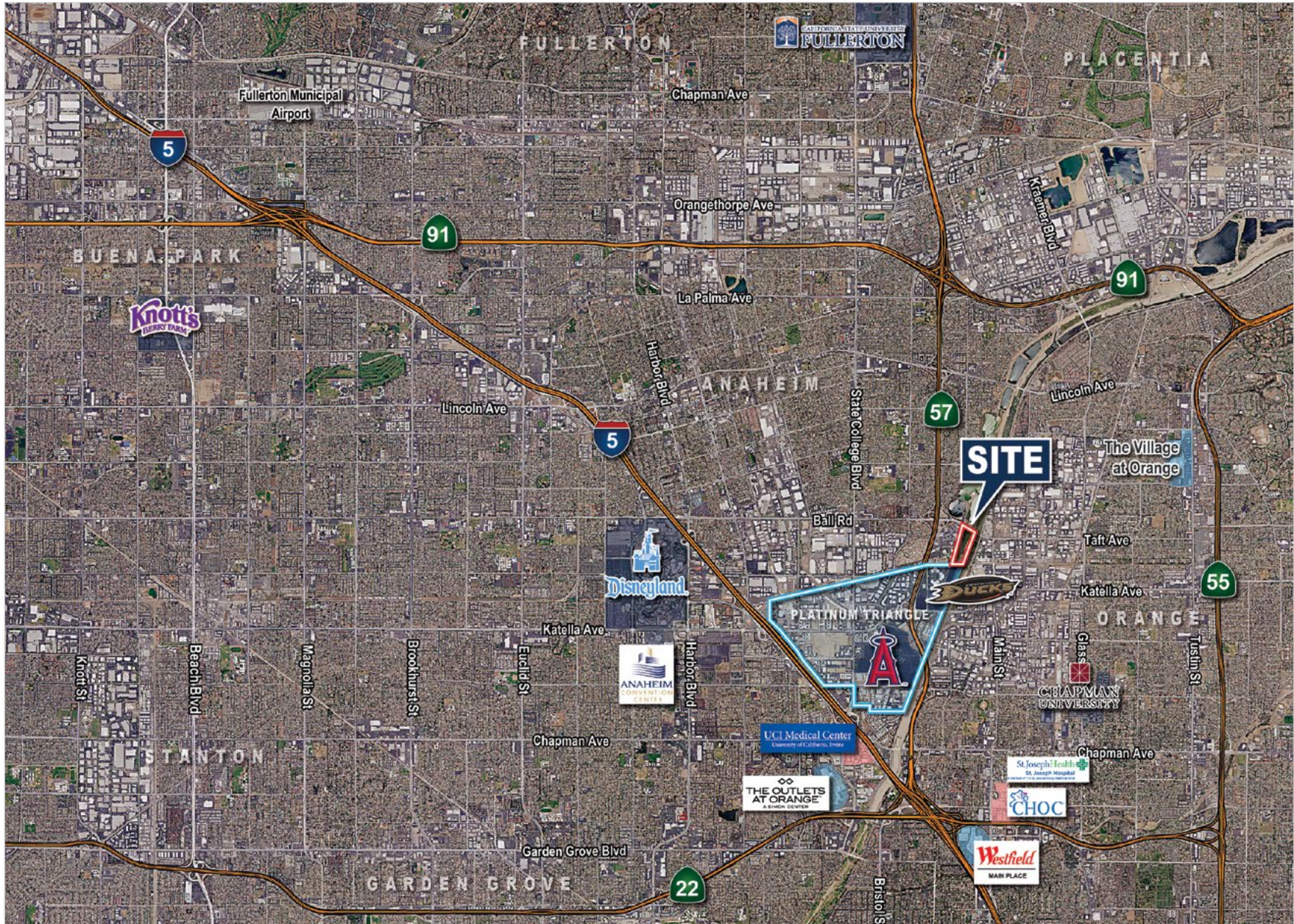
The Site is also located in one of the strongest performing industrial and office markets in the country. Anaheim alone has an industrial base of over 44 million square feet and is the most prominent industrial address in North Orange County, which contains 110 million square feet of inventory. The current vacancy rates are a historically low 1.32% in Anaheim and 1.97% in North Orange County overall.

With limited infill development opportunities and high barriers to entry, the Ball Road Basin provides a unique opportunity for a significant development in the heart of a thriving economic and residential area.

Property Description	
Address	1200 and 1204 S. Phoenix Club Drive Anaheim, CA
Site Area	± 18.12 Acres
Edison Easement	± 2.25 Acres (estimated - over the south end of site)
Acres Net of Easement	± 15.87 (estimated) Net Acres
APNs	253-473-01 253-631-32 253-631-39
Current Zoning	Transitional and Industrial
Pending Zone Change	Proceedings underway to change to General Commercial zoning with a possibility to amend to Industrial zoning
Street Access Points	Excellent public street access on two entire sides of the property
Freeway Access	Under a quarter mile to the north and south bound freeway exits for the 57 freeway, also offers convenient access to the Riverside (91), Santa Ana (5), Newport (55) and Garden Grove (22) Freeways.

Demographics	1 mile	3 mile	5 mile
Population	8,174	217,461	631,345
Households	2,712	178,560	178,560
Median Household Income	\$71,505	\$60,645	\$60,842
Average Household Income	\$82,461	\$78,435	\$83,208

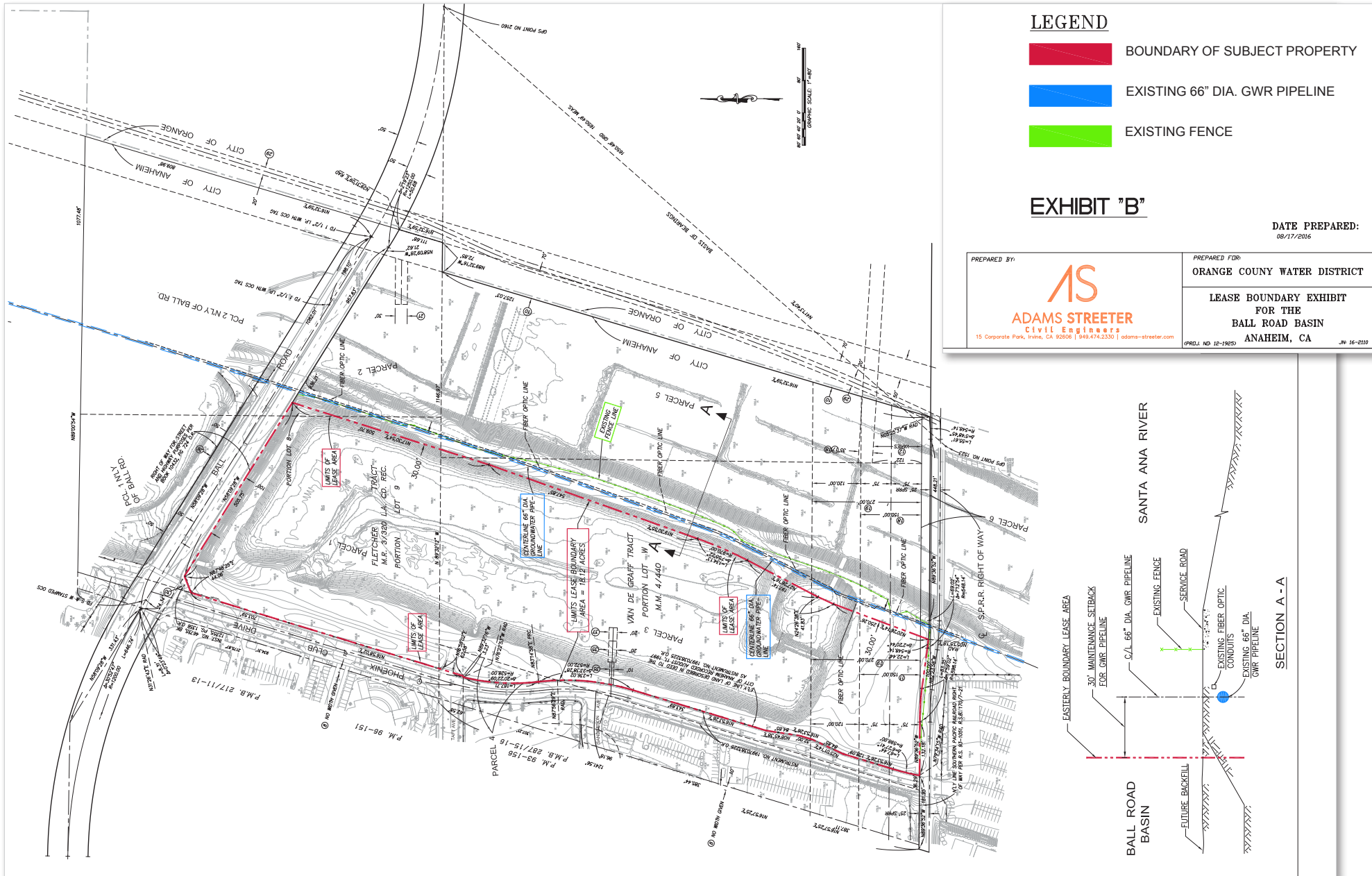
Location Overview



Site Aerial With Easement



Proposed Parcel Map



BALL ROAD BASIN



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