

# FOR SALE

Investor Opportunity

±34,500 SF



**2941  
E. LA JOLLA ST.  
ANAHEIM**



## NNN, Freestanding Manufacturing Building

### Building

- ±3,000 SF Office Space
- ± 22,500 SF Manufacturing
- ± 9,000 SF Warehouse
- 2,000 AMPS/480 Volts  
Siemens Main Switch Panel
- 1,200 AMPS / 480 Volts  
ITE Sub-Panel
- 18 Various Electrical  
Sub-Panels
- Sprinklered Throughout  
(Subject to Verification)

### Warehouse

- ± 9,000 SF
- Shop Restrooms
- 36 Hi-Bay Lights
- 18' Clearance Height  
(Subject to Verification)



## For Further Information Please Contact:

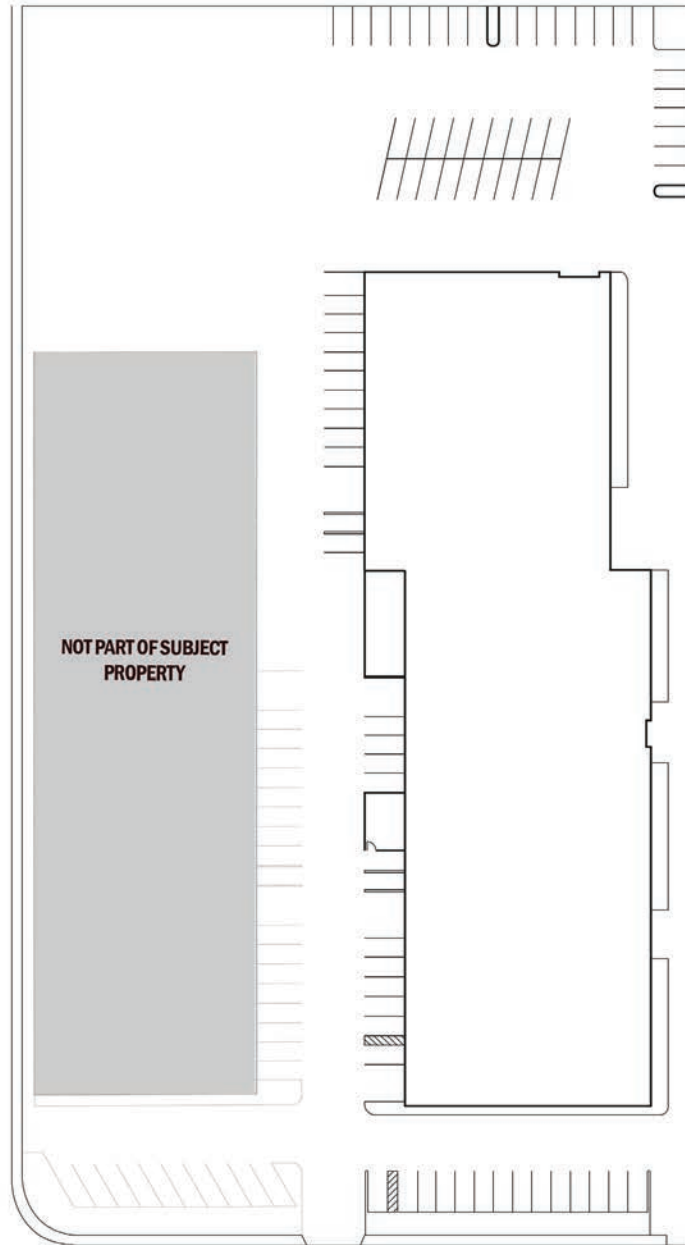
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This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

**SITE PLAN:**



**LA JOLLA**

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3100-A PULLMAN ST.  
COSTA MESA, CA 92626  
O: 714.751.4420

TRICOREALTY.COM

**BROKERAGE  
DEVELOPMENT  
MANAGEMENT**

CA BRE# 00342120

**SALE PRICE FOR 2941 E. LA JOLLA ST., ANAHEIM:**

a 34,500 Sq. Ft., Free Standing Industrial Building  
AIR NNN Lease Expiring 03/31/2026

Description	Amount
2022	
Base Rent	\$ 371,970
Additonal Rent	\$ 17,472
Total Rent	\$ 389,442
CAP Rate	3.50%
Sale Price	\$ 11,126,914
Size of Building	34,500
Price per Sq. Ft.	\$ 323

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