

EXCLUSIVE OFFERING  
OPPORTUNITY

# ±11,625 SF Anaheim Infill Multifamily Opportunity

RM-4 Zoned Site with Existing  
Income-Producing Residence

Potential for ±9 Units By-Right | Anaheim, CA



## PROPERTY OVERVIEW

409 S. Rose Street presents a rare opportunity to acquire an ±11,625 square foot infill development site in Anaheim, California.

Located within an established residential neighborhood just south of Lincoln Avenue, the property benefits from convenient access to employment centers, retail amenities, entertainment destinations, and regional transportation corridors throughout Orange County.

The site is zoned RM-4 (Multiple Family Residential), allowing for approximately nine units by-right, with potential for additional density through California State Density Bonus provisions. An existing income-producing single-family residence provides interim cash flow while pursuing entitlements, redevelopment, or long-term investment strategies.

Anaheim's strong housing demand, central Orange County location, and continued public and private investment create a compelling opportunity for multifamily developers and investors seeking a well-located infill site.

### Presented by

**Mike DeVine**  
937.301.2793  
mdevine@landadvisors.com  
DRE 02362206

**Allison Rawlins Tift**  
arawlins@landadvisors.com  
DRE 01795568

**Adam Ochs**  
aochs@landadvisors.com  
DRE 01525790



## INVESTMENT HIGHLIGHTS

Asking Price	Submit Offer
Offers Due	TBD
APN	037-164-13
Lot Size	±11,625 SF (0.27 Acres)
Zoning	RM-4 Multi-Family Residential
Existing Improvements	Income-Producing Single-Family Residence
Topography	Flat
Potential Density	Approximately 9 Units By-Right



## LIVE

Established residential neighborhood within the City of Anaheim.



## CONNECT

Convenient access to SR-57, I-5, SR-91, and regional transportation corridors.



## ENTERTAIN

Minutes from Disneyland Resort, Honda Center, Angel Stadium, and the Platinum Triangle.



## INVEST

Multifamily zoning within one of Southern California's most supply-constrained housing markets.



### Presented by

**Mike DeVine**  
937.301.2793  
mdevine@landadvisors.com  
DRE 02362206

**Allison Rawlins Tift**  
arawlins@landadvisors.com  
DRE 01795568

**Adam Ochs**  
aochs@landadvisors.com  
DRE 01525790

