

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



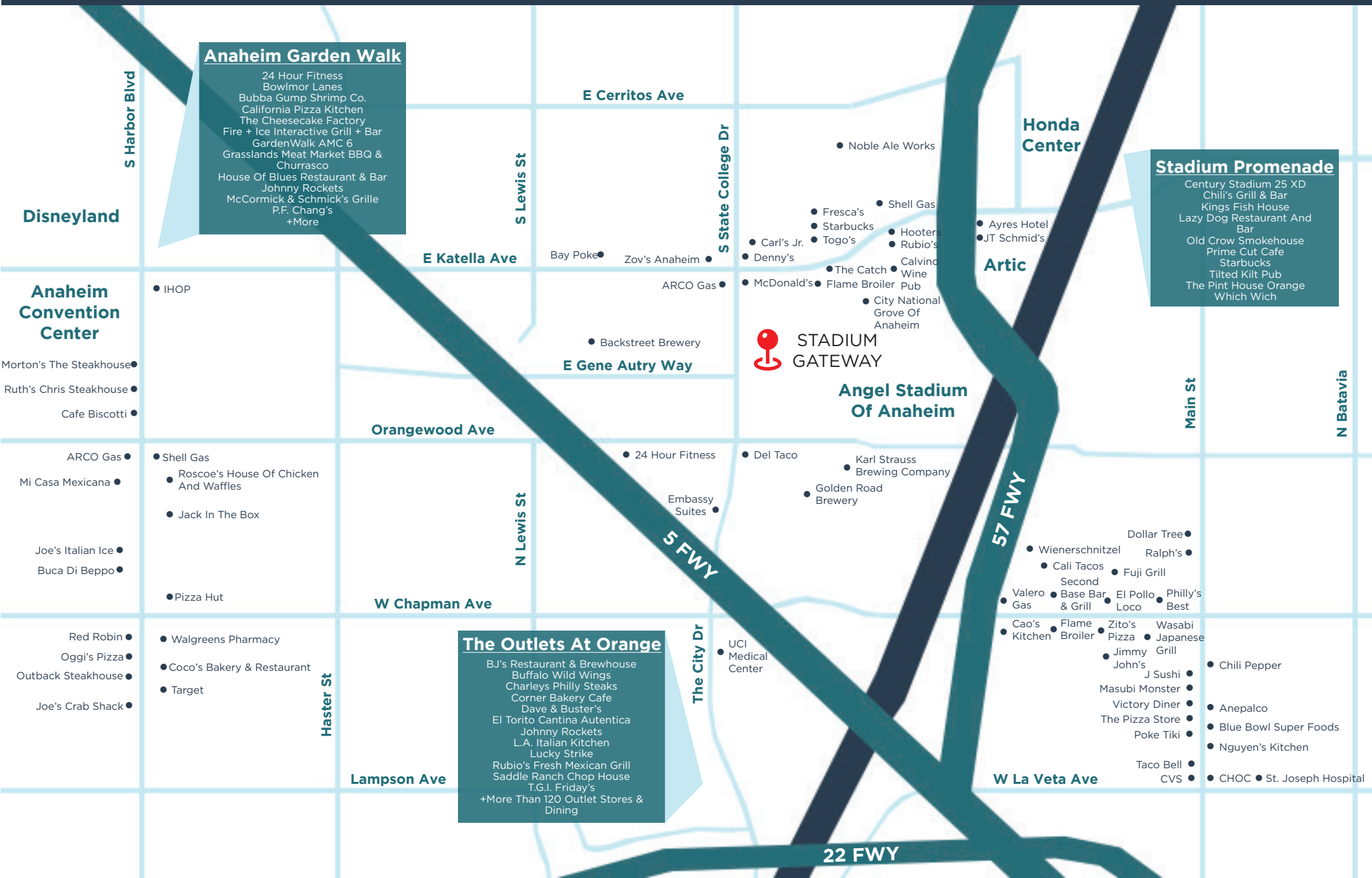
TENANT BENEFITS

- 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

Anaheim Convention Center



Angel Stadium Of Anaheim

Disneyland

Honda Center

Artic

Main St

N Batavia

S Harbor Blvd

S Lewis St

S State College Dr

E Cerritos Ave

E Katella Ave

E Gene Autry Way

Orangewood Ave

W Chapman Ave

Lampson Ave

Haster St

The City Dr

57 FWY

5 FWY

22 FWY

• IHOP

• Shell Gas
• Roscoe's House Of Chicken And Waffles
• Jack In The Box
• Pizza Hut

• Walgreens Pharmacy
• Coco's Bakery & Restaurant
• Target

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

• Backstreet Brewery

• 24 Hour Fitness
• Embassy Suites

• UCI Medical Center

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

• Del Taco
• Golden Road Brewery
• Karl Strauss Brewing Company

• Ayres Hotel
• JT Schmid's

• Dollar Tree
• Ralph's
• Cali Tacos
• Fuji Grill
• Valero Gas
• Base Bar & Grill
• El Pollo Loco
• Philly's Best
• Cao's Kitchen
• 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

• 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
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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