

**FOR SALE**

**OWNER-USER / MIXED-USE RESIDENTIAL REDEVELOPMENT OPPORTUNITY**



**± 9,115 SF ON .64 ACRES**

**121 S. CITRON STREET, ANAHEIM, CA**

***Voit***

REAL ESTATE SERVICES

# ± 9,115 SF ON .64 ACRES | OWNER-USER / MIXED-USE RESIDENTIAL REDEVELOPMENT OPPORTUNITY

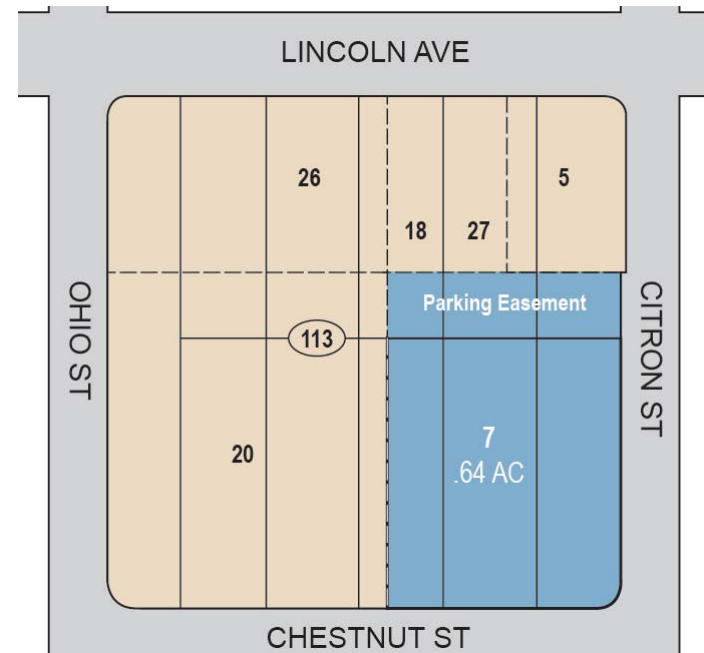
## 121 S. Citron Street, Anaheim, CA

### OFFERING SUMMARY

Voit Real Estate Services, as exclusive advisor, is pleased to present for sale 121 S. Citron Street, Anaheim, California, an approximately 9,115 square foot building situated on 0.64 acres of land. This property is ideally located within the North Orange County Market with excellent access to the Santa Ana (5), 57, and 91 freeways.

### PROPERTY HIGHLIGHTS

- The property benefits from transitional zoning which allows for high-density residential and mixed-use development.
- Irreplaceable location nearby the revitalized downtown Anaheim. Unique area amenities including the Anaheim Packing District, Anaheim Artwalk, and Center Street Promenade containing numerous restaurants, craft breweries, stores, and communal meeting places.
- Convenient access to the Anaheim Convention Center, and a number of entertainment venues, including the Disneyland Resort, Angel Stadium, Honda Center, Anaheim Gardenwalk, the Block at Orange and Main Place Mall.
- Located in a strong office submarket with significant constraints to new development.

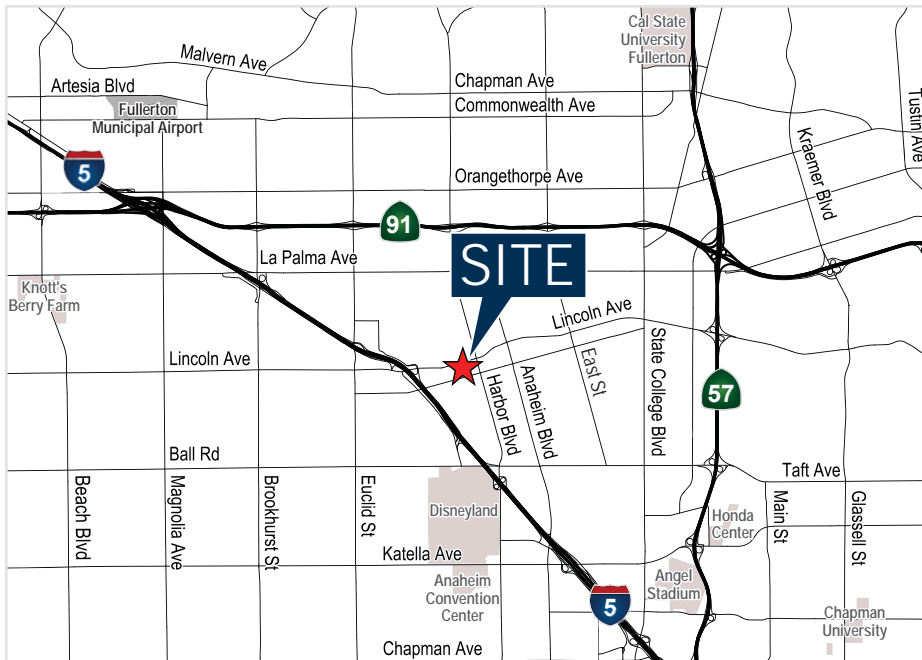


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### PROPERTY FEATURES

BUILDING SQUARE FOOTAGE	± 9,115 SF
SITE AREA	± .64 Acres (27,651 SF)
ZONING	Transition (T) - Public & Special Purpose
LEASE TYPE	NNN
CURRENT USE*	Educational & Related Services
ASKING PRICE	\$2,600,000

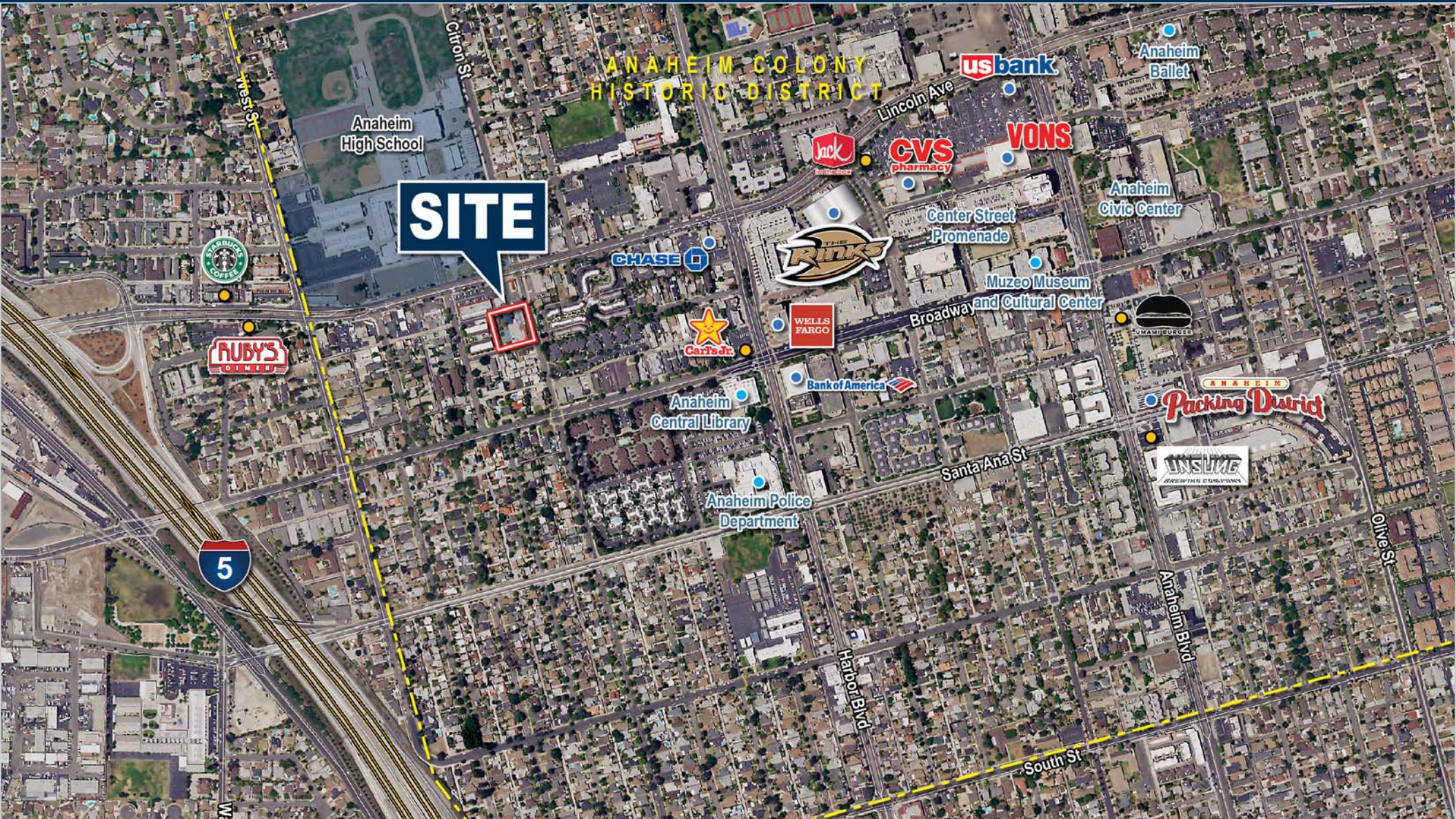


\*All Buyers are responsible to independently verify its intended use for the property is compatible with the existing zoning.



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121 S. Citron Street, Anaheim, CA



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