



10,347 SF LEASED INVESTMENT FOR SALE

OFFICE/MEDICAL BUILDING

601-617 S Harbor Boulevard | Anaheim, CA 92805



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THE OFFERING

LAREM Industrial Real Estate Specialist, Inc. are pleased to present an exclusive opportunity to acquire three interconnected buildings located at 601-617 S. Harbor Boulevard in Anaheim, California. Situated in a highly coveted area renowned for its vibrant commercial activity, these buildings offer a combined total of 10,347 square feet of versatile space suitable for a variety of uses. The property benefits from its strategic position along Harbor Boulevard, a thoroughfare noted for its high visibility and proximity to major attractions such as Disneyland Resort and the Anaheim Convention Center. With potential for mixed-use development under current zoning, this offering presents an ideal investment for developers or entrepreneurs seeking to capitalize on Anaheim's dynamic market.



PROPERTY OVERVIEW

-  **Property Type**
Office/Medical Space
-  **Parking**
Surface Parking on Site
-  **Address**
601-617 S Harbor Blvd.
Anaheim, CA 92805
-  **Location**
Close proximity to restaurants, amenities, and Disneyland.
-  **Year Built**
1985
-  Minutes from the 91, 5, and 57 Freeways.
-  **Features**
Seven office units across 3 buildings on 3 parcels of land. Offices Range from 465 SF - 2,085 SF.

DEMOGRAPHICS

-  **Population Density**
344,461
-  **Average HH Income**
103,011
-  **Average Home Value**
\$898,000
-  **Traffic Count**
± 25,200 Cars Per Day, Harbor Blvd.

601-617 S Harbor Boulevard | Anaheim, CA 92805

FLOOR PLAN

601 S Harbor Blvd

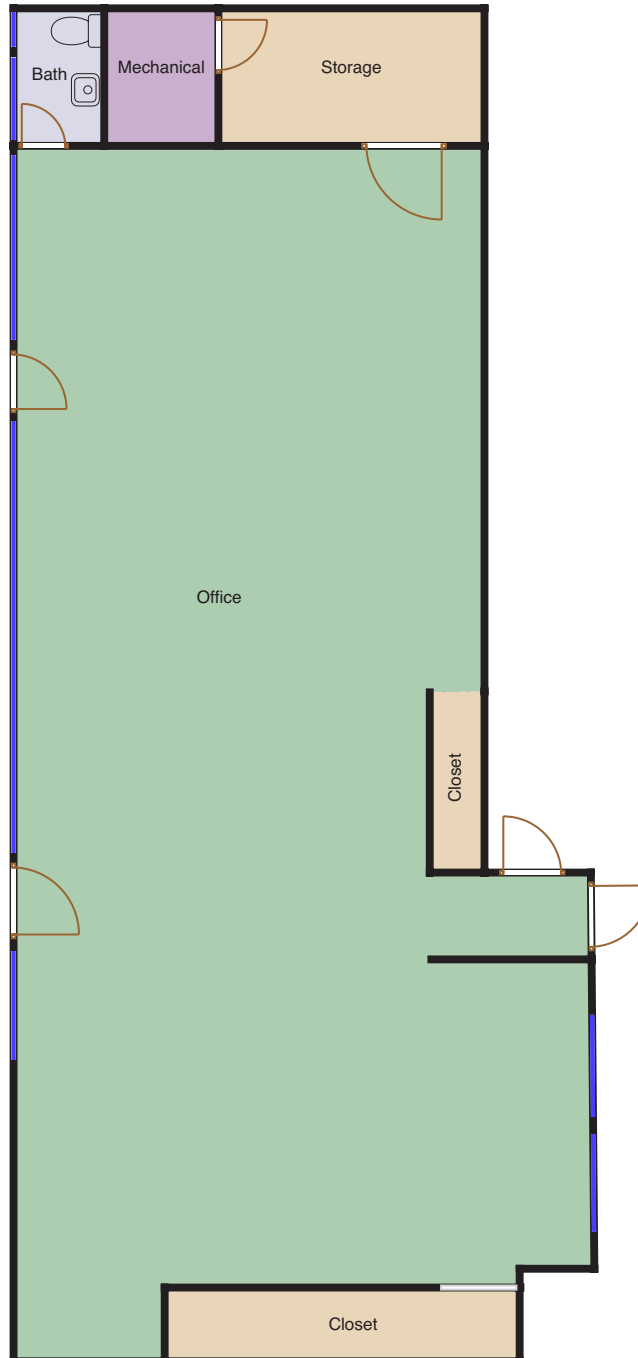
2,085 SF



FLOOR PLAN

607 S Harbor Blvd

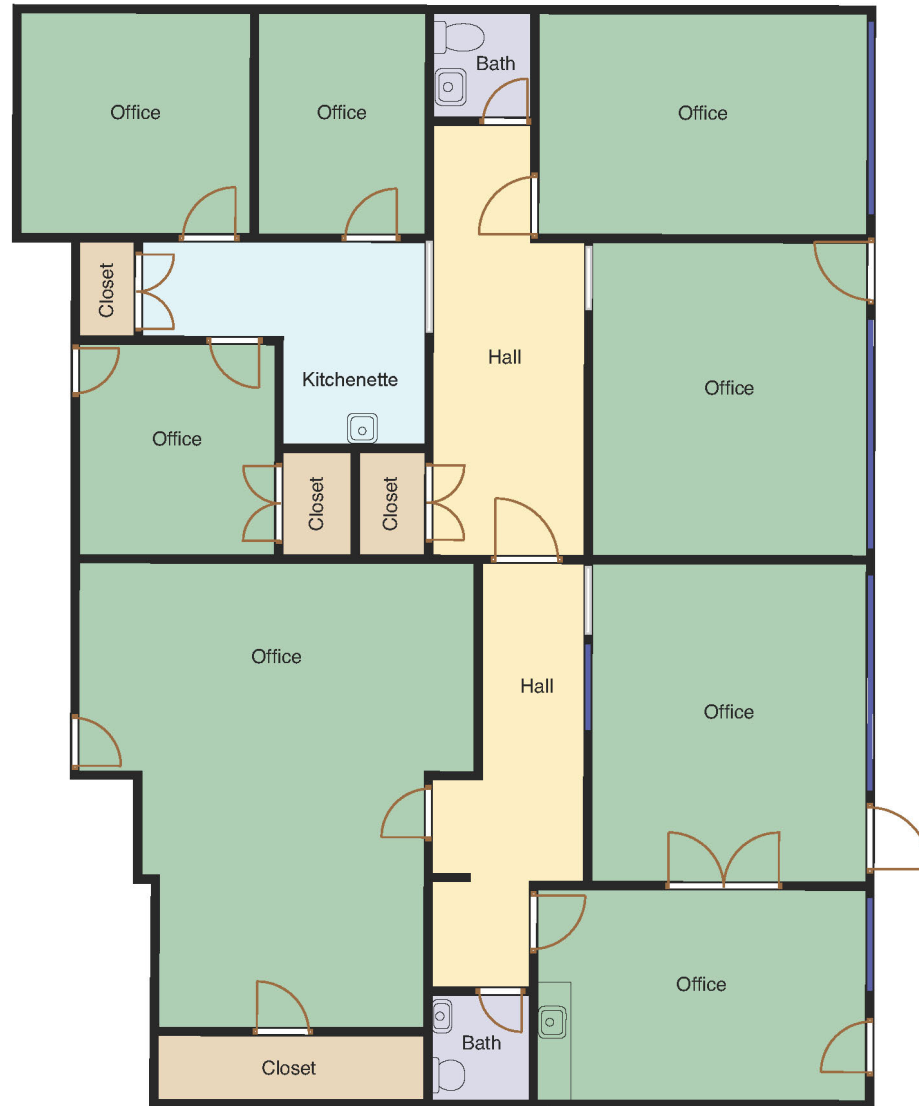
Front Unit
1,650 SF



FLOOR PLAN

601 S Harbor Blvd

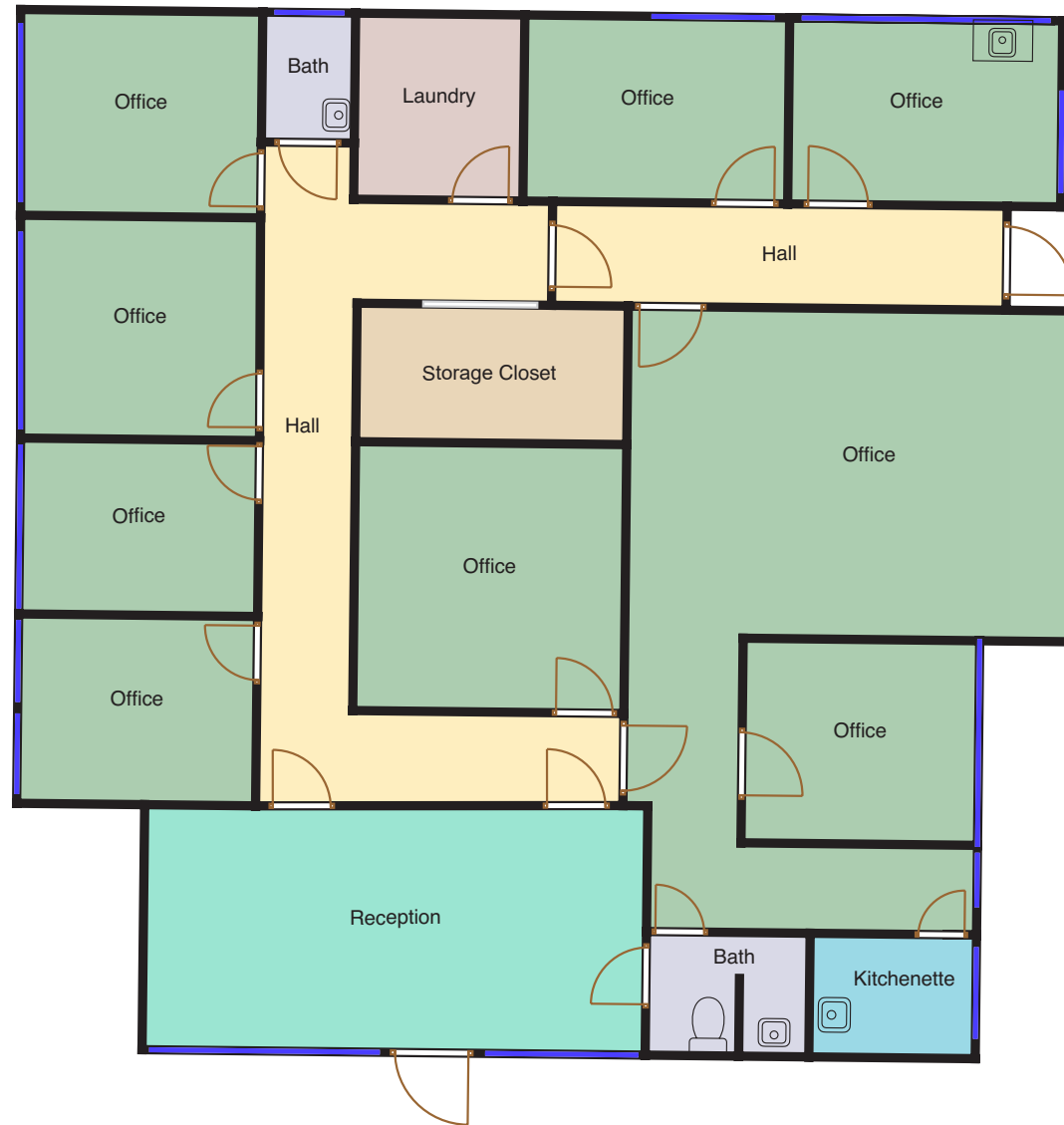
Back Unit
1,662 SF



FLOOR PLAN

611 S Harbor Blvd

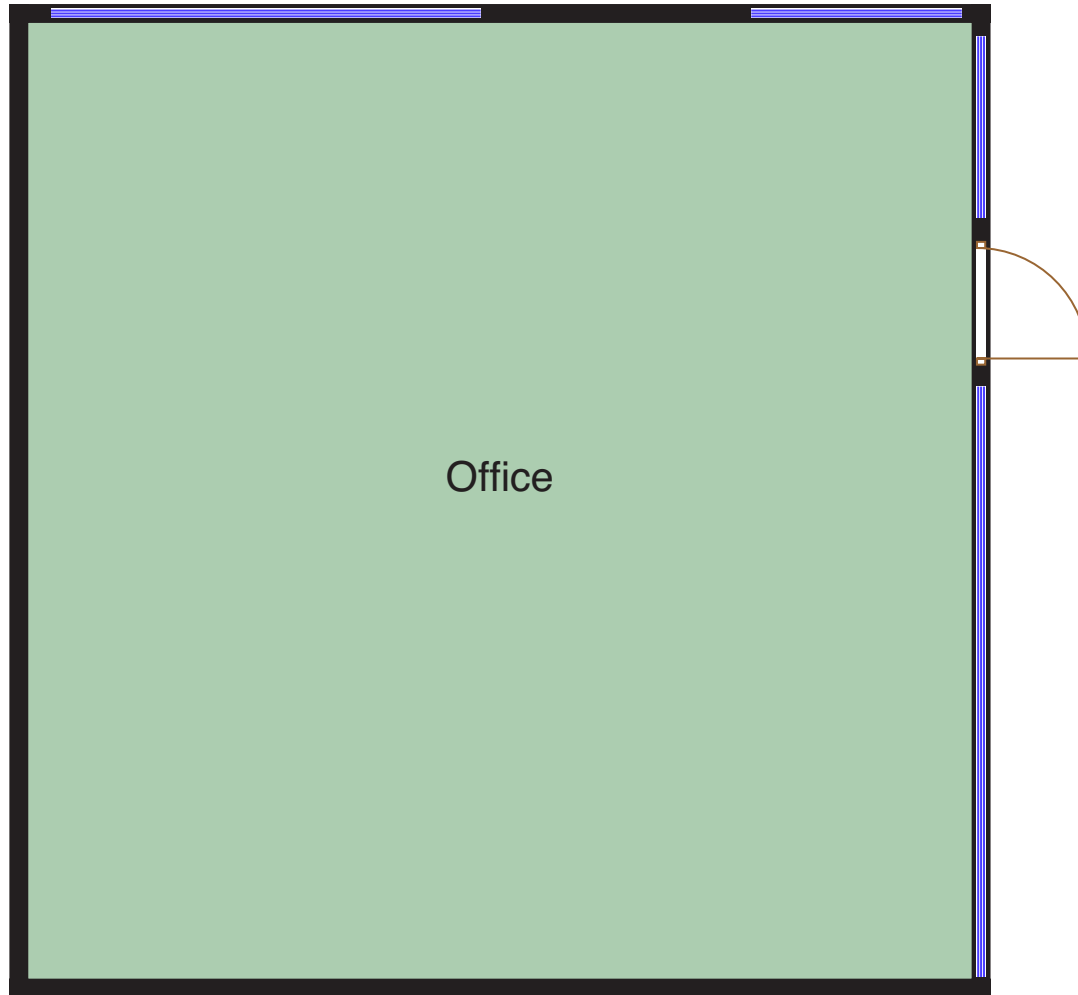
1,739 SF



FLOOR
PLAN

617 S Harbor Blvd

Unit A
465 SF



FLOOR PLAN

617 S Harbor Blvd

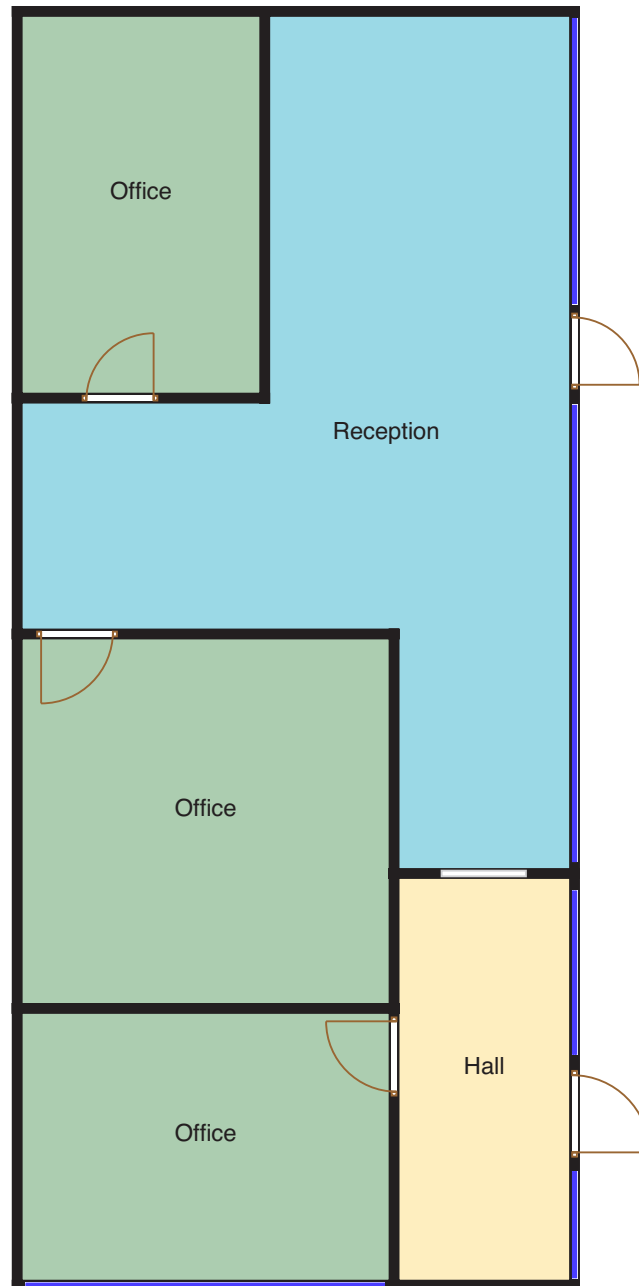
Unit B
1,000 SF



FLOOR
PLAN

617 S Harbor Blvd

Unit C
850 SF



FLOOR
PLAN

617 S Harbor Blvd

Unit D
850 SF

