

Stadium CROSSINGS

2125 E. HATELLA AVENUE
ANAHEIM, CALIFORNIA

WORK & PLAY

HIGH QUALITY OFFICE

CONVENIENT AMENITIES



Newmark
Knight Frank

AN UNRIVALED LOCATION



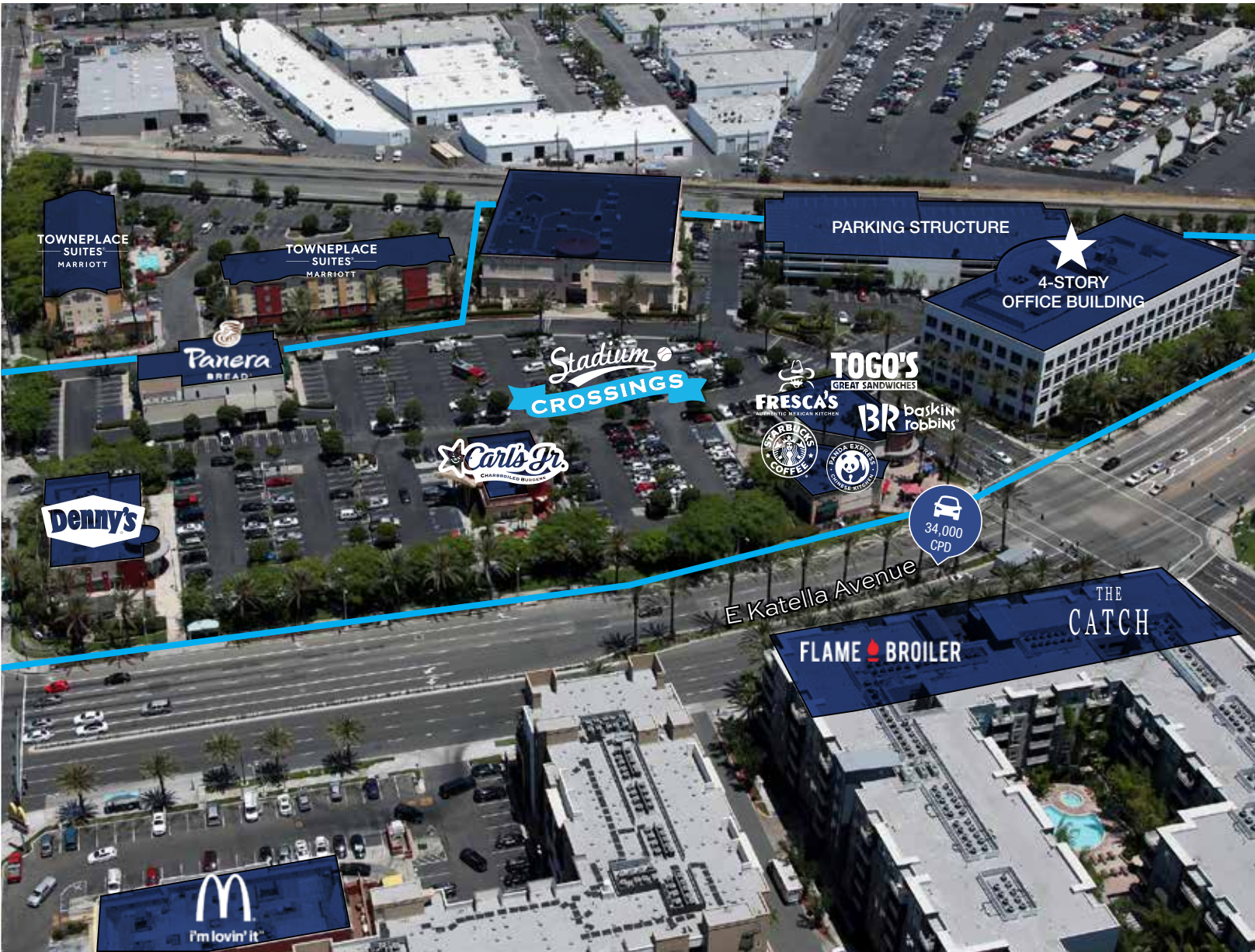
ABOUT STADIUM CROSSINGS

A mixed-use commercial project located at 2005–2125 East Katella Avenue and 1750 South State College Boulevard in Anaheim, California. The 105,000 SF office consists of one four-story, multi-tenant office building with approximately 25,000 SF floor plates which are highly efficient. The Project has tremendous access to all major freeways and is across the street from Angel Stadium. Additionally, Stadium Crossings offers tremendous on-site amenities - Panera Bread (opening Q4 '19), Starbucks, Panda Express, among more.

IDEAL CENTRAL ORANGE COUNTY LOCATION

Stadium Crossings is situated within the highly visible Platinum Triangle area, a mixed-use zone providing retail, office and special purpose uses such as the city of Anaheim's two major sports venues—the Honda Center and Angel Stadium of Anaheim. The Project is centrally located at the signalized corner of State College Boulevard and East Katella Avenue which have daily traffic counts of 24,000 CPD and 34,000 CPD, respectively.

The Project is located just two city blocks from the Orange Freeway (SR-57), providing easy access to all of Southern California via the Santa Ana (I-5), Garden Grove (SR-22) and Riverside (SR-91) Freeways. In addition, the Property is also located approximately one-half mile from the Anaheim Regional Transportation Intermodal Center (ARTIC) providing access to the OCTA bus and Metrolink/Amtrak light rail transportation networks.



OFFICE HIGHLIGHTS

- » 4-story office building
- » Class A
- » 105,480 RSF
- » Ample parking in the garage adjacent to the building
- » 4.5/1,000 SF parking ratio
- » Lobby renovations forthcoming
- » Updated landscape
- » Renovated corridors and restrooms

CONVENIENT AMENITIES

- | ON-SITE | WALKABLE |
|-----------------------------------|---------------------|
| » Panera Bread
(Coming Q4 '19) | » The Catch |
| » Starbucks | » The Grove Anaheim |
| » Carl's Jr. | » Zov's Bistro |
| » Denny's | » Marriott Hotel |
| » Panda Express | » Flame Broiler |
| » Baskin-Robbins | » McDonald's |
| » Togo's | |
| » Fresca's | |



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