

# Orange County Business

## Spotlight / Commercial Real Estate

A weekly look at office and industrial real estate in the county.

### ANAHEIM COMMERCIAL AND INDUSTRIAL REAL ESTATE

A look at commercial real estate data in an Orange County community as of June 30, 1989.

#### OFFICE BUILDINGS

##### Existing Buildings

Number .....	49
Total square feet .....	2,682,324
Vacant space .....	710,708
Vacancy rate .....	26.50

##### Buildings Under Construction

Number of buildings .....	0
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##### Monthly Lease Rates Per Square Foot

Existing Vacant Office Space		Space Under Construction	
Average .....	\$1.54	Average .....	\$1.80
Low .....	\$0.99	Low .....	\$1.75
High .....	\$2.20	High .....	\$1.85

##### High-Tech/Research & Development Space

Sale price per square foot		Lease price per square foot	
Average .....	\$76.63	Average .....	\$0.63
Low .....	\$59.52	Low .....	\$0.45
High .....	\$110.00	High .....	\$0.88

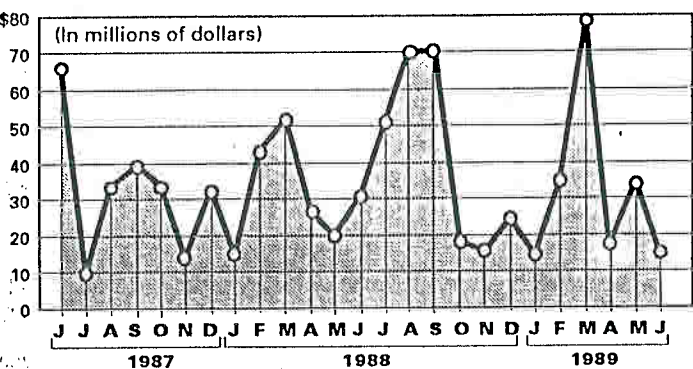
##### Manufacturing/Warehouse Space

Sale price per square foot		Lease price per square foot	
Average .....	\$69.33	Average .....	\$0.44
Low .....	\$46.43	Low .....	\$0.31
High .....	\$99.00	High .....	\$0.60

Source: Coldwell Banker

### TRENDS: BUILDING PERMITS COUNTYWIDE

RETAIL BUILDING PERMITS BY MONTH, 1988-89



(Dollar amounts are in \$1,000s)

	Year to Date				
	June '89	May '89	June '88	1989	1988
Residential	\$206,304	\$267,799	\$371,704	\$1,141,491	\$1,399,286
Industrial	\$7,199	\$15,177	\$12,722	\$39,857	\$44,852
Office	\$10,581	\$34,008	\$30,766	\$189,164	\$186,331
Retail	\$18,028	\$21,916	\$19,723	\$89,675	\$121,144

Source: Construction Industry Research Board

### FOCUS: HUTTON STADIUM CENTRE



The six-story building, previously called State College Plaza, was bought in July by Tobishima Development Co., a California subsidiary of Tokyo-based Tobishima Corp., and Hutton Development Co., Santa Ana. They purchased it from Connecticut Mutual Life Insurance Co. for \$19.7 million. The plaza will eventually include a 10-story and a 12-story building, for a total of more than 586,000 square feet of office space.

#### FACTS AND FIGURES

Address .....	2099 S. State College Blvd., Anaheim
Developer .....	Dunn Properties
Architect .....	Robert S. Kraft Architects, Irvine
Primary Contractor .....	Saffell & McAdam, Irvine
Number of floors .....	6
Square feet .....	126,000
Use .....	Office
Date completed .....	1987
Percentage of building leased .....	50%
Parking capacity .....	346
Rental cost per square foot .....	\$1.75

#### MAJOR TENANTS

	Square feet
Pacific Southwest Realty .....	13,722
Great States Mortgage .....	8,358
Scher-Voit .....	8,000
California Federal S&L .....	7,000

Source: Hutton Development and Burke Commercial Real Estate