

# Camphor Tree Plaza

2090 South Euclid Street | Anaheim, CA 92802



Value-Add Orange County Strip Center \$6,250,000



# Anaheim



Brookhurst St



Euclid St

Disneyland

Katella Ave

*\$87k Average  
Incomes  
(1-mile)*

Orangewood Ave





# Confidentiality Agreement / Contact

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# INTRODUCTION





**Site Address**

2090 South Euclid Street  
Anaheim, CA 92802

**Price**

\$6,250,000

**CAP – Current | Profoma**

4.4% | 8.5%

**NOI – Current**

\$272,409

**Average In-Place Rent**

\$1.15 Gross

**Percentage of Center Month-to-Month or Coming to Market Soon**

44%

**Occupancy**

93%

**Building / Lot Size / Parking**

32,200 SF / 2.4 acres / 120+ Spaces

**APN**

090-574-23

**Year Built**

1966

**Price per Square Foot (GLA)**

\$194



## Property Highlights

- Extremely well maintained, no deferred maintenance
- Low in-place rents with upside (Average \$1.11 Gross)
- Further upside through transition to Net leases
- Market rent, without capital improvements to center, estimated to be \$1.30NNN +
- 93% current occupancy
- 120+ parking spaces (3.7/1,000)

## Location Highlights

- High traffic, signalized intersection (43,500 CPD)
- Anaheim has a population exceeding 330,000 people, the largest city in Orange County and the 10th largest city in California
- Orange County has over 3,000,000 residents, is the 3rd most populous County in California and the wealthiest of the top 5 largest Counties.

## Tenant Highlights

- Diverse mix of uses, many with long histories of tenancy
- Nearby retailers include CVS, Walgreens, Wal-Mart Neighborhood Market, Food4Less and Ralph's

## PROPERTY PHOTOS





NEED  
MIT  
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*Campher Tree* PLAZA  
**GROOMING**  
**BAKERY NAILS**  
Coin Laundry **BOOKS**  
**MASSAGE** *Pizza*  
**STATE FARM**  
**CLEANERS KARATE**  
**DANIEL'S BURGERS** **QUEEN'S TAILOR**  
**BARBER SHOP** **POOL/SPA STORE**  
*Backyard Accessories*  
**FLORIAN Medical Clinic** **DONUTS/DELI**  
**MUSIC COMPUTERS** **GO FAMILY DENTAL**

**Mets DONUTS & DELI**

**BURGERS**

**KUNG-FU • JIU-JITSU**

**MASSAGE**

**TANTR**

**STATE FARM**

**COMPUTERS**

**NAILS**





**E FARM**  
**RANCE**  
**CRAWFORD**

AUTO  
LIFE  
FIRE  
HEALTH

**COMPUTERS**

COMPUTERS \$100  
LAPTOPS \$150



**NAILS & SPA 4 U**

**HAIR SALON SPECIALS**  
WALKING  
HAIR CUTS FROM  
\$10.00 TO \$15.00  
HAIR COLOR FROM  
\$30.00 TO \$40.00  
HAIR PERMS FROM  
\$20.00 TO \$30.00  
**(714) 534 - 8987**

**SPA**

*Vapor Evolutions*  
by Julie

**VAPOR**

**OPEN**

**OPEN**





99¢ SHIRTS & BELL BURGERS GROOMING MASSAGE RESTAURANT MUSIC

PLAZA  
GROOMING  
BAKERY PASTRIES  
AND MORE BOOKS  
MASSAGE  
CLEANERS  
BARBER SHOP  
Piano KARATE  
SITE FARM  
COUNTRY TRAILS  
POULTRY SUPPLIES  
HOLISTIC HEALTH

SPEED LIMIT 40

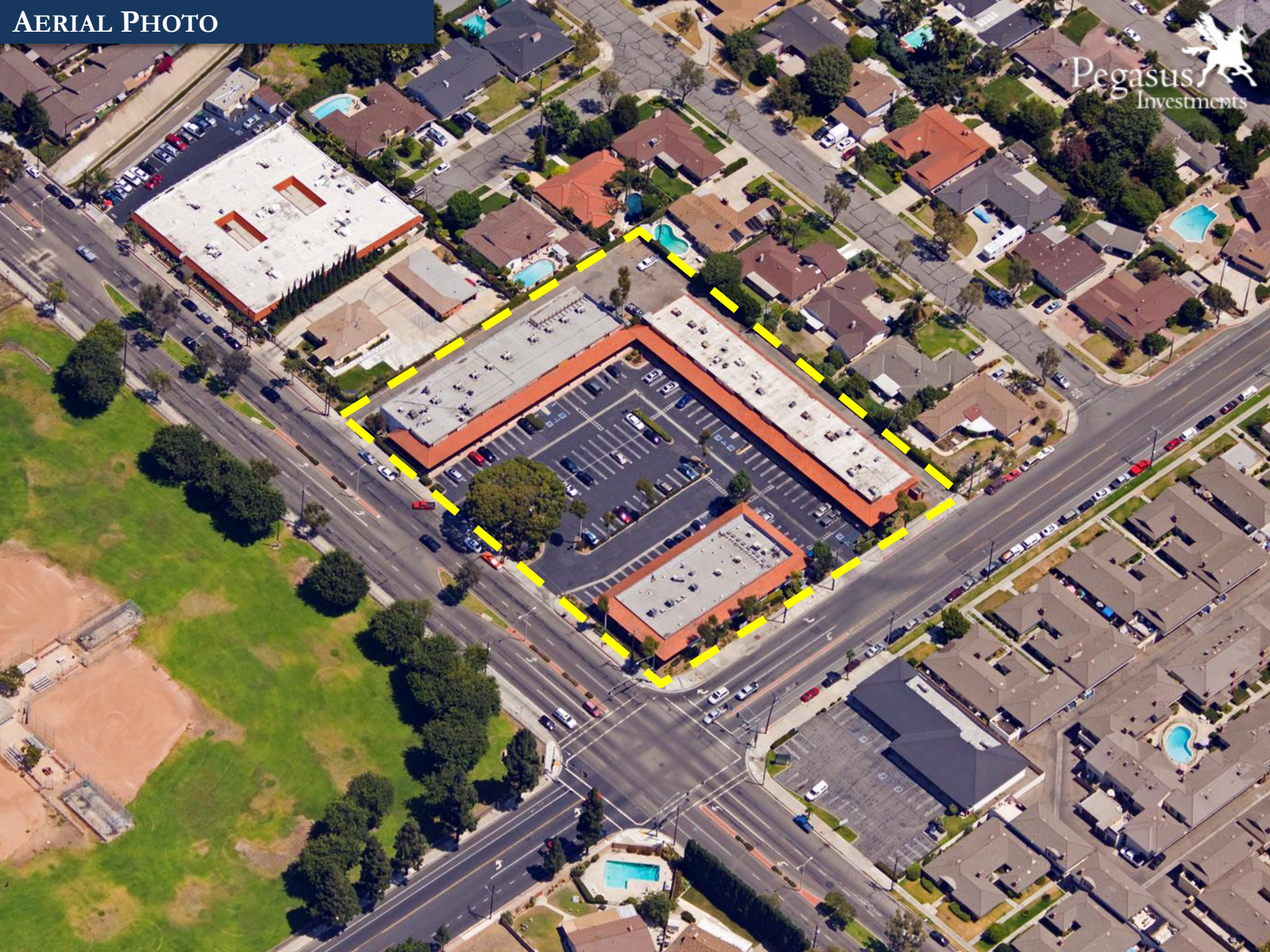






## AERIAL PHOTOGRAPHY & MAPS







# REGIONAL RETAIL AERIAL MAP



Katella Avenue

Food 4 Less    CVS    Payless Shoe Source  
dds    BURGER KING    BIG LOTS!  
DISCOUNTS    Bank of America    Arby's

SUBWAY

PAPA JOHN'S

Walmart Neighborhood Market    Walgreens  
AutoZone  
Carls Jr.    McDonald's    Chevron

Orangewood Avenue

Euclid Street

# SITE PLAN



Vacant	Vacant	Tailor	Pain Control (Massage)	United Studios (Martial Arts)	Sun's Pet Grooming	Daniel's Burger	Donuts
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Nail Salon	Pool Supply/ Vapor Cigarettes	What-a-Lot of Pizza	Pete's Music	Go Dentist	Happy Hair Salon	Clenet Dry Cleaners (On-Site)	Circle-K
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Laundromat	Medical Clinic	Bookstore	Cinderella Cakes
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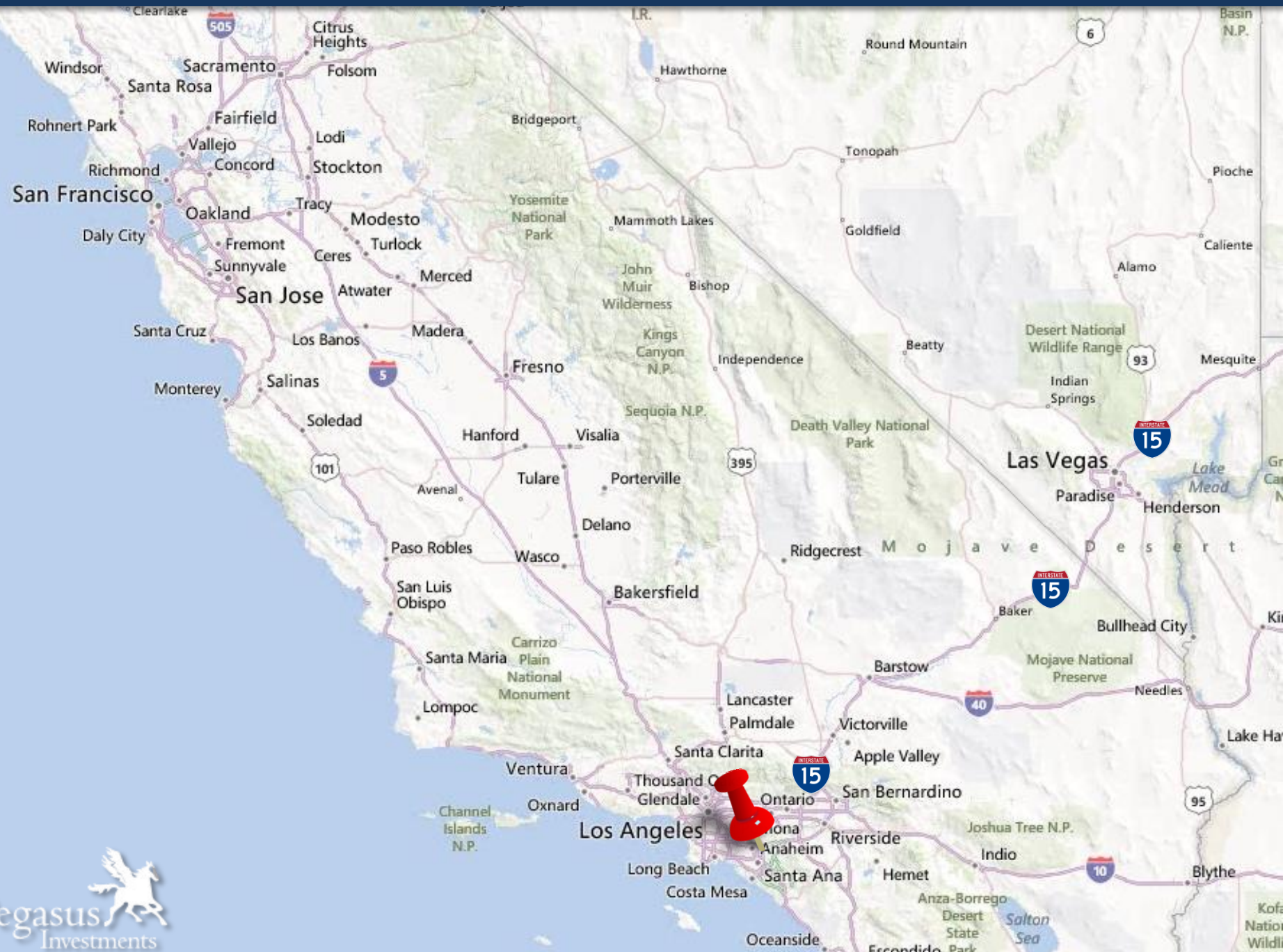
# NEIGHBORHOOD AERIAL MAP



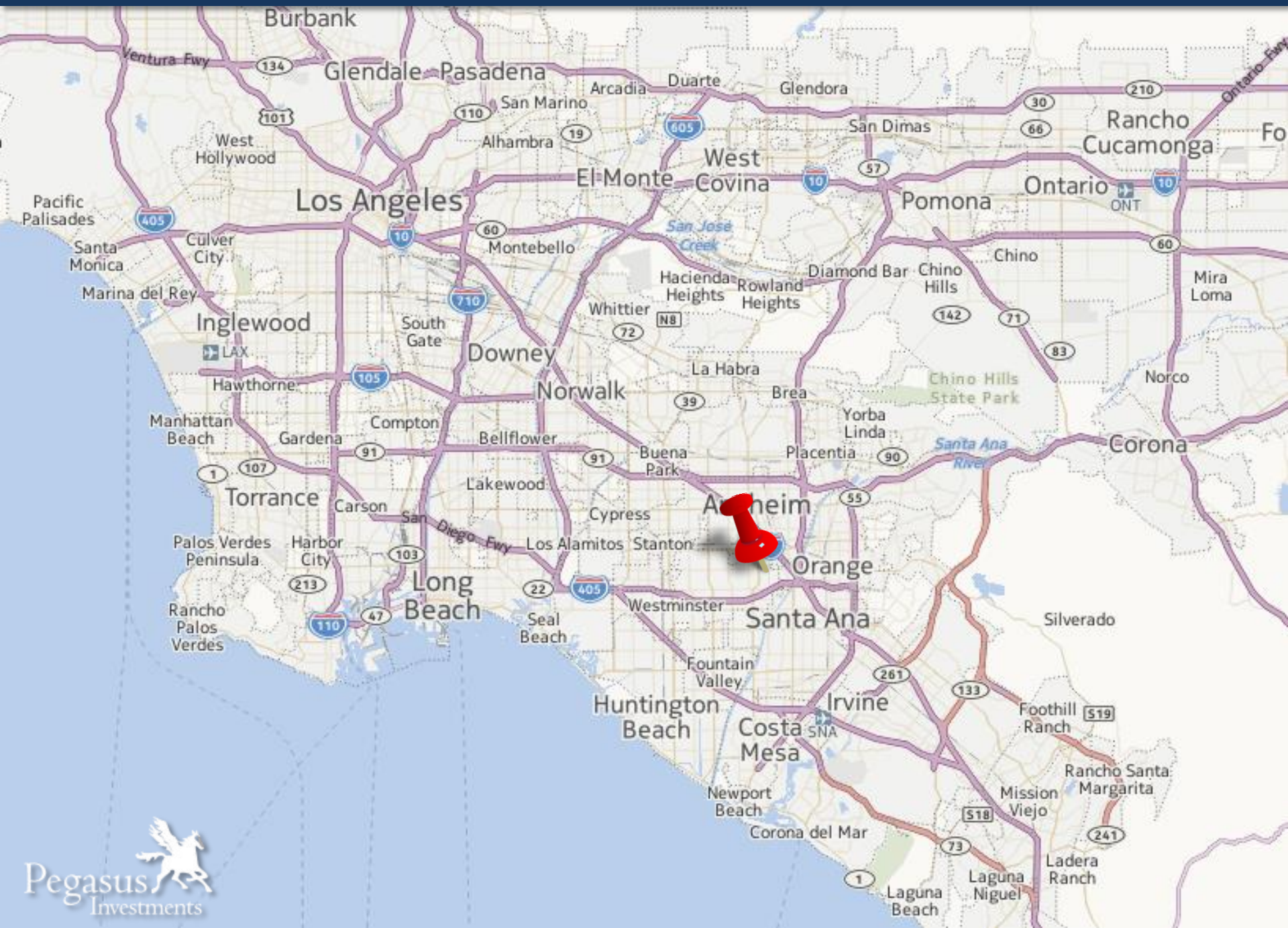
Euclid St

Orangewood Ave

# CAMPHOR TREE PLAZA – SOUTHERN CALIFORNIA REGIONAL MAP



# CAMPHOR TREE PLAZA – ORANGE COUNTY MAP



## NEARBY RETAIL



SURROUNDING RETAIL



SURROUNDING RETAIL





SURROUNDING RETAIL



SURROUNDING RETAIL

