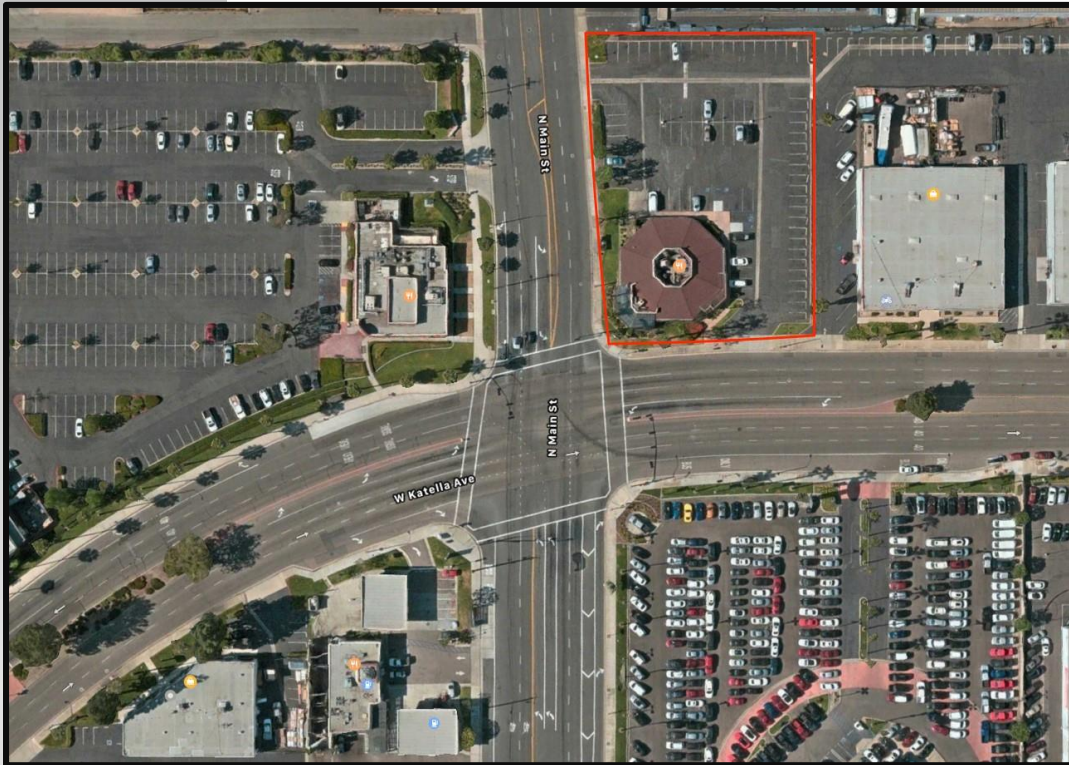


GROUND LEASE

1.088 ACRES MAJOR STREET FRONTAGE



**NORTHEAST CORNER - KATELLA AVE. & MAIN ST.
1325 W. KATELLA AVE., ORANGE, CA**

Assessor's Parcel Numbers 375-23-19 & 375-23-17

- Signalized Corner Location
- CR Zone (Commercial Recreational)
- Long-Term Ground Lease / Redevelopment Opportunity
 - First Time on the Market in Over 40 Years
- Approximately 1 Mile From Honda Center, Angel Stadium & ARTIC Transportation Center
 - Across Street From Ford and Nissan Dealers
- Across Street From Stadium Promenade (Movie Theaters & Restaurants)
 - Many Newer Mixed-Use Multi-Family Projects Nearby



1241 N. Lakeview Avenue, Ste. F
Anaheim, CA 92807
CA DRE #01033833

For Further Information Please Contact:

BRIAN DALTON or JIM POTTER

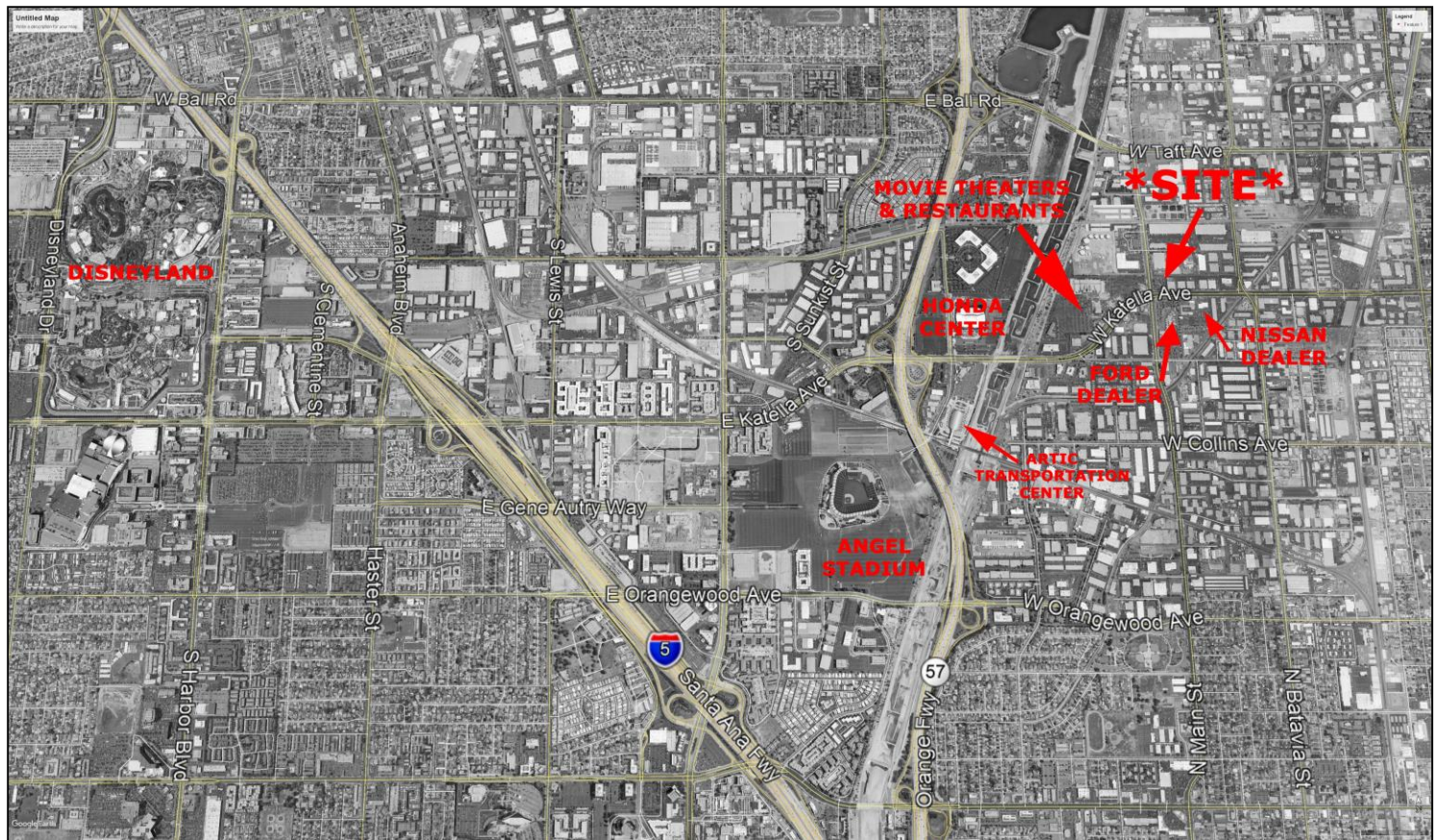
CA DRE #01181724

CA DRE #00549334

(714)777-1468 Fax (714)777-5779

Information contained herein has been obtained by parties 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. (California BRE License Numbers: 01033833 / 00549334 / 01181724)

NORTHEAST CORNER KATELLA AVE / MAIN ST., ORANGE, CA



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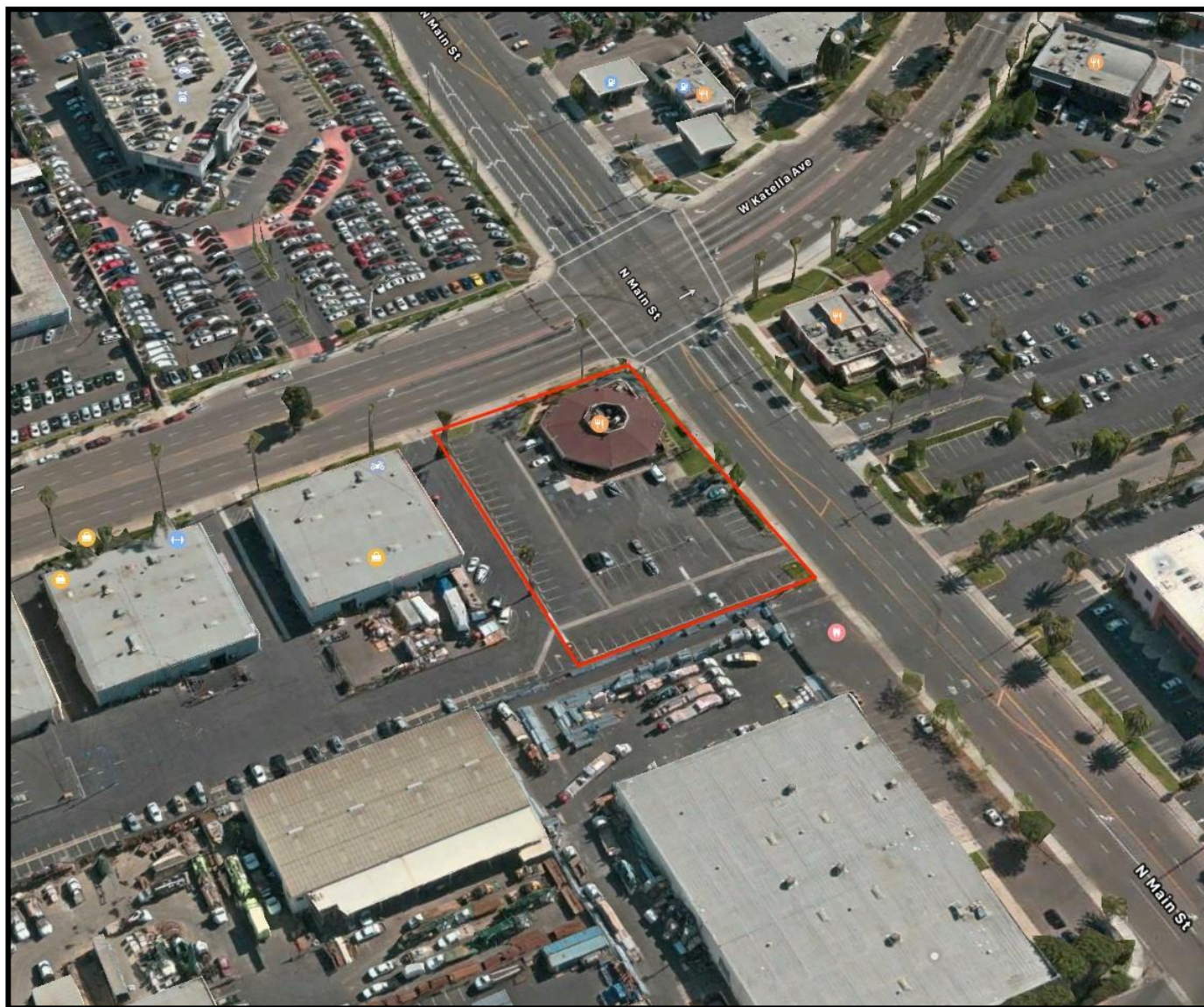
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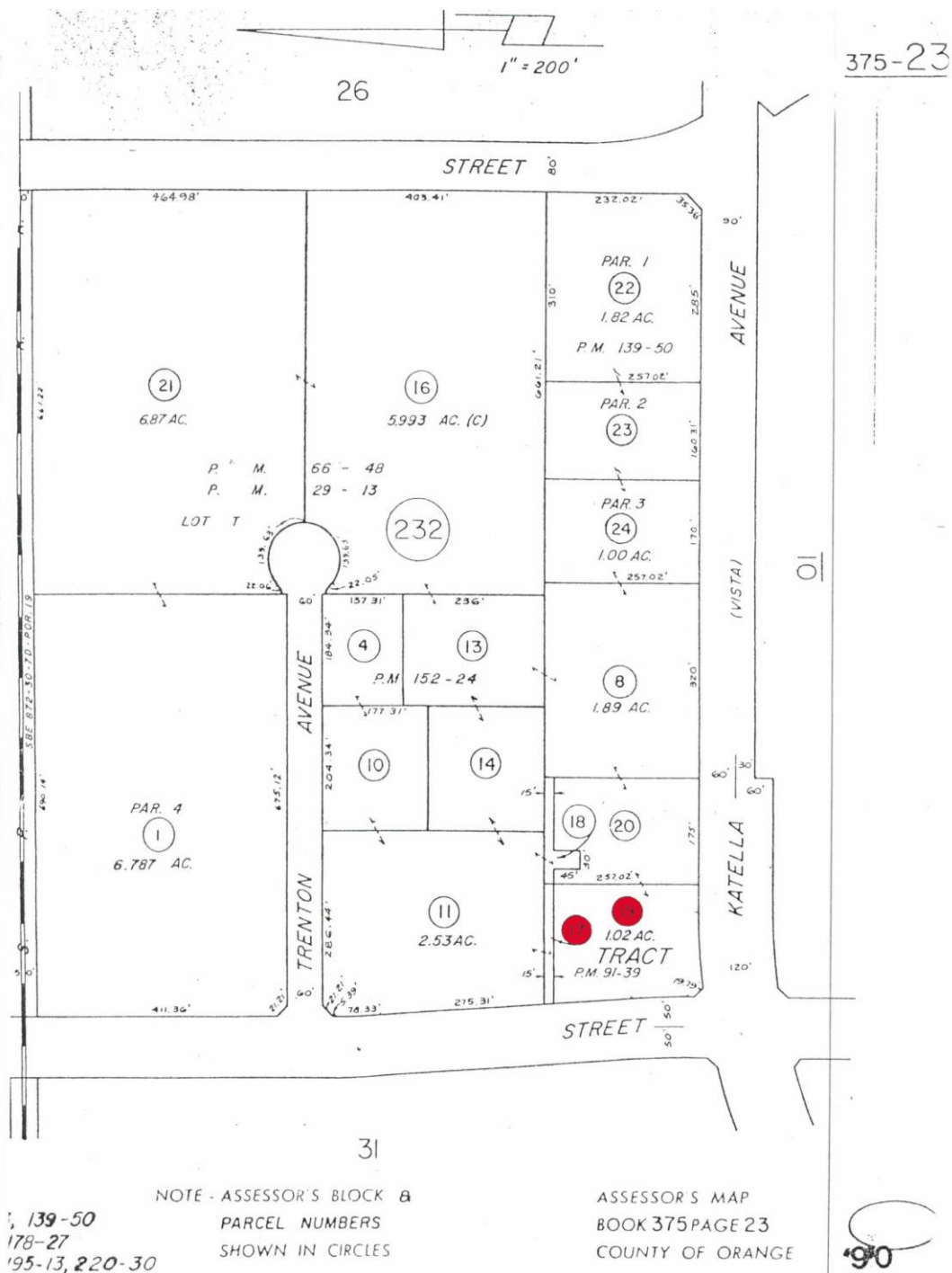
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