

EXCLUSIVE OFFERING
OPPORTUNITY

+/-22,800 SF Anaheim RM-3 Multifamily Opportunity

Conceptual eight-unit apartment community with
spacious two-bedroom residences.

EIGHT-UNIT APARTMENT CONCEPT | ANAHEIM, CA



PROPERTY OVERVIEW

A rare opportunity to acquire an approximately 22,800-square-foot residential infill site in Anaheim, California. The property is reported to be zoned RM-3 Multiple-Family Residential and is represented as having public-street access at both ends.

The preliminary eight-unit concept emphasizes larger two-bedroom apartments, private patios or balconies, landscaped resident space and pass-through circulation. RM-3 permits multiple-family dwellings by right, subject to all development standards and City review.

The site may appeal to boutique apartment developers, build-to-rent operators, general contractors developing for their own account and private multifamily investors seeking an Orange County infill opportunity.

INVESTMENT HIGHLIGHTS

PRICE GUIDANCE	Submit Offer
OFFERS DUE	TBD
APN	083-411-03
LOT SIZE	+/-22,800 SF (0.52 Acres)
ZONING	RM-3 Multiple-Family Residential
EXISTING USE	Residence and accessory improvements
TOPOGRAPHY	Generally flat - verify by survey
CONCEPT	Eight spacious two-bedroom apartments
PARKING BASIS	18 spaces, including 2 guest spaces

PRESENTED BY

Victor Esparza | Broker
California DRE #01921259

Premier Realty Services

(714) 856-9756

victore4homes@gmail.com



LIVE

Established residential setting within the City of Anaheim.



CONNECT

Regional access to SR-91, I-5 and major Orange County employment corridors.



ENTERTAIN

Convenient access to Anaheim entertainment, sports and retail destinations.



INVEST

RM-3 zoning in a supply-constrained Southern California housing market.



EXISTING SITE AERIAL

CENTRAL ANAHEIM / ORANGE COUNTY INFILL LOCATION

Regional access to employment, transportation, entertainment and neighborhood services

SR-91 / I-5

Disneyland Resort

Honda Center

Angel Stadium

Anaheim Packing District

Platinum Triangle

Chapman University / CHOC

DEVELOPMENT POSITION

Eight apartments are supportable under the basic RM-3 gross-area calculation. Final yield depends on verified setbacks, parking geometry, open space, landscaping, fire access, utilities, drainage and site-specific conditions.

PRESENTED BY

Victor Esparza | Broker
California DRE #01921259

Premier Realty Services

(714) 856-9756

victore4homes@gmail.com