

STADIUM GATEWAY

ORION
PROPERTY PARTNERS

1900 S State College Blvd | Anaheim, CA









Owned and Managed By:

LPCWEST
LINCOLN PROPERTY COMPANY



A WORKPLACE EVOLUTION: LEARN HOW THIS PROPERTY AND LPC WEST ARE RESPONDING TO COVID

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



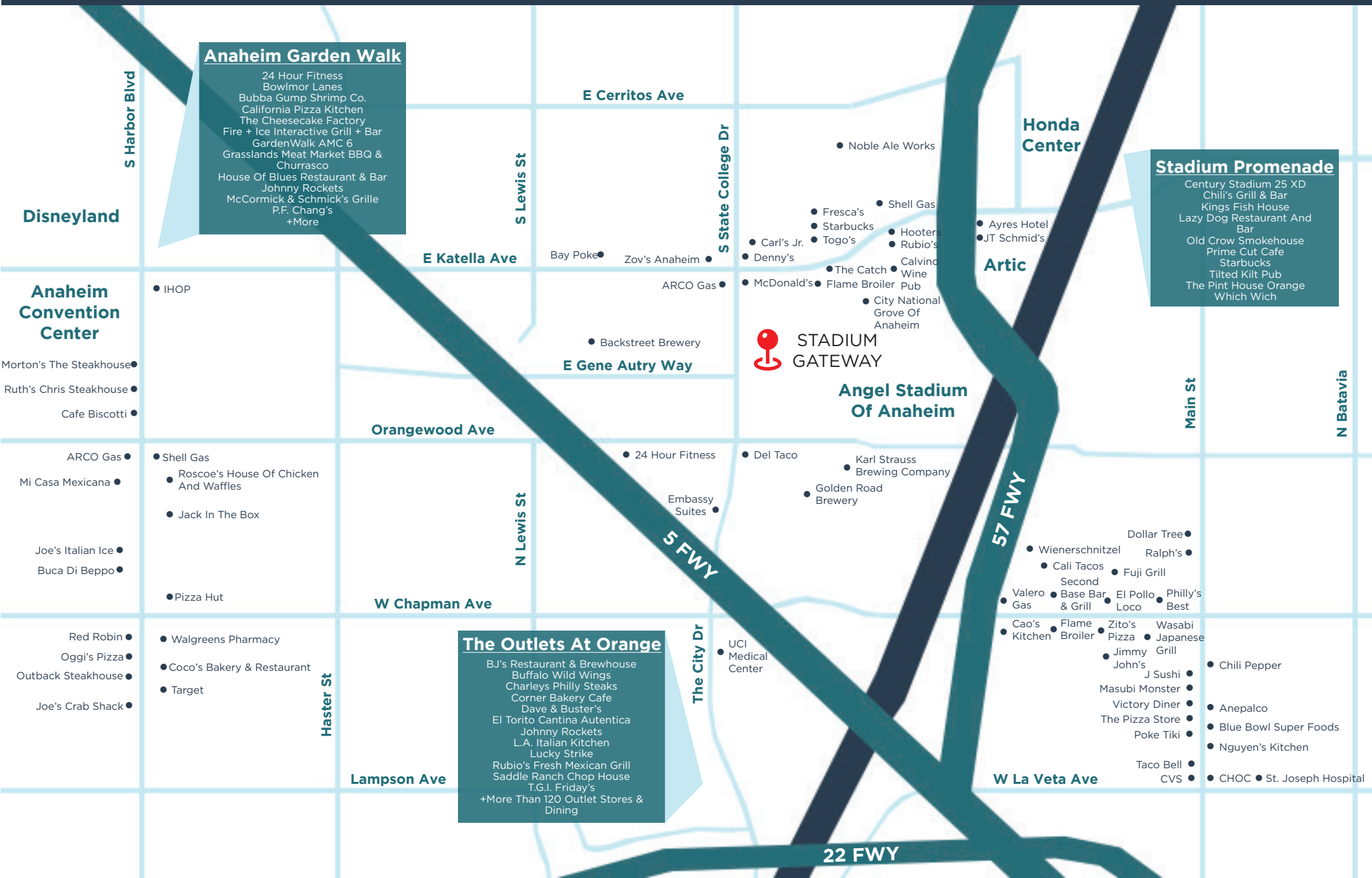
TENANT BENEFITS

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



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
- Chili'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

Honda Center

Artic

STADIUM GATEWAY

Angel Stadium Of Anaheim

5 Fwy

57 Fwy

22 Fwy

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

IHOP

Shell Gas

Roscoe's House Of Chicken And Waffles

Jack In The Box

Pizza Hut

Walgreens Pharmacy

Coco's Bakery & Restaurant

Target

E Cerritos Ave

E Katella Ave

E Gene Autry Way

Orangewood Ave

W Chapman Ave

Lampson Ave

S Lewis St

N Lewis St

Haster St

S State College Dr

The City Dr

Main St

N Batavia

57 Fwy

W La Veta Ave

22 Fwy

Noble Ale Works

Fresca's

Starbucks

Togo's

Carl's Jr.

Denny's

McDonald's

Flame Broiler

City National Grove Of Anaheim

ARCO Gas

Backstreet Brewery

Del Taco

Golden Road Brewery

Embassy Suites

24 Hour Fitness

Del Taco

Karl Strauss Brewing Company

Golden Road Brewery

Embassy Suites

24 Hour Fitness

Del Taco

Golden Road Brewery

Embassy Suites

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Del Taco

Golden Road Brewery

Embassy Suites

Ayres Hotel

JT Schmid's

Shell Gas

Hooters

Rubio's

Calvin Wine Pub

City National Grove Of Anaheim

ARCO Gas

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Dollar Tree

Ralph's

Wienerschnitzel

Cali Tacos

Second

Valero Gas

Base Bar & Grill

Flame Broiler

Zito's Pizza

Wasabi Japanese

Jimmy Grill

John's

J Sushi

Masubi Monster

Victory Diner

The Pizza Store

Poke Tiki

Taco Bell

CVS

CHOC

St. Joseph Hospital

Chili Pepper

Anepalco

Blue Bowl Super Foods

Nguyen's Kitchen

Chili Pepper

Anepalco

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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
TOTAL UNITS:		9,045



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.



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FOR MORE INFORMATION, PLEASE CONTACT:

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