

TWO-TENANT RETAIL @ HARBOR LOFTS

Marcus & Millichap
DUONG INVESTMENT GROUP

±1,100 SF
AVAILABLE

SUBJECT
PROPERTY

PakiNometry
Sushi Restaurant

SUBJECT
PROPERTY

TWO-TENANT RETAIL @ HARBOR LOFTS

Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



Value-Add Opportunity Through Leasing Up Existing Vacancy with High Visibility at the Intersection of Harbor Boulevard & Lincoln Avenue ($\pm 60,000$ Cars Per Day)



Rare Offering - Uniquely Positioned Within Harbor Lofts, a 129-Unit Luxury Loft & Condominium Complex (Units Priced Between \$700,000 - \$800,000)



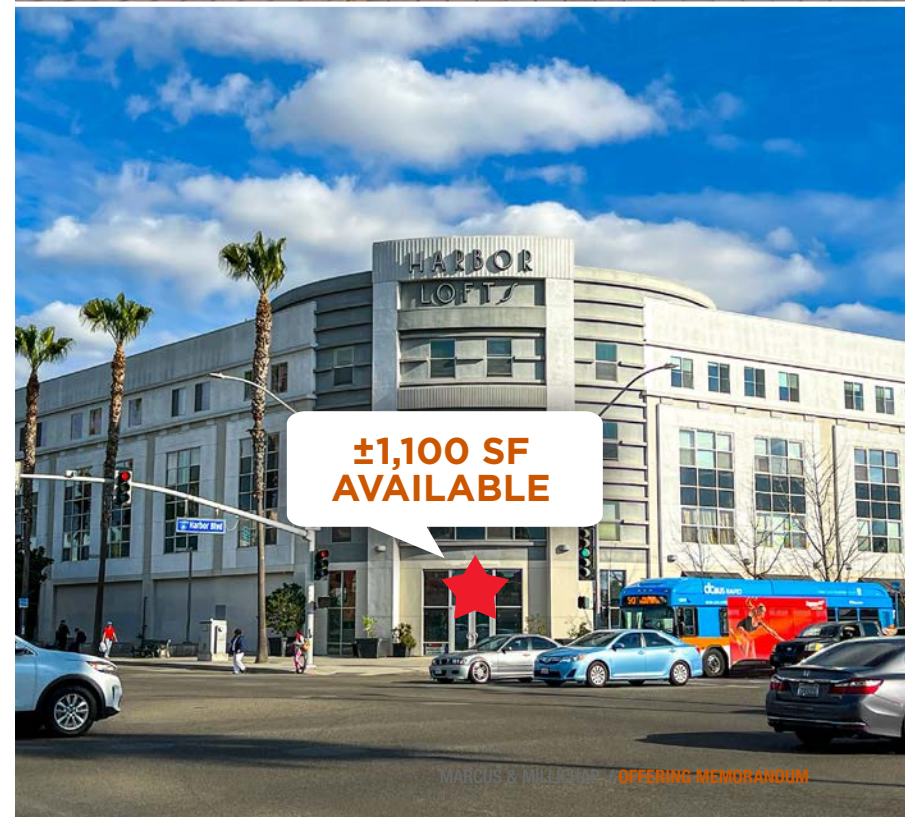
Located Just 1.3 Miles From Disneyland, Which Attracts Over 28 Million Annual Visitors, Ensuring Strong Consumer Demand

Prime Retail Location

- ▶ **High-Identity Retail With Strong Traffic** – Positioned in a Vibrant, Pedestrian-Friendly Corridor With Strong Foot and Vehicular Traffic Alike
- ▶ **Excellent Daytime Population of $\pm 727,560$ Within 5 Miles**
- ▶ **Close Proximity to Key Community Anchors** such as Anaheim High School (2,750 Students) and Pearson Park, a 19-Acre Community Hub Featuring a 2,000-Seat Amphitheater and Multiple Recreational Amenities
- ▶ **Excellent Freeway Access** – Located Near Interstate 5 (294,000 Cars Per Day) and Centrally Located Between CA-57 and CA-91, Providing Connectivity to a Large Regional Customer Base

Strong Real Estate Fundamentals

- ▶ **Dense, Infill Area** – Population Counts Exceed 654,000 Within 5 Miles | Strong Average Household Income of \$105,622 Within 5 Miles
- ▶ **Minimal Landlord Responsibilities** – Ideal for Investors Looking for a Low-Maintenance Retail Asset
- ▶ **Dynamic Growth Market** – Anaheim Continues to See Strong Retail Demand Driven by Tourism, High Residential Density, and Major Nearby Employment Centers
- ▶ **Proximity to Major Employers** – Minutes From Large Employment Hubs, Including Disney, Honda Center, and Kaiser Permanente, Driving Consistent Foot Traffic



INVESTMENT OVERVIEW

Close-Up Aerial Photo (Facing South)



INVESTMENT OVERVIEW

Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	Two-Tenant Retail @ Harbor Lofts
Property Address	110 #1 & 184 S. Harbor Boulevard Anaheim, CA 92805
Assessor's Parcel Numbers	938-234-72/73
Current Occupancy	63%
Year Built	2008
Gross Leasable Area (GLA)	±2,948 Square Feet

Pricing

Price	\$1,785,000
Cap Rate (63% Occupancy)	2.29%
Cap Rate (100% Occupancy)	5.66%
Price/SF	\$605.50

Annualized Operating Data

	63% Occupancy	100% Occupancy
Gross Potential Rent	\$53,222	\$100,975
Expense Reimbursements	\$20,759	\$35,026
Gross Potential Income	\$73,982	\$136,001
Less Expenses	(\$33,116)	(\$35,026)
Net Operating Income	\$40,866	\$100,975

Expenses

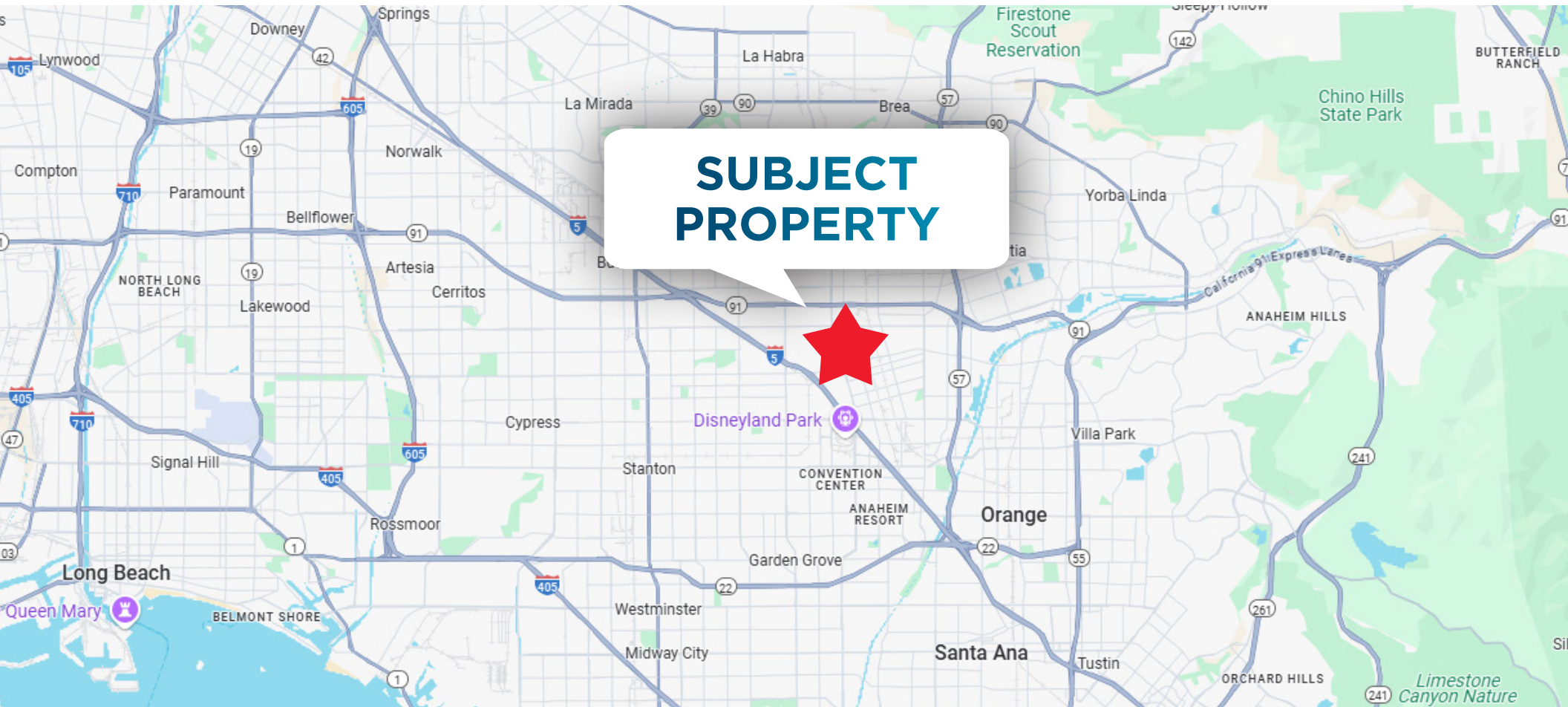
	63% Occupancy	100% Occupancy
Property Tax (1.0987%)	\$19,612	\$19,612
Tax Special Assessments	\$862	\$862
CAM-Association (Includes Insurance)	\$8,373	\$8,373
CAM-Repairs & Maintenance	\$2,140	\$2,140
Property Management	\$2,129	\$4,039
Total Expenses	\$33,116	\$35,026
Expenses/SF	\$11.23	\$11.88

Rent Roll - As of February 2025

Suite	Tenant Name	GLA	% of GLA	Expires	Current Monthly Rent	Current Rent/SF/Mo	Lease Type	Increases	Options	Pro Forma Lease Type	Pro Forma Rent/SF
184	Pokinometry	1,848	62.69%	02/28/2029	\$4,435.20	\$2.40	NNN	3% Annual	None	NNN	\$2.47 (3% Increase)
110 #1	Vacant	1,100	37.31%	N/A	N/A	N/A	N/A	N/A	N/A	NNN	\$3.50
Total Available:		1,100 SF			Monthly: \$4,435.20					PF Monthly: \$8,415.56	
Total Occupied:		1,848 SF			Annual: \$53,222.40					PF Annual: \$100,974.72	

MARKET OVERVIEW

Regional Map



±59,000

CARS PER DAY AT THE HARBOR BLVD/
LINCOLN AVE INTERSECDTION



±25 MILES

FROM JOHN WAYNE
INTERNATIONAL AIRPORT (SNA)



±1 MILE NORTH

TO THE 91 FREEWAY ONRAMP/
OFFRAMP AT HARBOR BOULEVARD



±294,000

CARS PER DAY ON THE
5 FREEWAY AT HARBOR BOULEVARD

MARKET OVERVIEW

The City Of Anaheim, CA

Anaheim, CA, is a prime retail market in Orange County, offering a strong economic foundation supported by a high-density population and robust household incomes.

As one of Southern California's most dynamic cities, Anaheim benefits from a thriving tourism industry, a diverse employment base, and a strategic location within the greater Los Angeles metropolitan area. Its well-established infrastructure and continued commercial growth make it an attractive destination for retailers and investors seeking stability and long-term value.

The city's retail demand is driven by its significant population density, with approximately 654,000 residents concentrated within 5 miles of the subject property. This built-in consumer base, combined with Anaheim's daytime population from major employers, ensures consistent foot traffic and spending power. Additionally, household incomes in the area are notably strong, with an average income exceeding \$105,000 within 5 miles of the subject property, reinforcing the city's position as a high-value retail market.

Beyond its strong demographics, Anaheim is home to world-renowned attractions, including Disneyland Resort, the Anaheim Convention Center, and Angel Stadium, drawing millions of visitors annually. These tourism drivers, combined with a well-connected transportation network and a pro-business environment, make Anaheim an ideal market for retail expansion and investment. With steady demand across various retail sectors, the city continues to present compelling opportunities for investors looking to capitalize on Southern California's economic strength.

Popular Nearby Attractions

- ▶ **Disneyland, Disney California Adventure, and Downtown Disney** - The centerpiece of Anaheim's tourism economy, Disneyland Resort includes the iconic Disneyland Park, Disney California Adventure, and Downtown Disney. Drawing over 28,000,000 visitors per year, the resort generates unparalleled foot traffic, creating a high-volume retail and hospitality market in the surrounding area.
- ▶ **Angel Stadium** – Home to the Los Angeles Angels, with a seating capacity of 45,000+, Angel Stadium hosts 81+ games per season in addition to major events, generating strong retail and dining activity.
- ▶ **Honda Center** – A top entertainment venue and home to the Anaheim Ducks. With a seating capacity of 18,000+, the Honda Center attracts sports fans and concertgoers year-round.
- ▶ **ARTIC** – A modern transit hub linking Anaheim to Amtrak, Metrolink, and regional transit, enhancing accessibility and retail demand.



Disneyland



Angel Stadium



ARTIC Transit Hub



MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2028 Population	43,807	275,465	663,981
2023 Population	42,923	271,834	654,021
2020 Population	41,757	270,930	662,426
2010 Population	41,476	264,271	640,891

Households	1-Mile	3-Miles	5-Miles
2028 Households	12,414	81,545	203,269
2023 Households	12,117	80,109	199,274
2020 Households	11,962	79,268	196,977
2010 Households	10,787	72,477	184,308

Income & Economics	1-Mile	3-Miles	5-Miles
Average Household Income	\$85,453	\$96,754	\$105,622
Median Household Income	\$65,000	\$71,270	\$76,544
Total Average Household Retail Expenditure	\$69,058	\$73,160	\$74,938
2023 Daytime Population	39,385	285,246	727,560



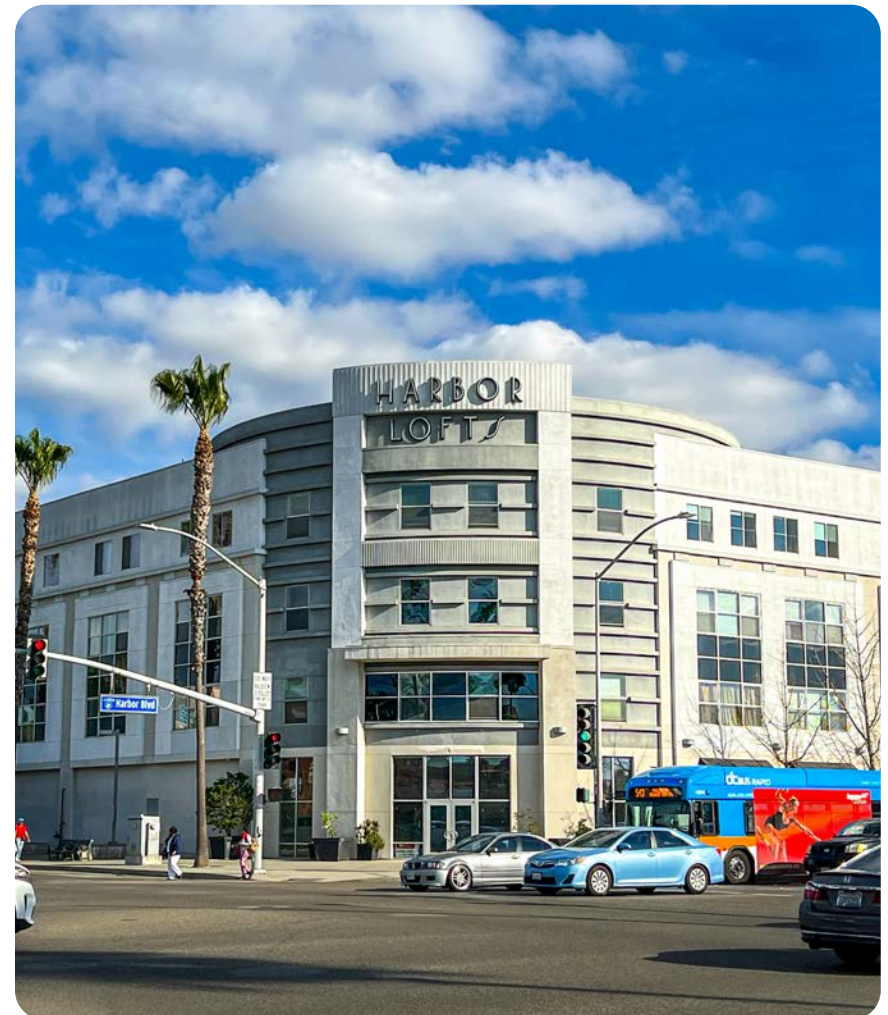
654,021

2023 Population
(5-Mile Radius)



\$105,622

2023 Average Household Income
(5-Mile Radius)



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