2500 E. Ball Road

GREAT OWNER USER AND INVESTMENT OFFICE OPPORTUNITY IN ANAHEIM



OFFERING MEMORANDUM

2500 E. Ball Road
Anaheim, CA 92806

Paul Kott
Kott & Company, Inc.
Broker
(714) 772-7000
paul@kottandco.com
00871311/00637576

KOTT & CO.
REAL ESTATE

2500 E. Ball Road

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Exclusively Marketed by:

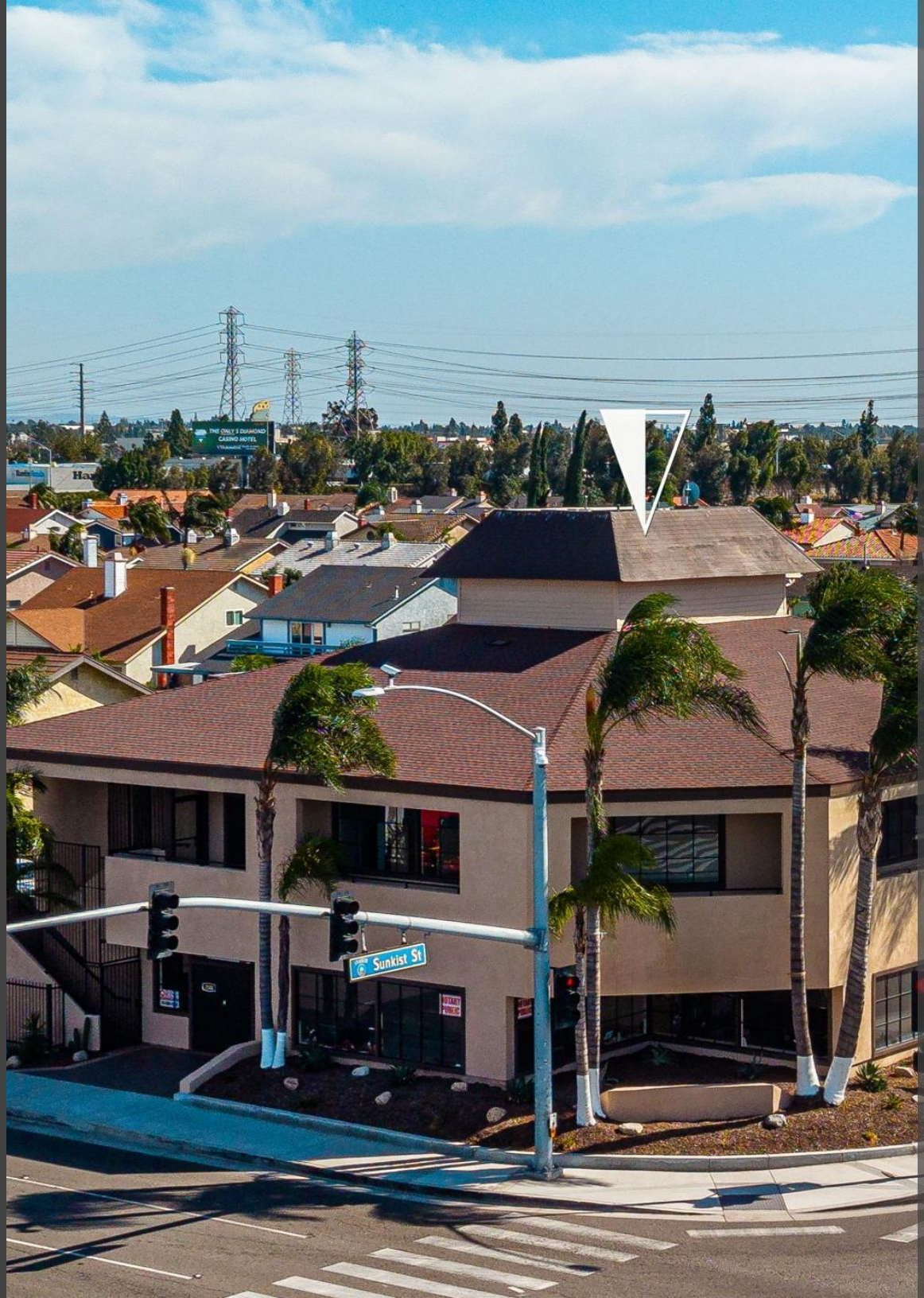


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Brokerage License No.: DRE#00871311
https://kottandco.com

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2500 E. BALL ROAD

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2500 E. Ball Road Anaheim CA 92806
COUNTY	Orange
NET RENTABLE AREA (SF)	11,534 SF
LAND ACRES	0.55
LAND SF	23,950 SF
YEAR BUILT	1980
YEAR RENOVATED	2025
APN	253-516-16
OWNERSHIP TYPE	Other

FINANCIAL SUMMARY

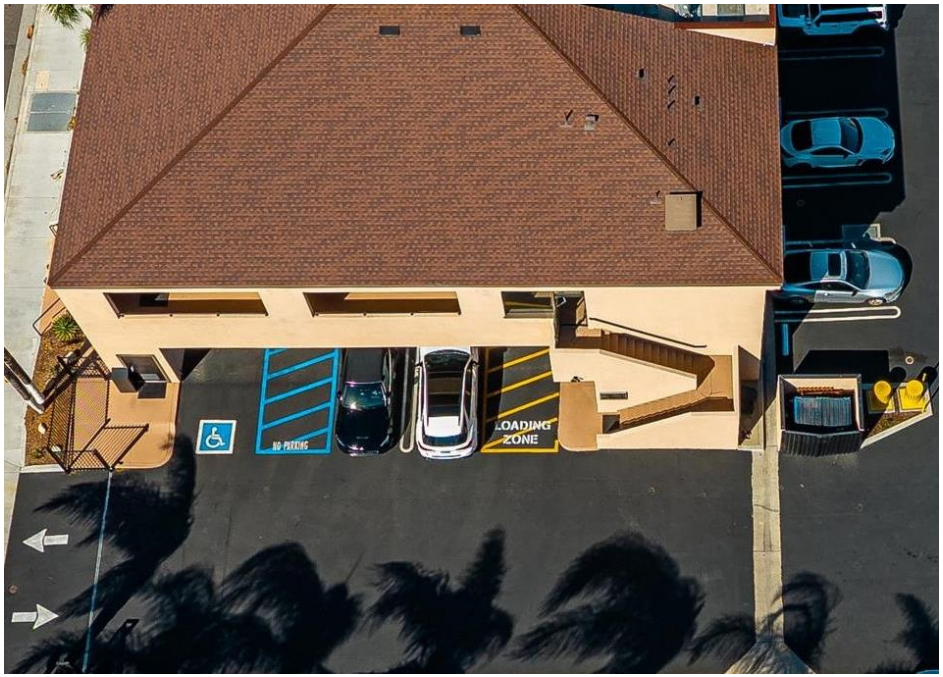
PRICE	$4,250,000
PRICE PSF	$368.48

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	12,411	230,651	645,373
2026 Median HH Income	$112,049	$99,859	$101,580
2026 Average HH Income	$150,513	$128,589	$133,322

- Elevate your investment portfolio with this prime commercial property at 2500 E. Ball Road, offering a lucrative opportunity to boost your ROI and solidify your status as a shrewd investor. Don't miss out on the chance to capitalize on this prime commercial real estate gem in the heart of a vibrant and sought-after area!
- Perfect for investors seeking a chance on creating a solid investment as well as the opportunity for an owner/user application. Not to mention monthly rental income from 6 Tenants as well as a roof top Verizon cell tower.



- There is a plethora of modern amenities awaiting at this prime commercial property. This property is designed to elevate your business operations to new heights. Discover a world of possibilities and unlock the potential for making your business a cornerstone in the City of Anaheim.
- Secure a lucrative investment opportunity at 2500 E. Ball Road with the option for the owner to remain as a tenant, ensuring a seamless transition and potential for immediate ROI. This prime office property boasts a strategic location, promising high visibility and foot traffic for businesses looking to thrive in a dynamic commercial environment. Don't miss out on the chance to capitalize on this versatile asset and elevate your investment portfolio with a property that offers both stability and growth potential.
- Ideal for Entrepreneurs: Elevate your business to new heights with this commercial space that promises not just a property, but a real presence in the area. With a daily traffic count of over 51,000 cars per day (Costar 2026) and signalized corner of Ball Road and Sunkist Street the sky's the limit with marketing opportunities.







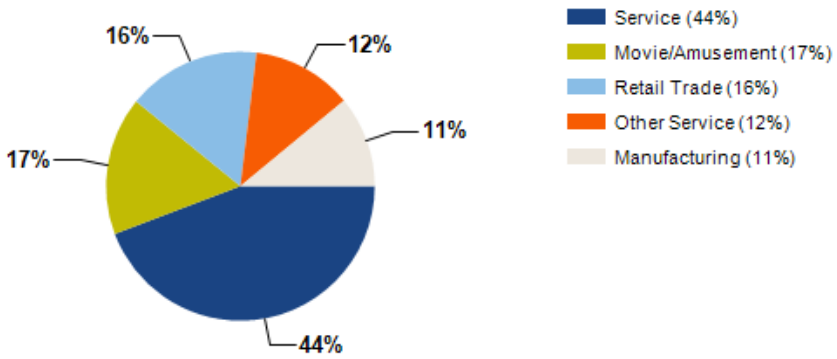
2500 E. BALL ROAD

02 **Location**

Location Summary
Major Employers Map
Aerial View Map
Traffic Counts
Drive Times (Heat Map)

- The property is located in Anaheim, a city in Orange County, California, known for being home to Disneyland Resort, Anaheim Convention Center, and Angel Stadium and the new OC Vibe Entertainment area.
- The area is a prominent tourist destination, attracting millions of visitors each year to Disneyland and other nearby attractions, leading to high traffic zone as well as good signage opportunities and potential customer base for businesses.
- Anaheim is a diverse city with a mix of residential, commercial, and industrial areas, offering a range of amenities and services to residents and visitors alike.
- The property's proximity to major highways, such as the 22, 55, 57, 91 and 405 Freeways which provides excellent accessibility and visibility for businesses operating in the area.
- Surrounding neighborhoods include Anaheim Hills, Orange, Fullerton, and Garden Grove, each offering unique residential communities, shopping centers, and dining options, contributing to the area's overall appeal and potential customer base.
- Major employers in the area include Disneyland Resort, Kaiser Permanente Medical Center, OC Sports and Entertainment and many more who's employees could be your next customers!

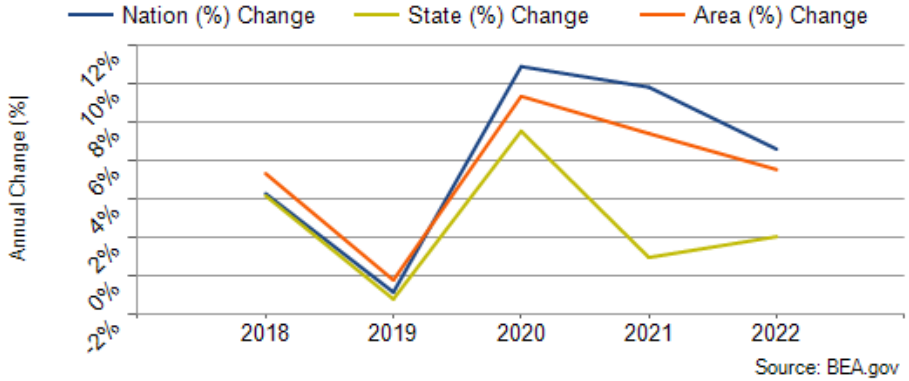
Major Industries by Employee Count

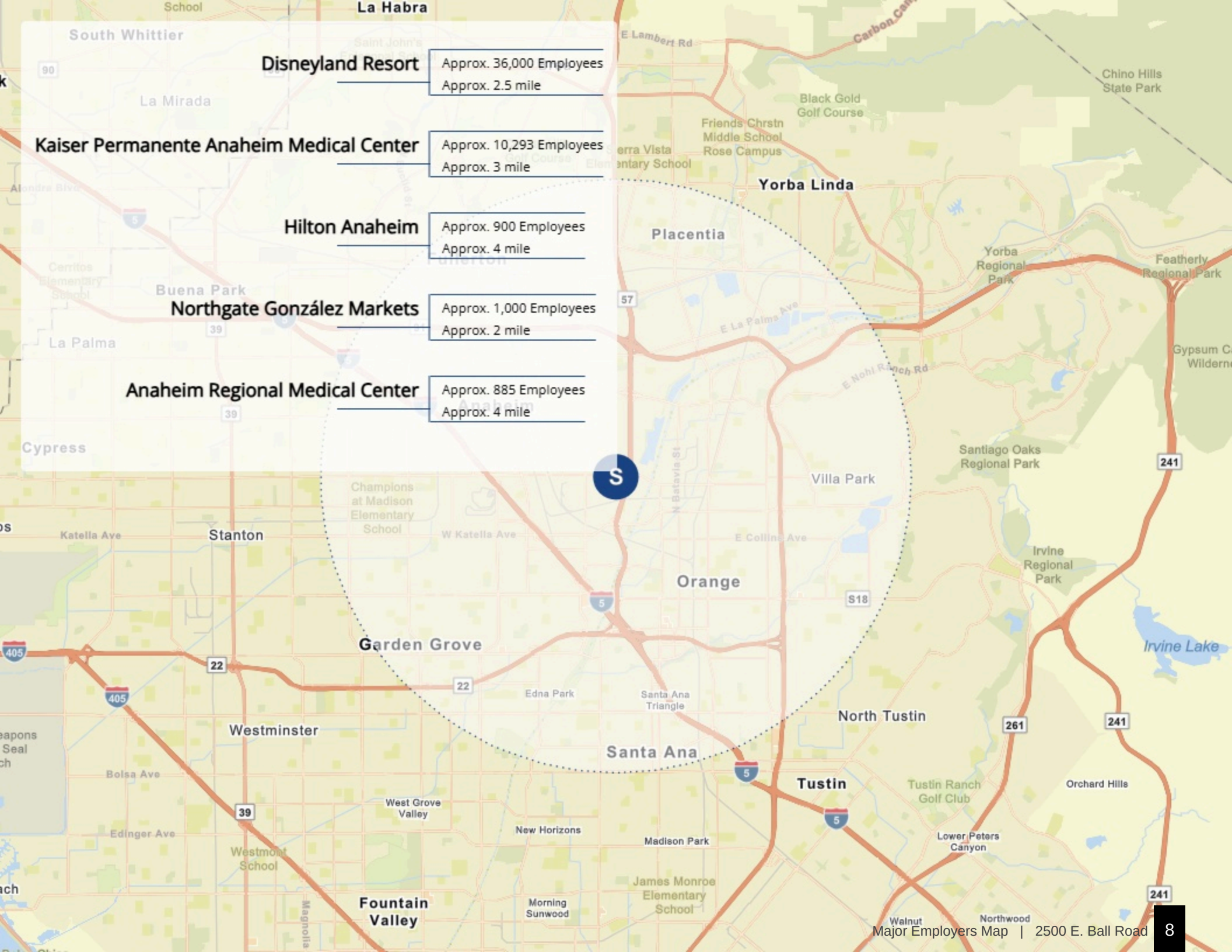


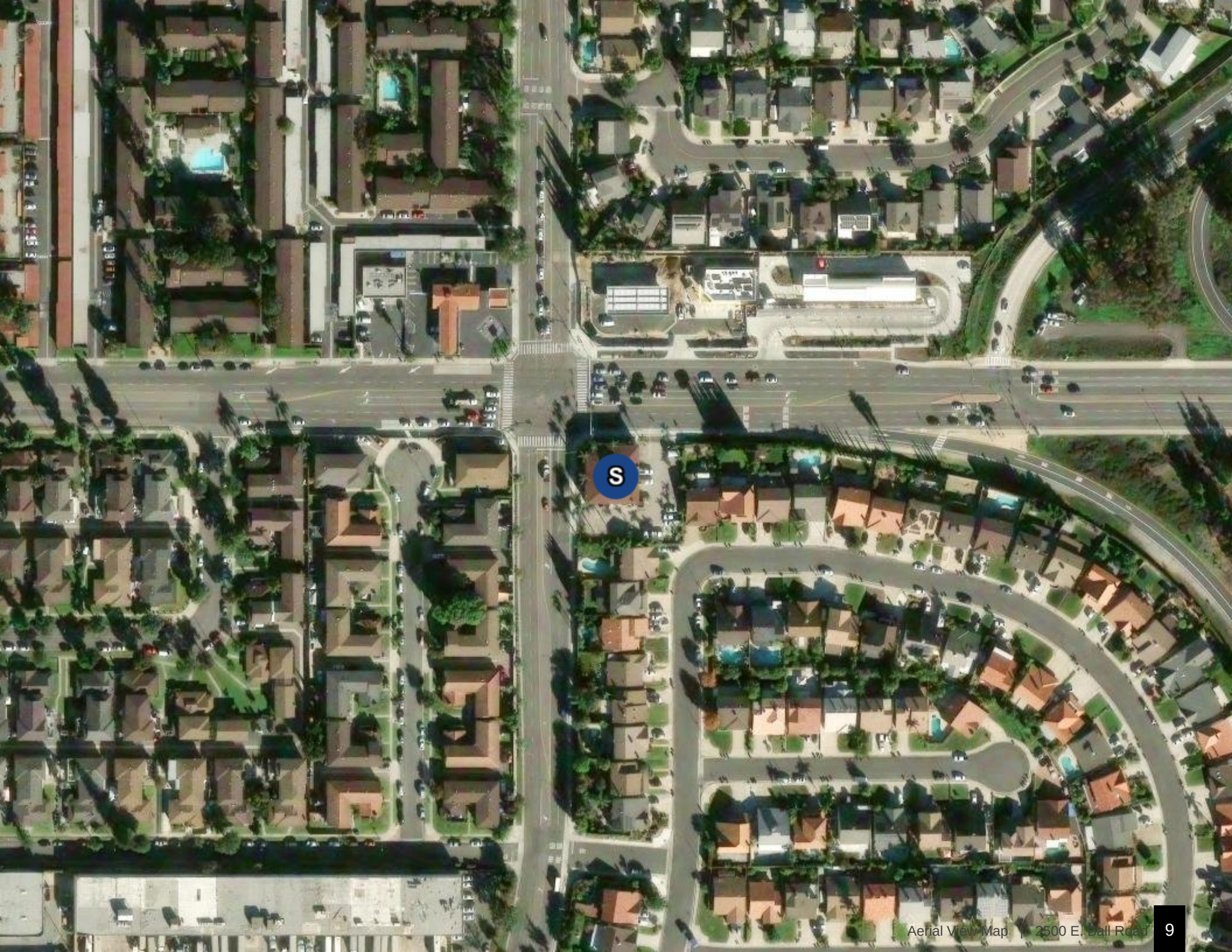
Largest Employers

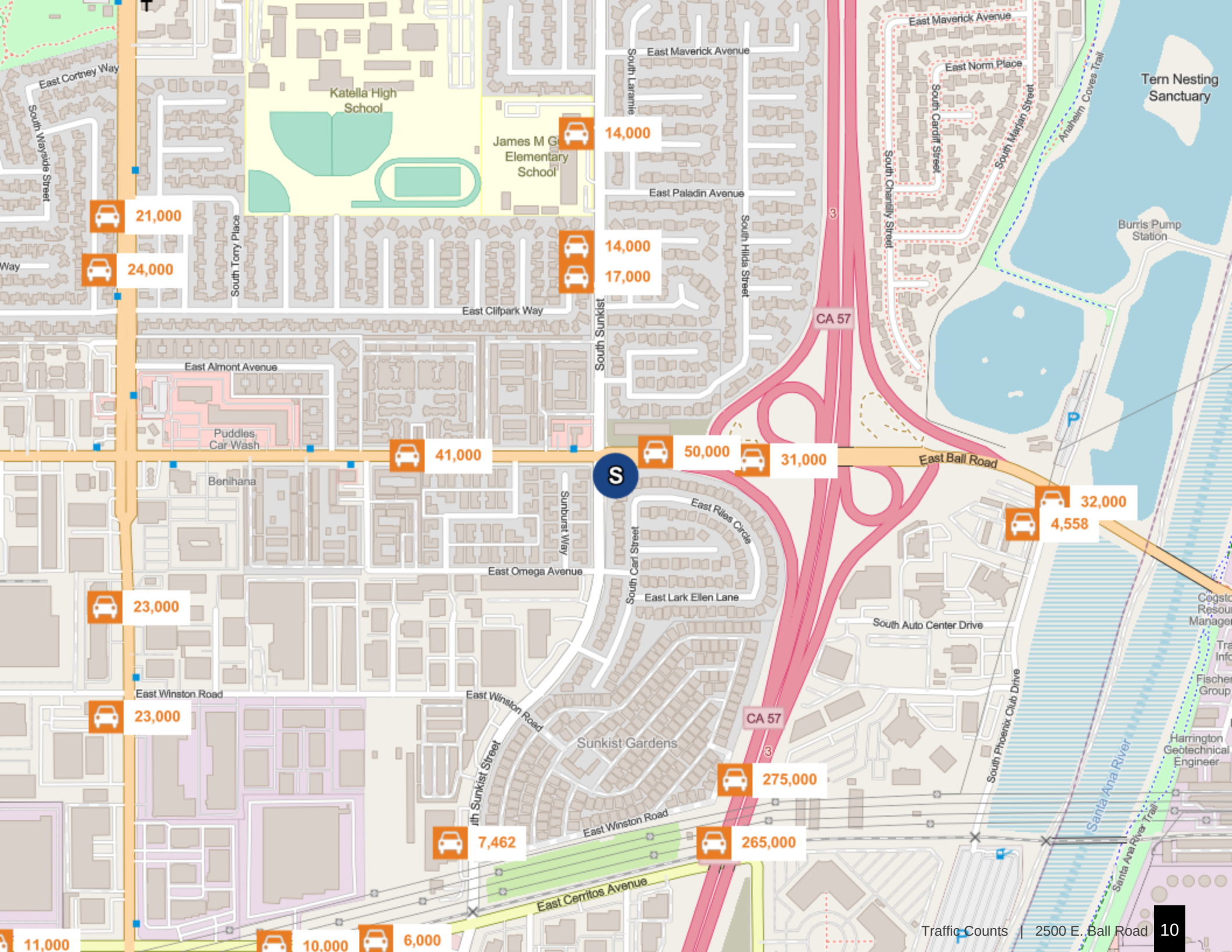
Disneyland Resort	36,000
Kaiser Permanente Anaheim Medical Center	4,050
OC Sports & Entertainment	3,000
Northgate González Markets	1,000
Hilton Anaheim	900
Anaheim Regional Medical Center	886
L-3 Harris Technologies	850
West Anaheim Medical Center	740

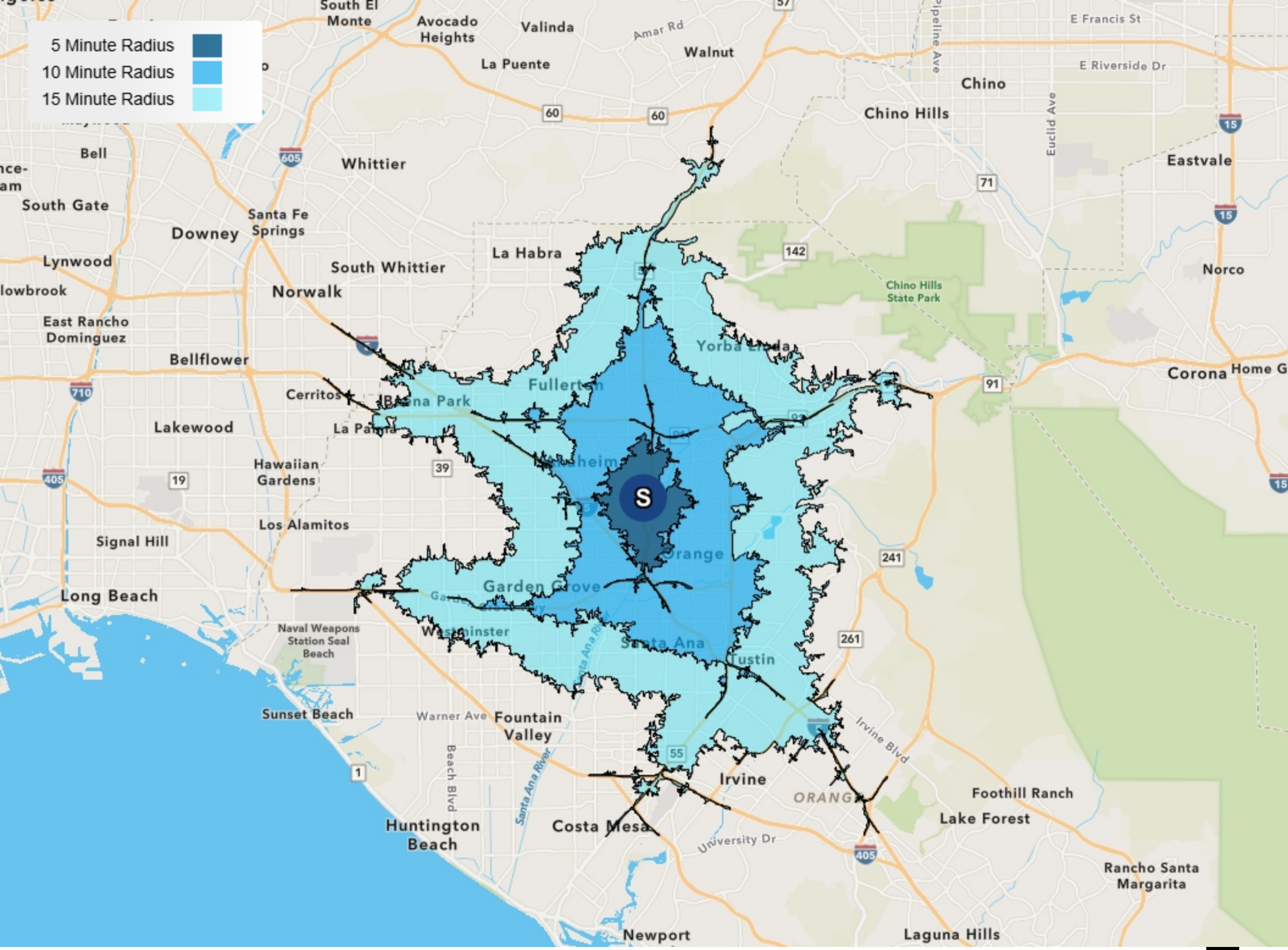
Orange County GDP Trend




Disneyland Resort
Approx. 36,000 Employees
Approx. 2.5 mile
Kaiser Permanente Anaheim Medical Center
Approx. 10,293 Employees
Approx. 3 mile
Hilton Anaheim
Approx. 900 Employees
Approx. 4 mile
Northgate González Markets
Approx. 1,000 Employees
Approx. 2 mile
Anaheim Regional Medical Center
Approx. 885 Employees
Approx. 4 mile
S
La Habra
South Whittier
La Mirada
Yorba Linda
Placentia
Buena Park
La Palma
Cypress
Anaheim
Stanton
Villa Park
Orange
Garden Grove
Westminster
Santa Ana
North Tustin
Tustin
Irvine Lake
Fountain Valley


S


East Cortney Way
South Wayside Street
Katella High School
James M G Elementary School
East Maverick Avenue
South Laramie
East Norm Place
South Cardiff Street
South Marjan Street
Anaheim Coves Trail
Tern Nesting Sanctuary
14,000
21,000
24,000
South Torry Place
East Paladin Avenue
South Chantilly Street
South Hilda Street
Burris Pump Station
14,000
17,000
East Clifpark Way
South Sunkist
CA 57
East Almont Avenue
Puddles Car Wash
41,000
50,000
31,000
East Ball Road
32,000
4,558
Benihana
S
Sunburst Way
East Riles Circle
South Carl Street
East Omega Avenue
East Lark Ellen Lane
23,000
South Auto Center Drive
East Winston Road
23,000
East Winston Road
Sunkist Gardens
CA 57
South Phoenix Club Drive
275,000
Santa Ana River
Harrington Geotechnical Engineer
7,462
East Winston Road
265,000
Santa Ana River Trail
East Cerritos Avenue
11,000
10,000
6,000


5 Minute Radius
10 Minute Radius
15 Minute Radius
S
Bell
South Gate
Downey
Lynwood
Norwalk
Whittier
South Whittier
Santa Fe Springs
La Habra
La Puente
Walnut
Valinda
Avocado Heights
South El Monte
Amar Rd
Chino
Chino Hills
Chino Hills State Park
Eastvale
Norco
E Francis St
E Riverside Dr
Euclid Ave
Pipeline Ave
Corona
East Rancho Dominguez
Bellflower
Cerritos
Lakewood
La Palma
Hawaiian Gardens
Los Alamitos
Signal Hill
Long Beach
Fullerton
Yorba Linda
Orange
Garden Grove
Westminster
Santa Ana
Tustin
Irvine
Foothill Ranch
Lake Forest
Rancho Santa Margarita
Laguna Hills
Naval Weapons Station Seal Beach
Sunset Beach
Warner Ave
Fountain Valley
Huntington Beach
Costa Mesa
University Dr
Irvine Blvd
Beach Blvd
Santa Ana River
Newport
60
605
71
142
91
241
261
55
405
710
39
19
1

2500 E. BALL ROAD

03 **Property Description**

Property Features
Site Plan
Floor Plan
Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	7
NET RENTABLE AREA (SF)	11,534
LAND SF	23,950
LAND ACRES	0.55
YEAR BUILT	1980
YEAR RENOVATED	2025
# OF PARCELS	1
ZONING TYPE	OL - Low Intesity Office
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
PARKING RATIO	4:1
TYPICAL FLOOR SF	5,700
TRAFFIC COUNTS	51,032 (CoStar 2026)
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ELEVATOR	No

NEIGHBORING PROPERTIES

NORTH	Retail
SOUTH	Residential
EAST	Orange (57) Freeway
WEST	Multi-Family Residential

MECHANICAL

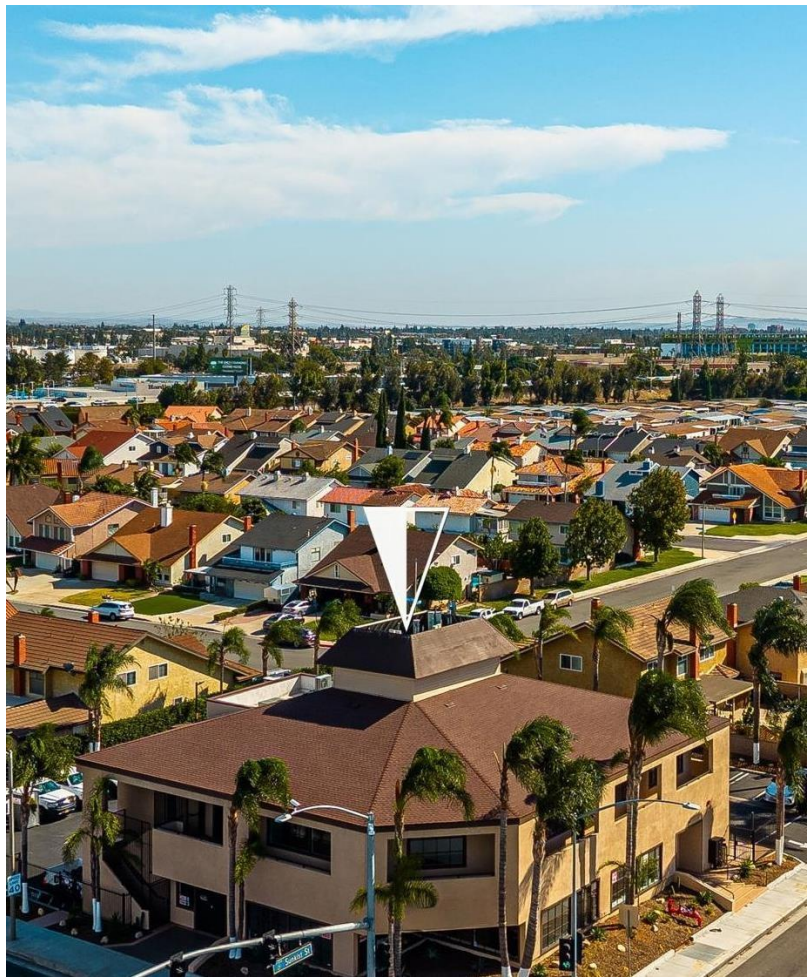
HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Exterior/Interior

CONSTRUCTION

FRAMING	Wood
EXTERIOR	Wood
PARKING SURFACE	Asphalt
ROOF	Composition
LANDSCAPING	Yes

TENANT INFORMATION

MAJOR TENANT/S	Rise Mortgage & Real Estate



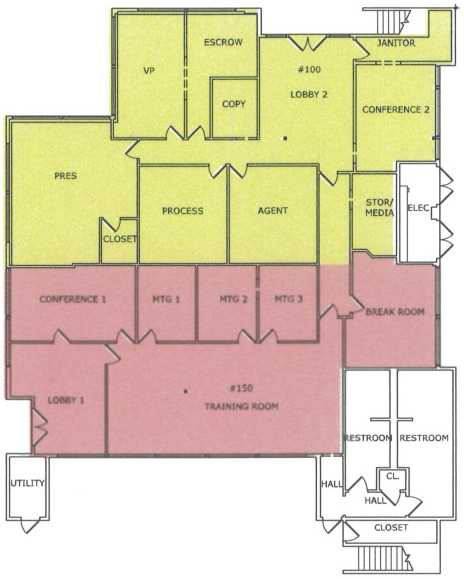
OFFICE BUILDING

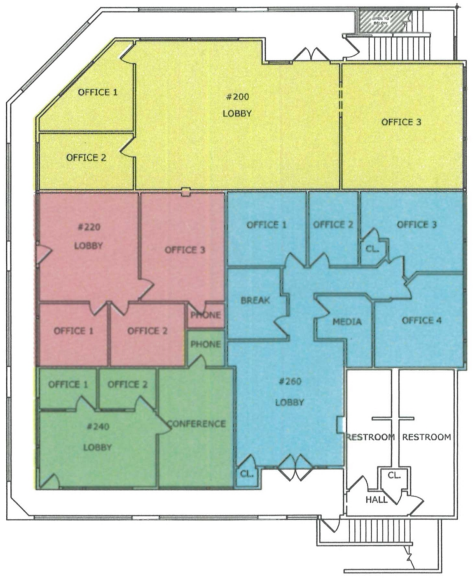
2500 E. BALL ROAD
ANAHEIM, CA 92806

AS-BUILT DOCUMENTATION

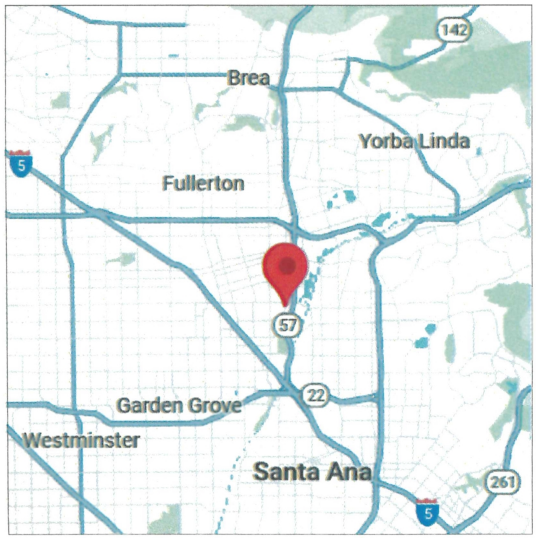
PROJECT LINKS

CLICK HERE TO VIEW YOUR PLANS USING PPM'S WEB VIEWER POWERED BY AUTODESK





VICINITY MAP



AERIAL VIEW



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HTTPS://ASBUILTDRAWINGS.COM/

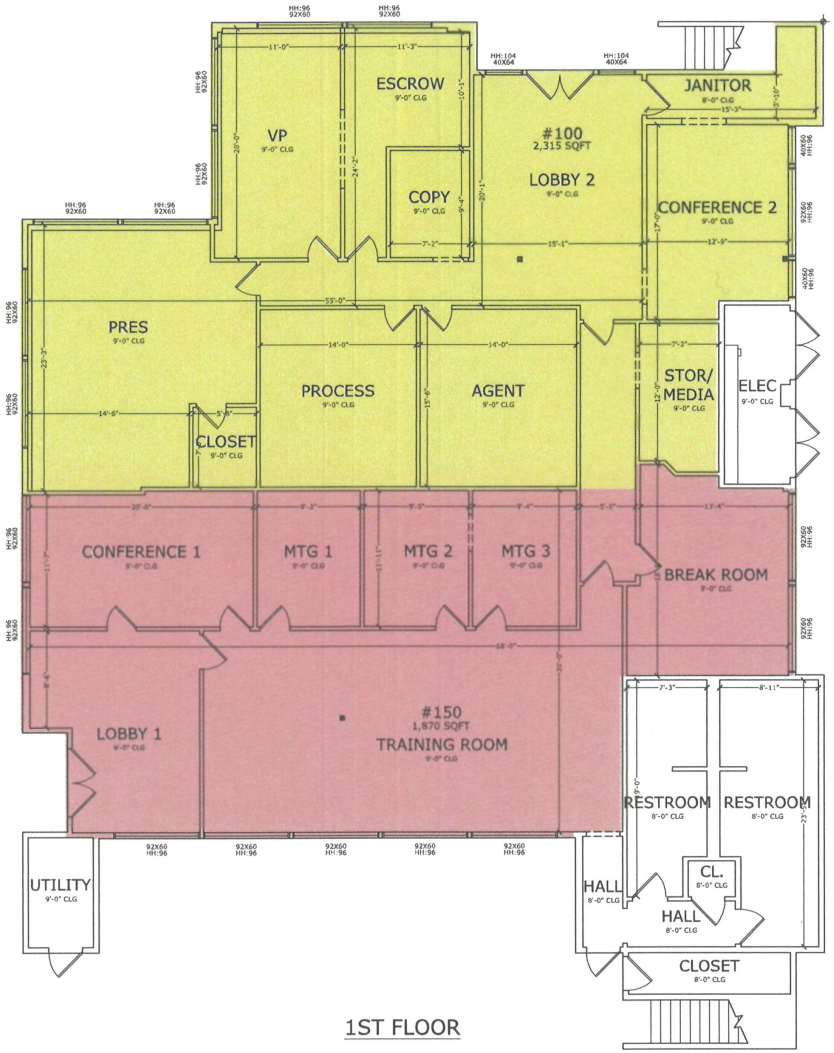
SHEET INDEX

SHEET	
1	COVER PAGE
2	FLOOR PLAN

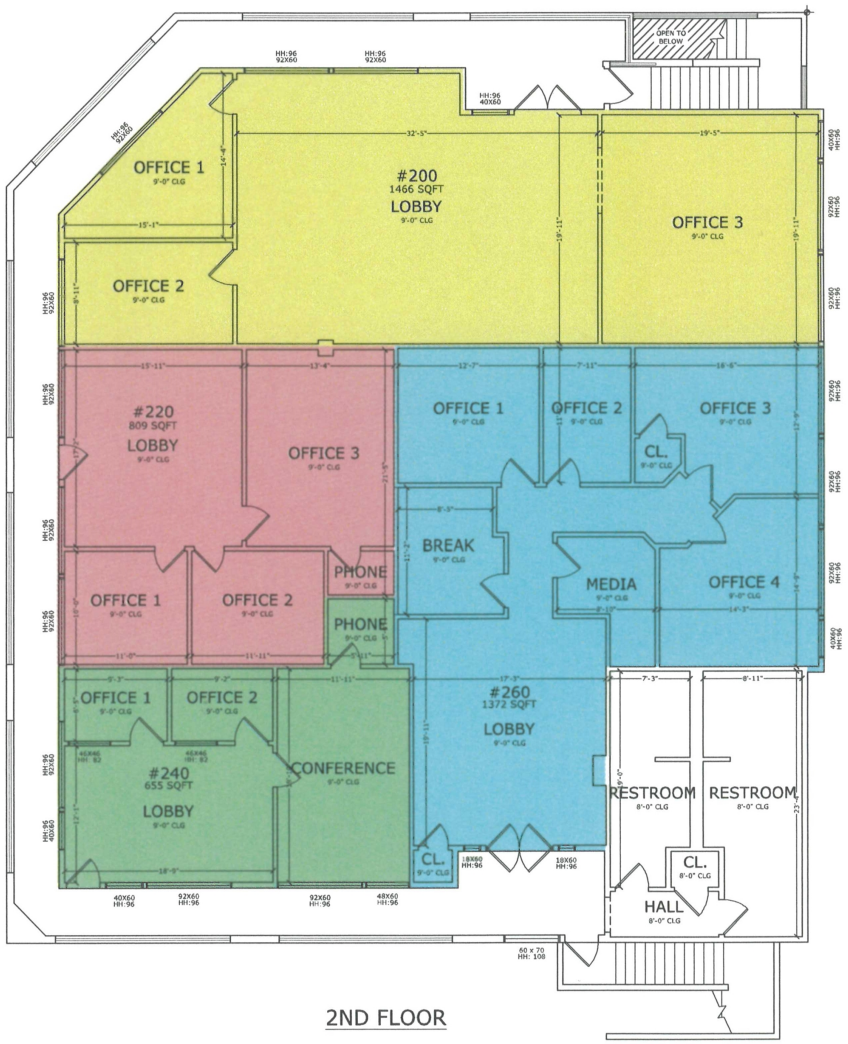
PPM PRECISION PROPERTY MEASUREMENTS | PREPARED FOR | PROJECT NAME: 2500 E. BALL ROAD PROJECT, ANAHEIM, CA | PLAN TYPE: COVER PAGE

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), & DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, & AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES & PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), & THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN & CONSTRUCTION & SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

PROJECT NUMBER: 9991_SW | DATE: 08-25-2025 | SCALE: N.T.S. | SHEET: 1 OF 2



1ST FLOOR



2ND FLOOR

PREPARED FOR
PPM PRECISION PROPERTY MEASUREMENTS

PROJECT NAME
2500 E. BALL ROAD PROJECT
ANAHEIM, CA

PLAN TYPE
FLOOR PLAN

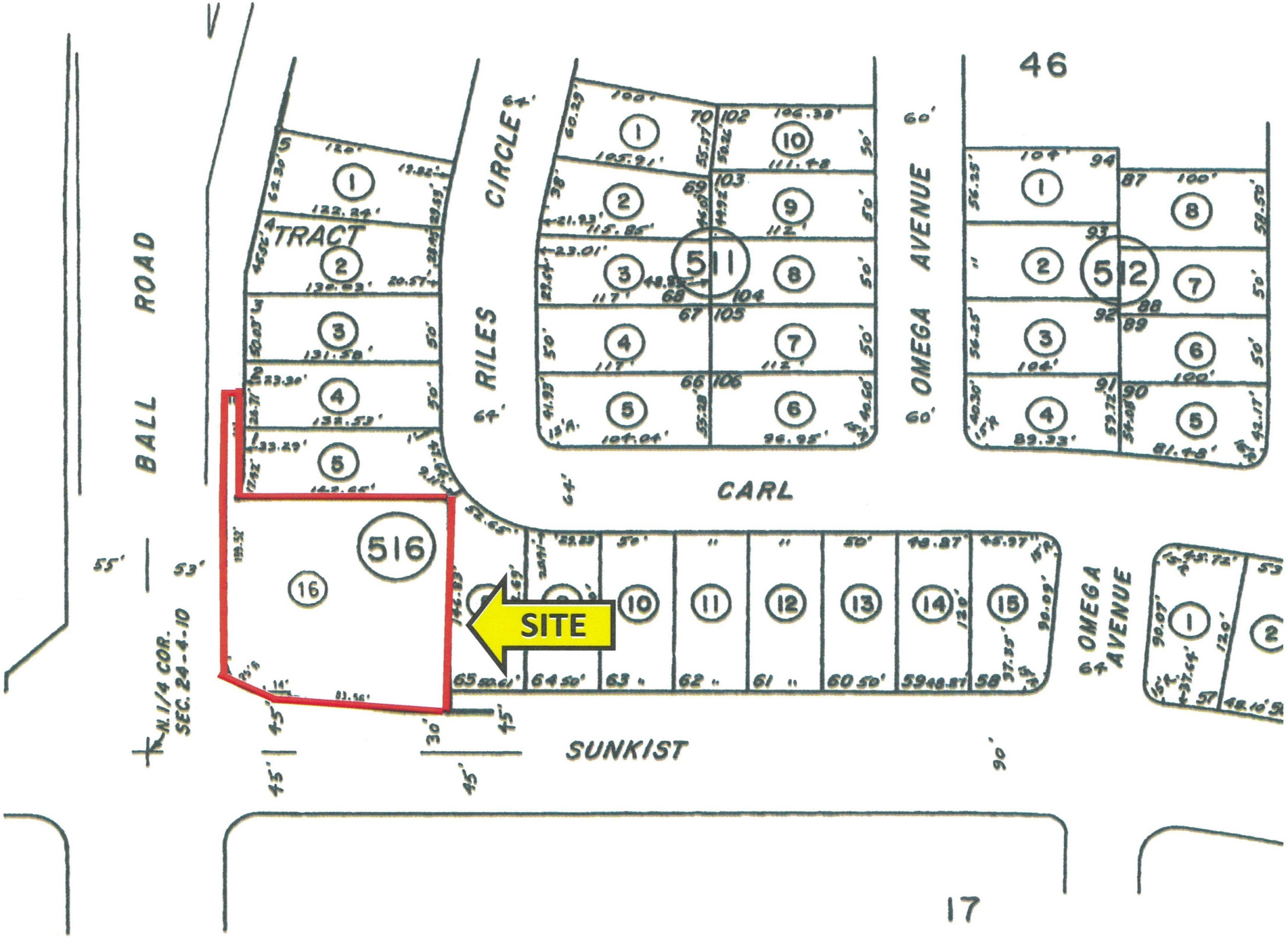
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PROJECT NUMBER
9991_SW

DATE
08-25-2025

SCALE
3/16" = 1'-0"

SHEET
2 OF 2



2500 E. Ball Road, Anaheim






E Sunkist St












RISE
RISE
ESCROW


G.D.P.
Garbage Disposal Professionals
RISE
MORTGAGE & REAL ESTATE
RISE
ESCROW


240


RIS
MORTGAGE & REAL


RISE
MORTGAGE & REAL ESTATE


RULE #1




RISE








EXCELLENCE
TEAMWORK


DETERMINATION
CUSTOMER SERVICE


TEAMWORK








EXIT
QUALITY
NOTARY
PUBLIC

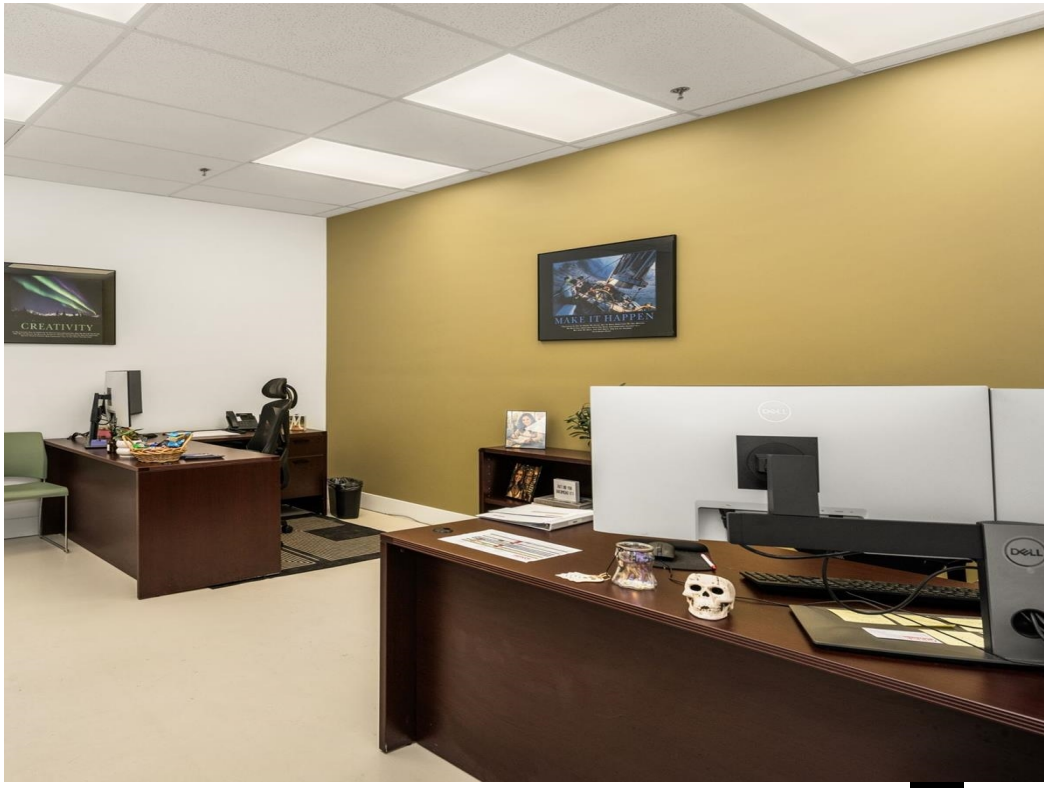

INNOVATION


FOCUS




FOCUS
CHART YOUR COURSE


UNITED STATES
POSTAL SERVICE


CREATIVITY
MAKE IT HAPPEN


PERSEVERANCE




RISE




HELIUM








TIDEZEN
WELLNESS CENTER
TIDEZEN
PRECISION PEPTIDE THERAPY

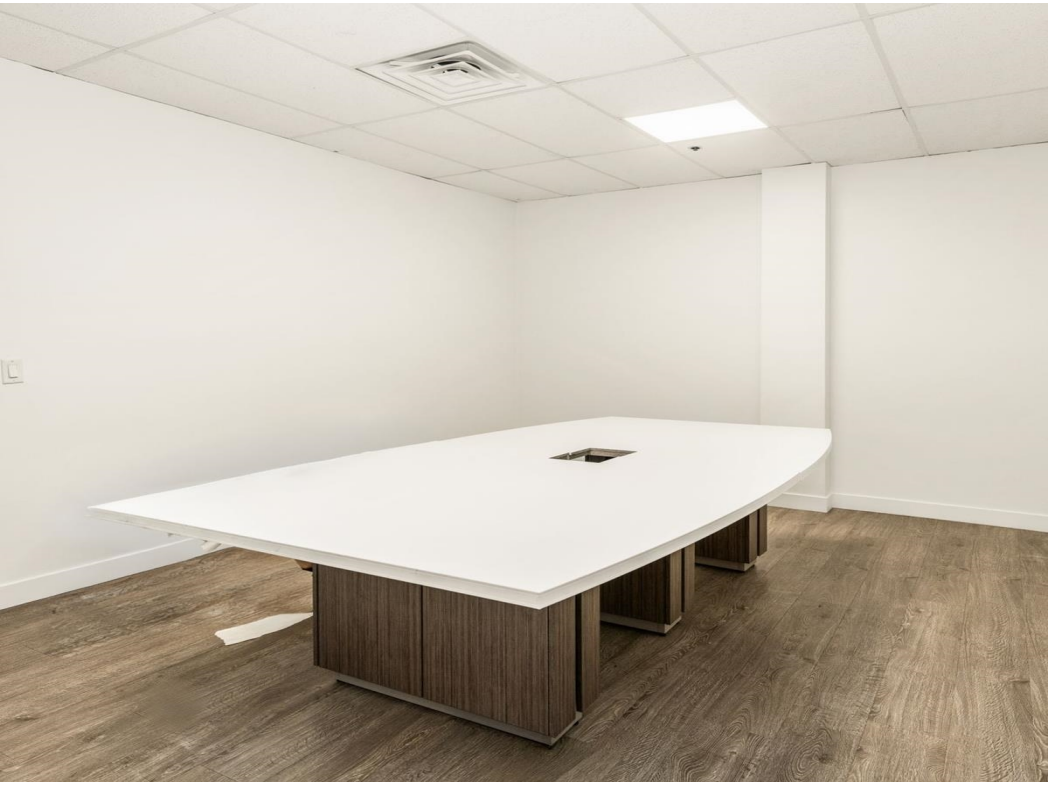

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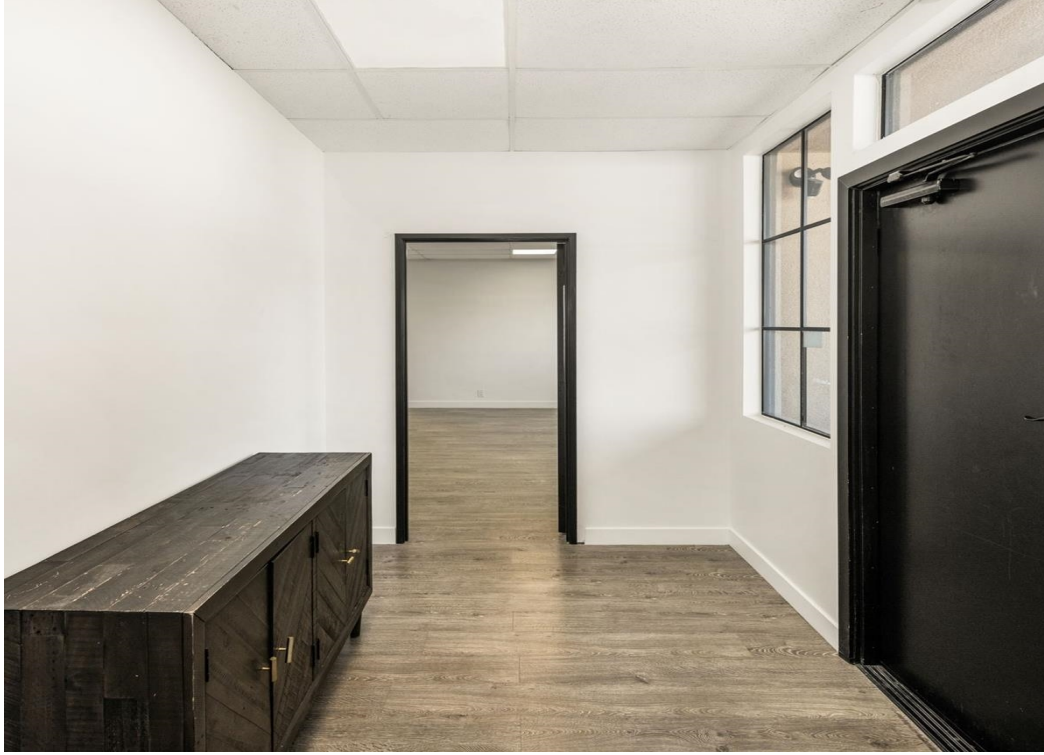

TIDEZEN
PRECISION PEPTIDE THERAPY
TIDEZEN



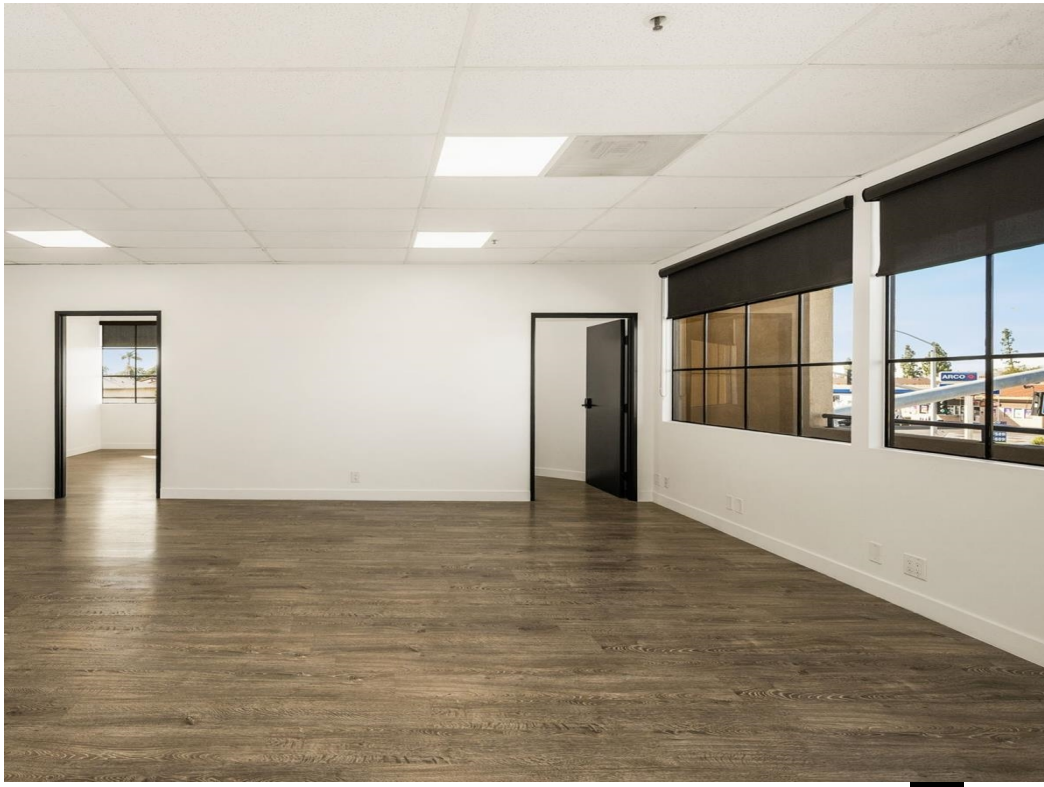



200


200




EXIT






EXIT







2500 E. BALL ROAD

04 **Sale Comps**

Sale Comps
Sale Comps Summary
Sale Comps Charts
Sale Comps Map

1



BUILDING SF	18,845
LAND SF	47,916
LAND ACRES	1.10
YEAR BUILT	1948
SALE PRICE	$5,400,000
PRICE PSF	$286.55
LAND PSF	$112.70
CLOSING DATE	2/19/2026
DISTANCE	3.9 miles

Bldg Price/SF $251 - $296

LOW — HIGH

Land Price/SF $51 - $144

LOW — HIGH

Cypress Street Office Building

180 S Cypress St
Orange, CA 92866

2



BUILDING SF	8,512
LAND SF	16,117
LAND ACRES	0.37
YEAR BUILT	1965
SALE PRICE	$2,320,000
PRICE PSF	$272.56
LAND PSF	$143.95
CLOSING DATE	3/16/2026
DAYS ON MARKET	138
DISTANCE	5.5 miles

Bldg Price/SF $251 - $296

LOW — HIGH

Land Price/SF $51 - $144

LOW — HIGH

Chapman Avenue Office Building

1661 E Chapman Ave
Fullerton, CA 92831

3



Medical Office Building

601 N Golden Circle Dr
Santa Ana, CA 92705

BUILDING SF	14,945
LAND SF	74,052
LAND ACRES	1.70
YEAR BUILT	1970
SALE PRICE	$3,750,000
PRICE PSF	$250.92
LAND PSF	$50.64
CLOSING DATE	5/20/2026
DAYS ON MARKET	343
DISTANCE	6.7 miles

Bldg Price/SF **$251 - $296**

LOW — HIGH

Land Price/SF **$51 - $144**

LOW — HIGH

4



Katella Medical Office

2914 E Katella Ave
Orange, CA 92867

BUILDING SF	8,752
LAND SF	23,479
LAND ACRES	0.54
YEAR BUILT	1980
SALE PRICE	$2,590,000
PRICE PSF	$295.93
LAND PSF	$110.31
CLOSING DATE	10/2/2026
DAYS ON MARKET	77
DISTANCE	3.9 miles

Bldg Price/SF **$251 - $296**

LOW — HIGH

Land Price/SF **$51 - $144**

LOW — HIGH

5



BUILDING SF	14,613
LAND SF	28,750
LAND ACRES	0.66
YEAR BUILT	1990
SALE PRICE	$3,950,000
PRICE PSF	$270.31
LAND PSF	$137.39
CLOSING DATE	4/27/2026
DISTANCE	5.9 miles

Bldg Price/SF $251 - $296

LOW — HIGH

Land Price/SF $51 - $144

LOW — HIGH

Anaheim Sub Market Office Building

4001 E La Palma Ave
Anaheim, CA 92807

S



BUILDING SF	11,534
LAND SF	23,950
LAND ACRES	0.55
YEAR BUILT	1980
ASKING PRICE	$4,250,000
PRICE PSF	$368.48
LAND PSF	$177.45

Bldg Price/SF $251 - $296

LOW — HIGH

Land Price/SF $51 - $144

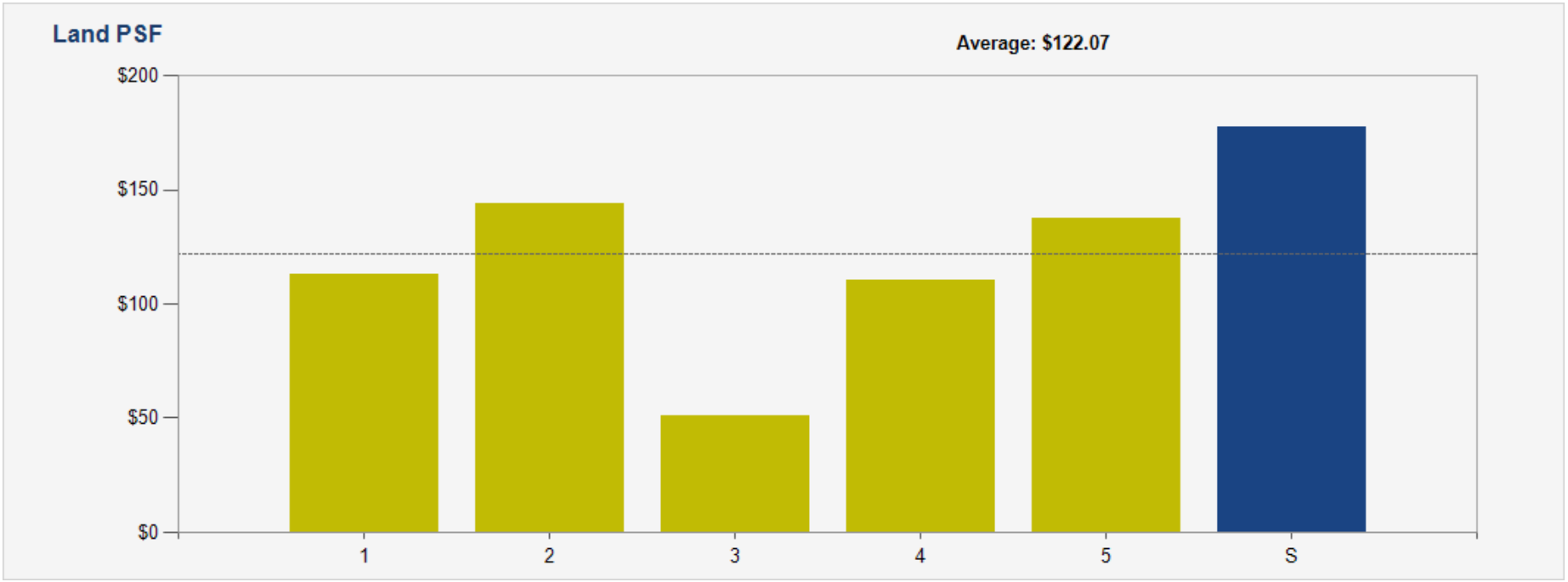
LOW — HIGH

2500 E. Ball Road

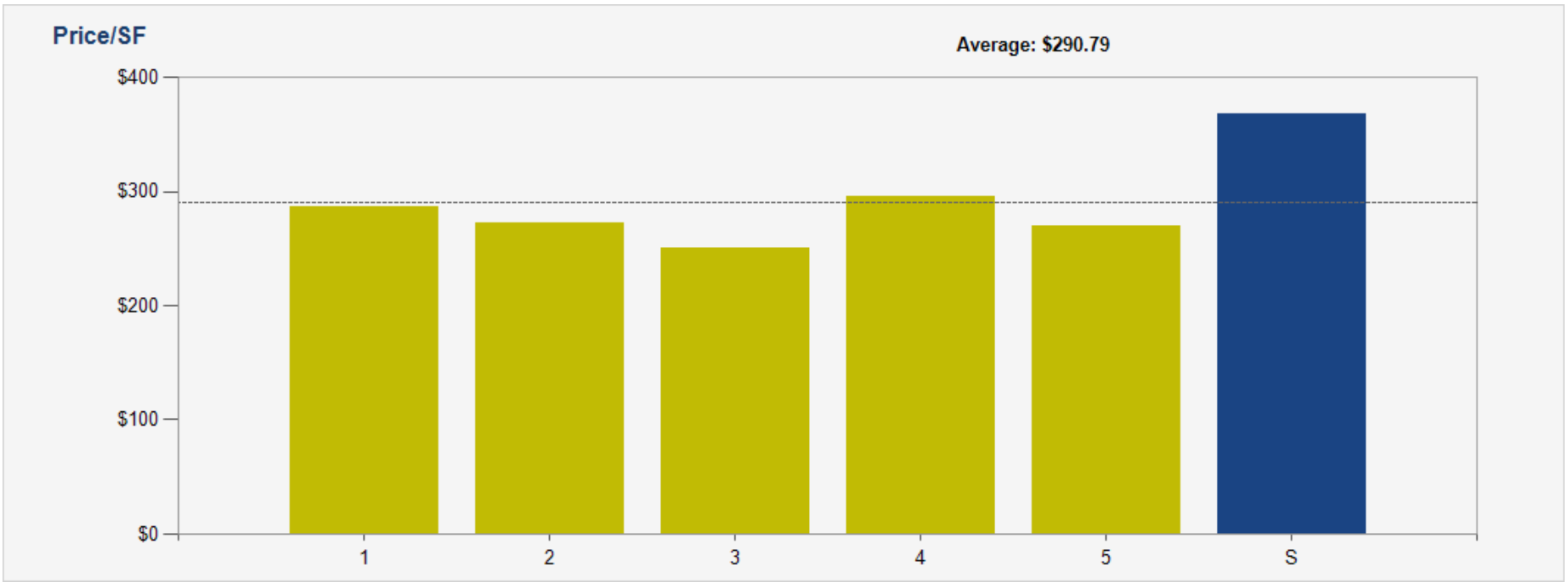
2500 E. Ball Road
Anaheim, CA 92806

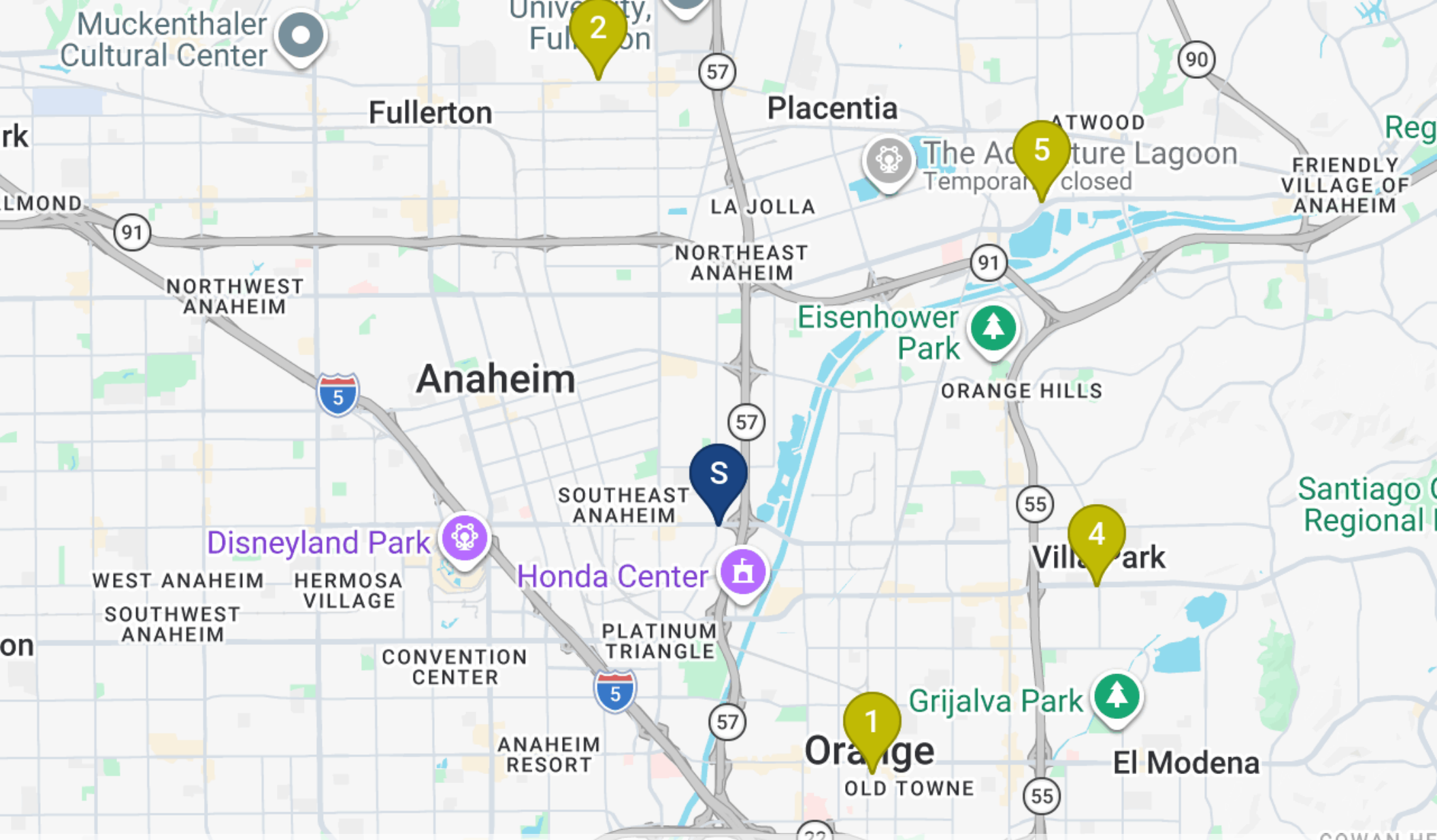
		PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1		Cypress Street Office Building 180 S Cypress St Orange, CA 92866	18,845	$5,400,000	$286.55	1948	2/19/2026	3.90
2		Chapman Avenue Office Building 1661 E Chapman Ave Fullerton, CA 92831	8,512	$2,320,000	$272.56	1965	3/16/2026	5.50
3		Medical Office Building 601 N Golden Circle Dr Santa Ana, CA 92705	14,945	$3,750,000	$250.92	1970	5/20/2026	6.70
4		Katella Medical Office 2914 E Katella Ave Orange, CA 92867	8,752	$2,590,000	$295.93	1980	10/2/2026	3.90
5		Anaheim Sub Market Office Building 4001 E La Palma Ave Anaheim, CA 92807	14,613	$3,950,000	$270.31	1990	4/27/2026	5.90
		AVERAGES	**13,133**	**$3,602,000**	**$275.25**			
S		**2500 E. Ball Road** **2500 E. Ball Road** **Anaheim, CA 92806**	**11,534**	**$4,250,000**	**$368.48**	**1980**		

Land PSF



Price/SF





#	Property Name	Address	City
S	2500 E. Ball Road	2500 E. Ball Road	Anaheim
1	Cypress Street Office Building	180 S Cypress St	Orange
2	Chapman Avenue Office Building	1661 E Chapman Ave	Fullerton
3	Medical Office Building	601 N Golden Circle Dr	Santa Ana
4	Katella Medical Office	2914 E Katella Ave	Orange
5	Anaheim Sub Market Office Building	4001 E La Palma Ave	Anaheim

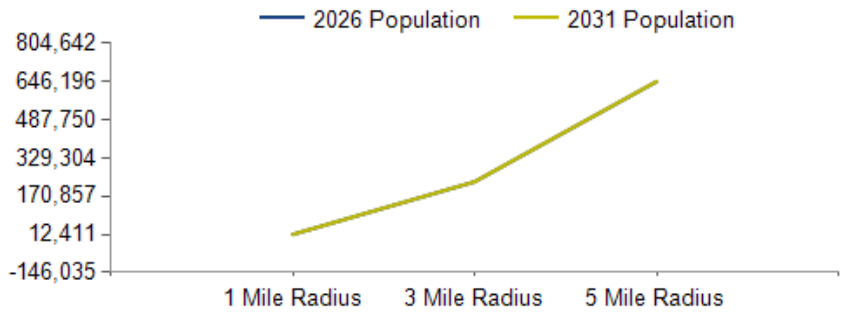
2500 E. BALL ROAD

05 **Demographics**

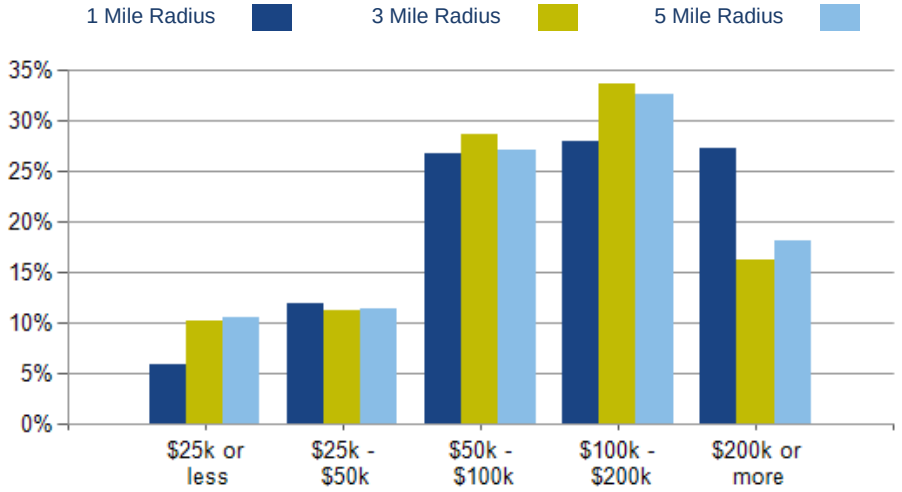
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,727	212,624	614,608
2010 Population	11,909	219,756	628,069
2026 Population	12,411	230,651	645,373
2031 Population	12,434	230,872	646,196
2026 African American	300	5,275	13,426
2026 American Indian	218	4,025	11,200
2026 Asian	2,229	31,090	116,119
2026 Hispanic	6,622	140,794	361,920
2026 Other Race	3,336	78,715	201,192
2026 White	3,969	67,562	187,330
2026 Multiracial	2,313	43,154	113,878
2026-2031: Population: Growth Rate	0.20%	0.10%	0.15%

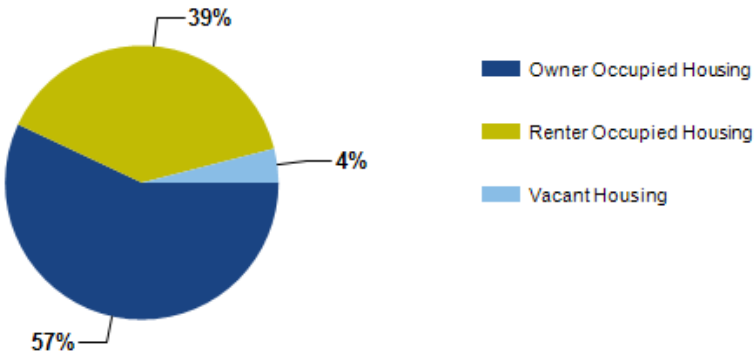
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	189	4,330	13,152
$15,000-$24,999	45	2,897	8,001
$25,000-$34,999	242	2,913	8,297
$35,000-$49,999	231	5,076	14,284
$50,000-$74,999	405	10,070	26,575
$75,000-$99,999	652	10,340	27,211
$100,000-$149,999	594	14,869	39,835
$150,000-$199,999	514	9,112	25,076
$200,000 or greater	1,083	11,557	36,224
Median HH Income	$112,049	$99,859	$101,580
Average HH Income	$150,513	$128,589	$133,322



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

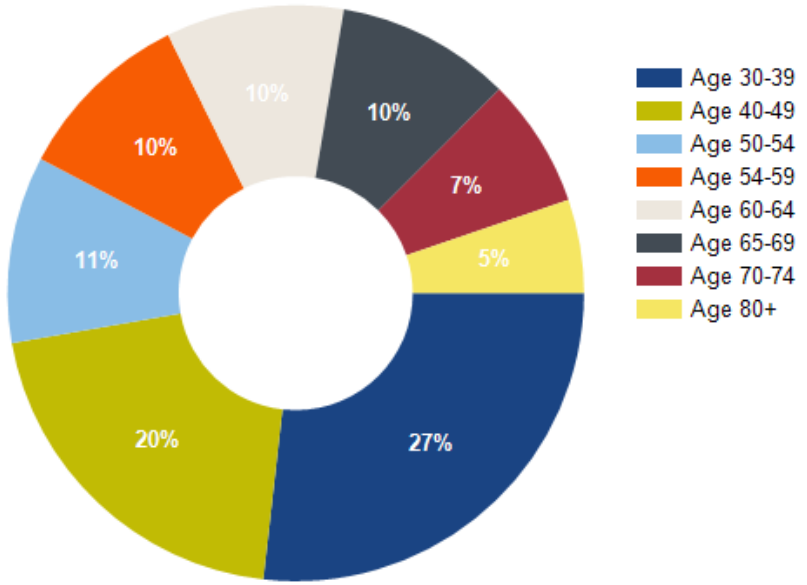


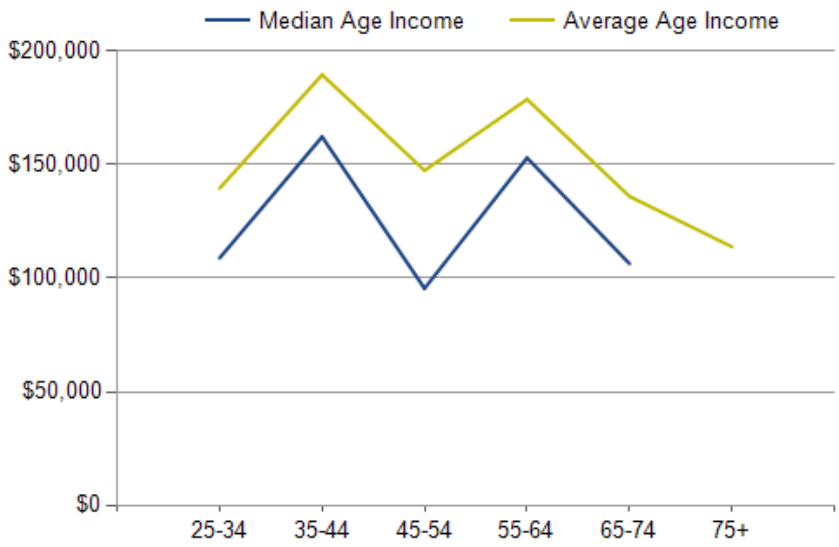
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,101	21,223	56,041
2026 Population Age 35-39	892	18,226	47,898
2026 Population Age 40-44	800	16,115	43,919
2026 Population Age 45-49	719	13,999	38,686
2026 Population Age 50-54	781	13,600	39,424
2026 Population Age 55-59	742	12,801	38,229
2026 Population Age 60-64	742	11,246	34,623
2026 Population Age 65-69	729	9,861	30,425
2026 Population Age 70-74	540	7,181	23,178
2026 Population Age 75-79	391	5,073	16,838
2026 Population Age 80-84	284	3,048	10,878
2026 Population Age 85+	259	2,937	10,342
2026 Population Age 18+	10,106	183,254	515,169
2026 Median Age	39	35	36
2031 Median Age	40	36	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$108,869	$99,353	$97,627
Average Household Income 25-34	$139,563	$122,219	$124,840
Median Household Income 35-44	$162,243	$114,068	$114,855
Average Household Income 35-44	$189,583	$148,922	$149,393
Median Household Income 45-54	$95,483	$96,378	$107,311
Average Household Income 45-54	$147,433	$131,987	$143,382
Median Household Income 55-64	$152,981	$115,853	$120,878
Average Household Income 55-64	$178,794	$143,132	$151,010
Median Household Income 65-74	$106,359	$86,752	$87,422
Average Household Income 65-74	$136,015	$119,015	$123,334
Average Household Income 75+	$113,799	$98,773	$104,977

Population By Age





2500 E. Ball Road

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