

# STADIUM GATEWAY

ORION  
PROPERTY PARTNERS

1900 S State College Blvd | Anaheim, CA









Owned and Managed By:

**LPCWEST**  
LINCOLN PROPERTY COMPANY





# PROPERTY FEATURES

-  **CLASS A** OFFICE BUILDING
-  **6** STORY BUILDING
-  **274,945 RSF** RENTABLE AREA
-  **47,011 RSF** AVERAGE FLOOR PLATE
-  **2001** CONSTRUCTION
-  **5:1,000** FREE SURFACE PARKING
-  **24/7** ON-SITE SECURITY
-  **ENERGY** STAR CERTIFIED





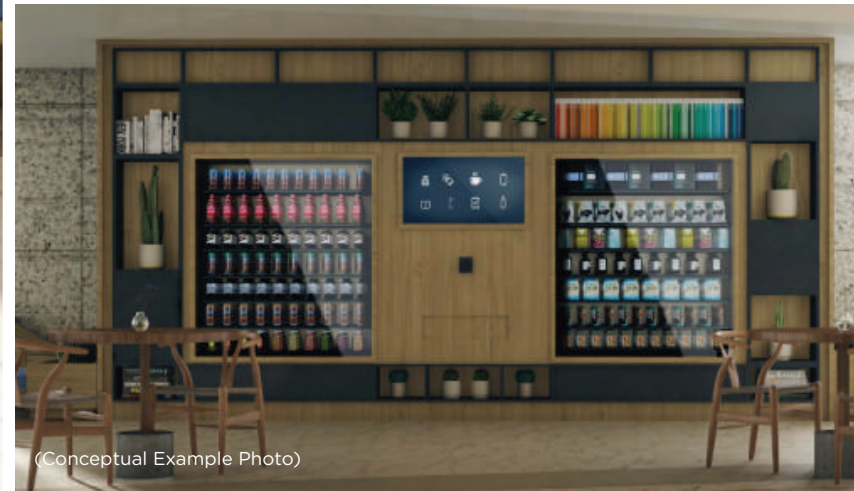
# ON-SITE CURATED FOOD EXPERIENCE

## TENANT BENEFITS

- Boost Productivity
- Attract & Retain Talent
- Increase Time At Work
- Easy Access To Meals, Drinks & Snacks



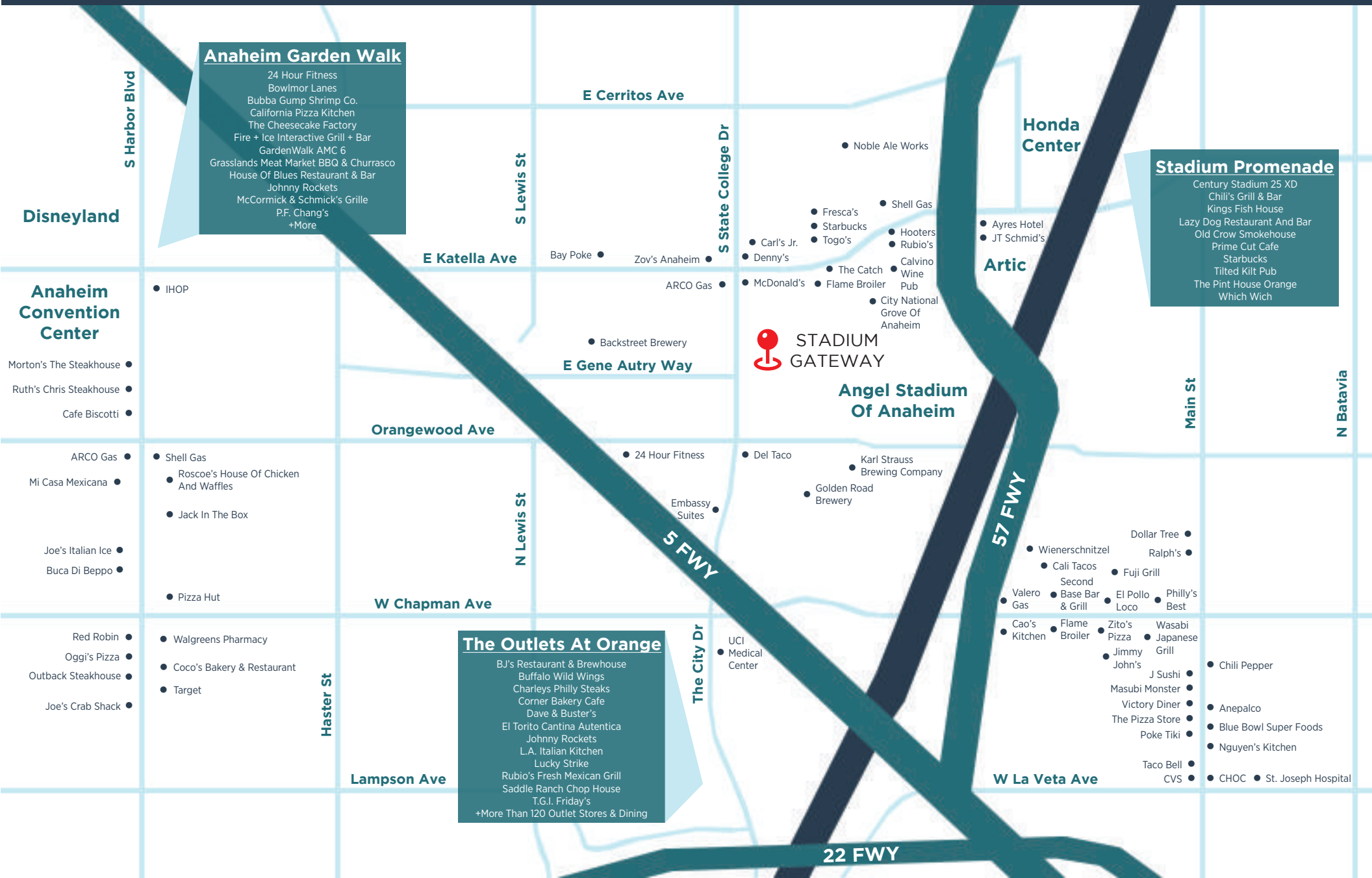
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(Conceptual Example Photo)

# AMENITIES

## DINING & ENTERTAINMENT



**Anaheim Garden Walk**

- 24 Hour Fitness
- Bowlmor Lanes
- Bubba Gump Shrimp Co.
- California Pizza Kitchen
- The Cheesecake Factory
- Fire + Ice Interactive Grill + Bar
- GardenWalk AMC 6
- Grasslands Meat Market BBQ & Churrasco
- House Of Blues Restaurant & Bar
- Johnny Rockets
- McCormick & Schmick's Grille
- P.F. Chang's
- +More

**Stadium Promenade**

- Century Stadium 25 XD
- Chilli's Grill & Bar
- Kings Fish House
- Lazy Dog Restaurant And Bar
- Old Crow Smokehouse
- Prime Cut Cafe
- Starbucks
- Tilted Kilt Pub
- The Pint House Orange
- Which Wich

**The Outlets At Orange**

- BJ's Restaurant & Brewhouse
- Buffalo Wild Wings
- Charleys Philly Steaks
- Corner Bakery Cafe
- Dave & Buster's
- El Torito Cantina Autentica
- Johnny Rockets
- L.A. Italian Kitchen
- Lucky Strike
- Rubio's Fresh Mexican Grill
- Saddle Ranch Chop House
- T.G.I. Friday's
- +More Than 120 Outlet Stores & Dining

Disneyland

**Anaheim Convention Center**

- IHOP
- Morton's The Steakhouse
- Ruth's Chris Steakhouse
- Cafe Biscotti
- ARCO Gas
- Mi Casa Mexicana
- Joe's Italian Ice
- Buca Di Beppo

- Red Robin
- Oggi's Pizza
- Outback Steakhouse
- Joe's Crab Shack

- Shell Gas
- Roscoe's House Of Chicken And Waffles
- Jack In The Box
- Pizza Hut
- Walgreens Pharmacy
- Coco's Bakery & Restaurant
- Target

Lampson Ave

E Cerritos Ave

E Katella Ave

E Gene Autry Way

Orangewood Ave

W Chapman Ave

**STADIUM GATEWAY**

**Angel Stadium Of Anaheim**

Honda Center

Artic

57 FWY

5 FWY

22 FWY

S Harbor Blvd

S Lewis St

S State College Dr

N Lewis St

Haster St

Main St

N Batavia

W La Veta Ave

The City Dr

UCI Medical Center

- Noble Ale Works
- Fresca's
- Starbucks
- Togo's
- Shell Gas
- Hooters
- Rubio's
- Carl's Jr.
- Denny's
- McDonald's
- The Catch
- Flame Broiler
- Calvino Wine Pub
- City National Grove Of Anaheim

- Backstreet Brewery
- 24 Hour Fitness
- Del Taco
- Embassy Suites
- Golden Road Brewery
- Karl Strauss Brewing Company

- Ayres Hotel
- JT Schmid's

- Dollar Tree
- Ralph's
- Wienerschnitzel
- Cali Tacos
- Fuji Grill
- Valero Gas
- Second Base Bar & Grill
- El Pollo Loco
- Philly's Best
- Cao's Kitchen
- Flame Broiler
- Zito's Pizza
- Wasabi Japanese Grill
- Jimmy John's
- J Sushi
- Masubi Monster
- Victory Diner
- The Pizza Store
- Poke Tiki
- Taco Bell
- CVS
- Chili Pepper
- Anepalco
- Blue Bowl Super Foods
- Nguyen's Kitchen
- CHOC
- St. Joseph Hospital





# EASE IN TRANSPORTATION



## **EASY ACCESS** TO FREEWAYS

- Santa Ana (5)
- Orange (57)
- Garden Grove (22)
- Riverside (91)



## **WALKING DISTANCE** TO THE ARTIC



- PROVIDES RAIL, BUS, TAXI SERVICES
- CONNECTS THE OC TRANSPORTATION BUS ROUTES & ANAHEIM RESORT TRANSIT SERVICES





# SURROUNDING HOUSING DEVELOPMENTS

## NEW HOUSING BOOM!

	Units Built Since 2007:	4,431
	Units Under Construction / Planned:	4,614
<b>TOTAL UNITS:</b>		<b>9,045</b>



### TAKE NOTE...

- Multifamily occupancy in Orange is among the highest in the County and has remained above 95% since 2010.
- At current market rent levels, the \$679,000 average home value in Orange remains a large premium to the cost of renting, therefore fueling multifamily demand in the submarket.
- Rent growth projections are bullish in the submarket - REIS is projecting market rent in Orange to grow at an average of 4.2% over the next three years.





## FOR MORE INFORMATION, PLEASE CONTACT:

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