

326 SOUTH
LEMON ST

FOR SALE
ANAHEIM, CALIFORNIA

Located
IN THE



NEWMARK

326 SOUTH LEMON ST

Anaheim Packing House



Farmers Park



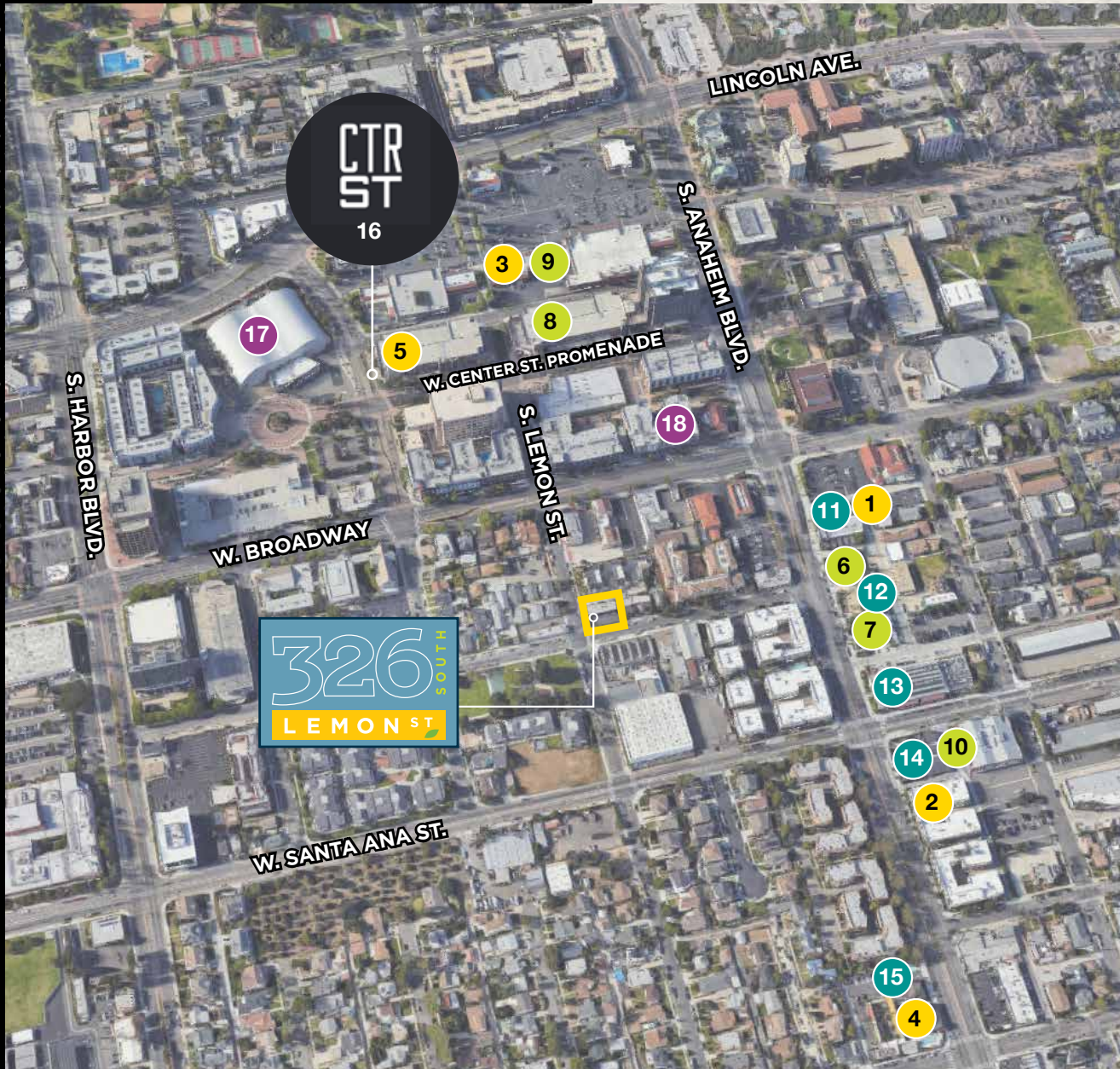
Highlights

- 2,238 SF freestanding industrial building
- 5,227 SF lot
- 14' ceiling height
- Cinder block construction
- Anaheim "Industrial Zoning"
- 1 GL roll-up door
- Lemon Street frontage
- New power servicing the building (400 Amp, 120/208V, 3 phase service)
- Excellent central location in the Anaheim Packing District
- Walking distance to Anaheim Packing House
- Fully fenced private yard with privacy hedge
- Abundant natural light throughout
- Mid-century building characteristics
- Perfect opportunity for a creative, open office environment
- Variety of uses possible (retail, restaurant or brewery)
- Ripe for unique users and businesses with close proximity to residential and retail amenities

Pall Wine Company at MAKE



Nearby / Walkable Amenities



Breweries

- 1 Monkish Brewing
- 2 Unsung Brewing Company
- 3 Plato Brewing
- 4 Modern Times Leisuretown Brewery
- 5 Windsor Brown's

Dining

- 6 Poppy & Seed
- 7 18 Folds Asian Fusion
- 8 Craft by Smoke and Fire
- 9 Good Food Hall (4 Eateries/Patio Dining)
- 10 Pali Wine Company



Merchant
Directory

Featuring 43 eateries and more!

- 11 Packard Building
- 12 Farmers Park
- 13 The Packing House
- 14 MAKE Building
- 15 Leisuretown
- 16 Center Street Promenade

Entertainment

- 17 Anaheim ICE - The Rinks
- 18 Muzeo Museum & Cultural Center



Grab a Bite

Good Food Hall
Featuring 4 Eateries
and Outdoor Dining



Entertainment Galore

Disneyland, The Ducks
at Honda Center,
Angel Stadium



Center Street Promenade

The historical center of commerce for Anaheim at the turn of the century, Center Street Promenade is now experiencing a modern revival with quaintly curated shops, artisan-inspired eateries and other neighborly services.

The Packing House

The Packing House is one of the few remaining packing houses left from the agricultural area for which Orange County is named. Built in 1919 at the edge of Downtown Anaheim along the Southern Pacific Rail Line, the Packing House was a hub of commerce for the area and now serves as a food hall reminiscent of the public markets of South America and Europe. The two level packing house features a large central atrium with communal dining surrounded by cafes and kiosks as well as outdoor picnic gardens.

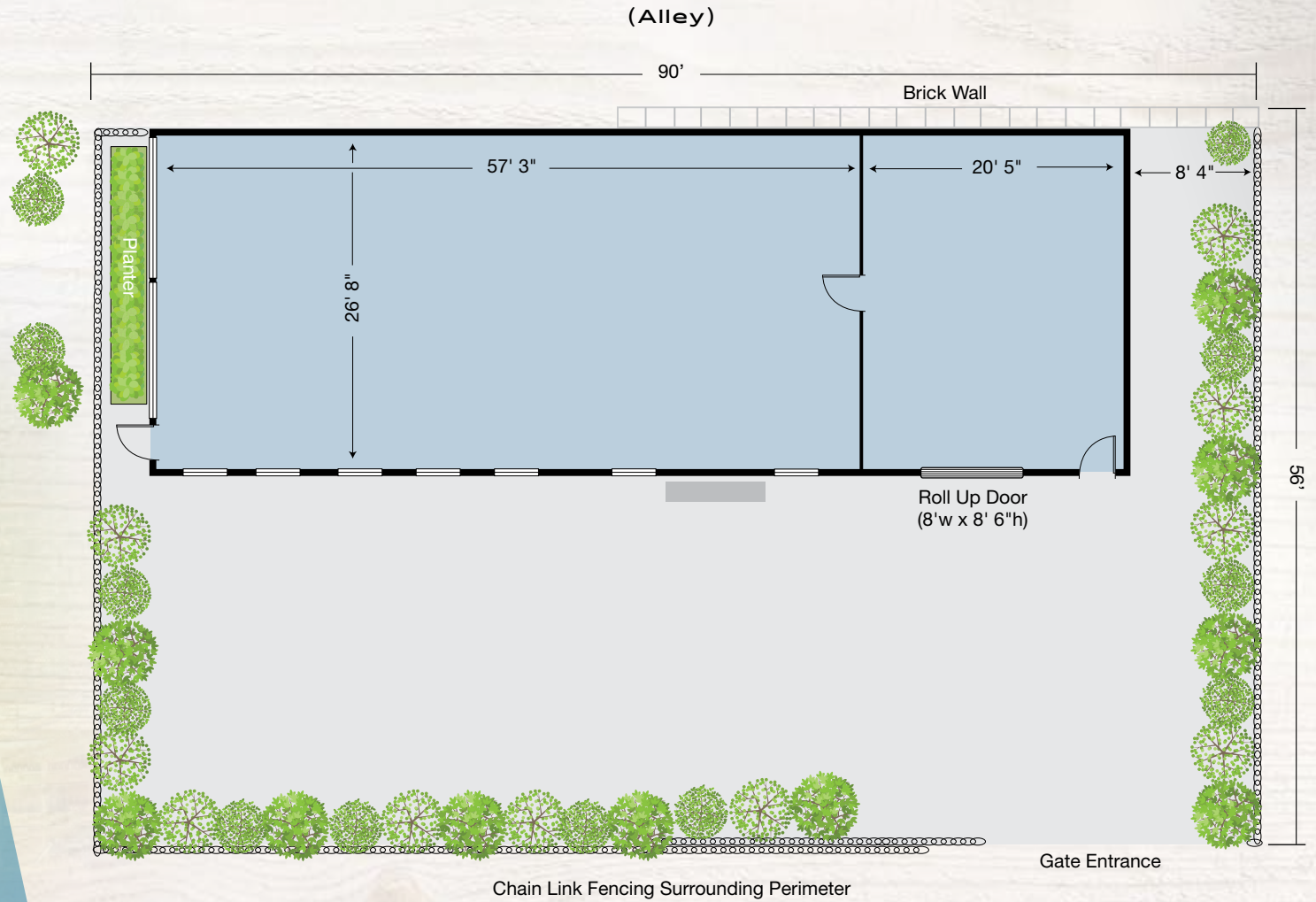
Explore
Fine and Unique Dining,
Desserts and
a Beer Drinkers Haven

The Packing House serves as a culinary walkabout, inspired by Old World food markets, in the heart of Anaheim's historic downtown.



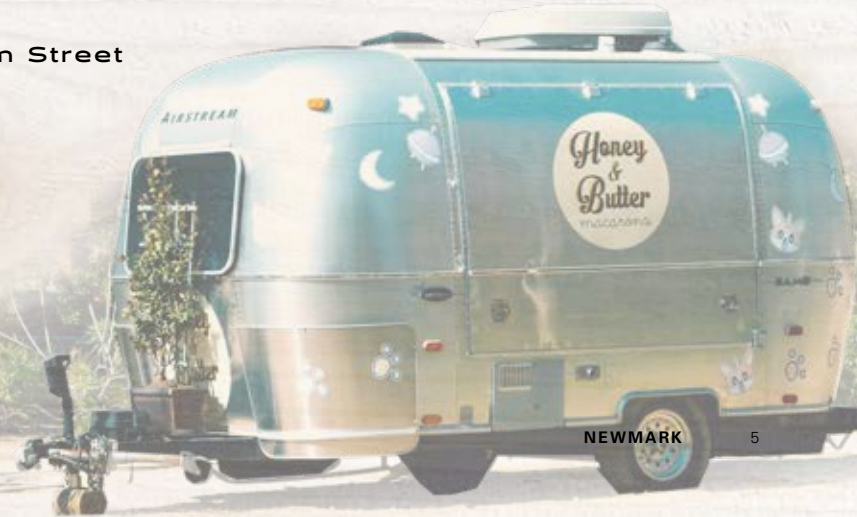
Floor/Site Plan

S. Lemon Street



W. Elm Street

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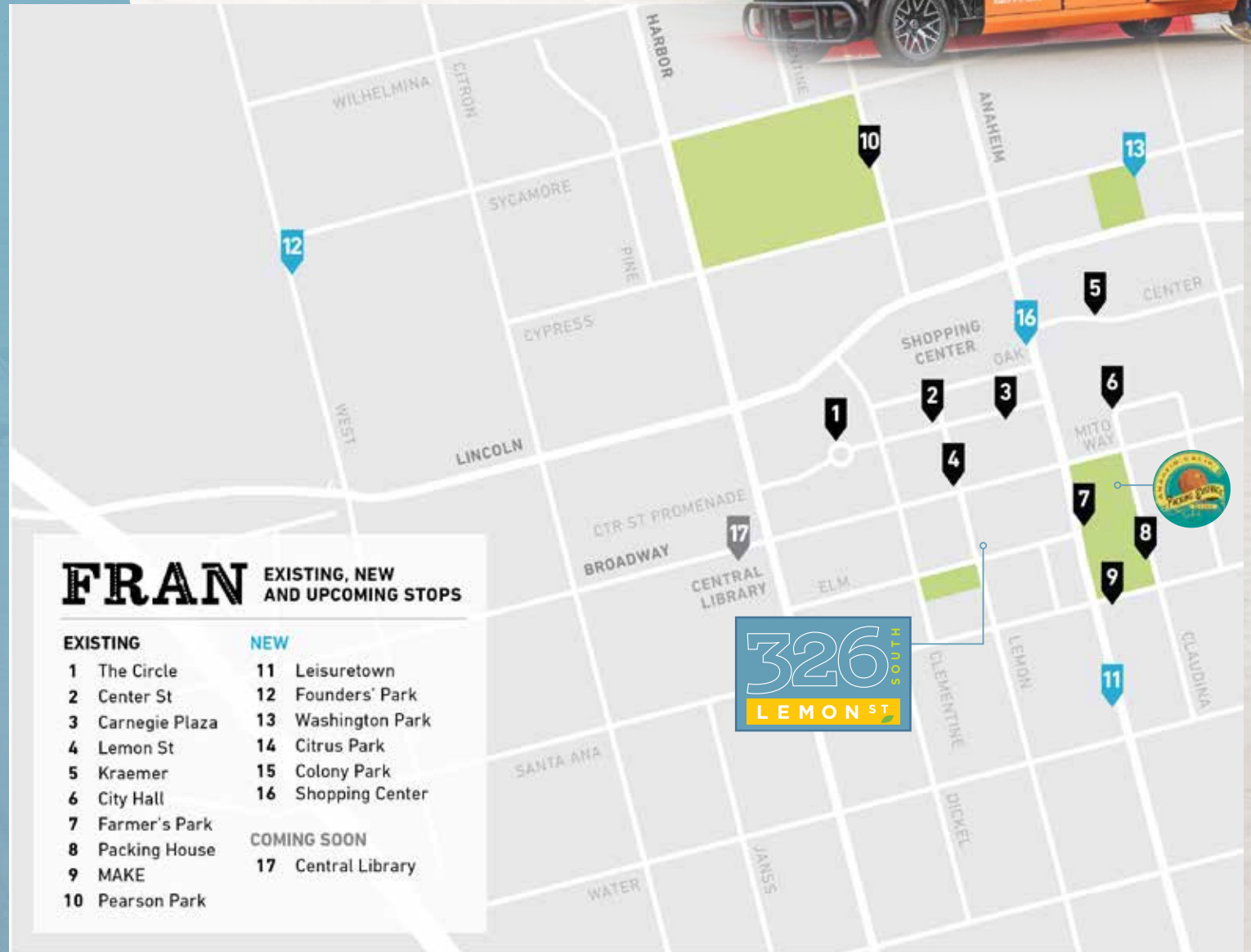
FRAN

**Free
Rides
Around the
Neighborhood**

FRAN provides on-demand service to a geofenced service area of the dynamic downtown corridor known as “CtrCity” in Anaheim. Riders can choose to begin & end their trips at one of the predefined stops near popular downtown destinations (see service map & stop).

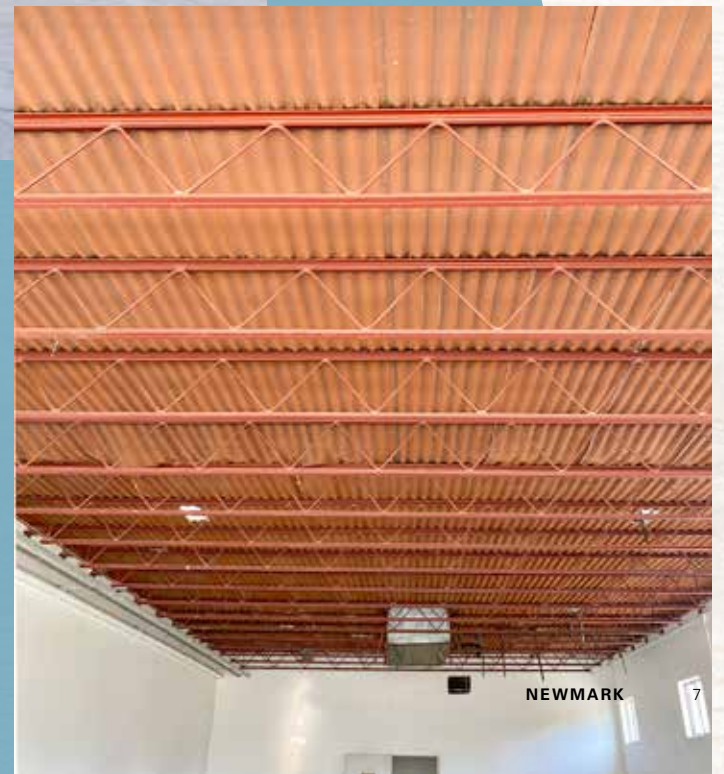
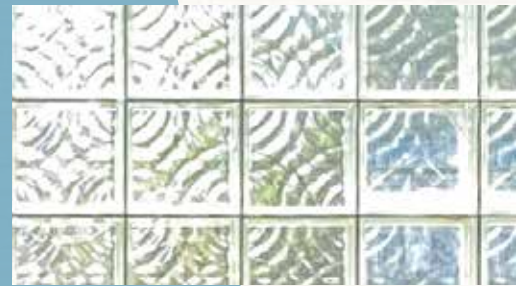
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open office environment**

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ANAHEIM, CALIFORNIA



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