

1193 N. BLUE GUM ST.

Anaheim, CA 92806

±6,315 SF Freestanding Industrial/Flex · Corner Lot



JUST CLOSED ESCROW — \$3,300,000

\$523/SF | ±6,315 SF Bldg | ±21,249 SF Land | Closed 7/22/2026

FEATURES

- ±6,315 SF freestanding building (±1,020 SF office)
- ±5,000 SF heavy-duty mezzanine — bonus SF
- ±11,000 SF fully fenced concrete yard
- 5 grade-level doors — drive-thru access
- Rare pylon signage on the 91 & 57 freeways
- DA-2 zoning · hard corner lot
- Permitted path to expand to ±12,210 SF
- First time on market in 50+ years

TRANSACTION DETAILS

Scott Seal of Lee & Associates | Orange represented the Seller (Soares Family Trust) in the sale to Park West Landscape.

A short-term seller leaseback kept Dockworks in place. Corner-lot building with signage, yard, and mezzanine — a rare owner-user asset that traded fast.

**Buyer rep: Mark Jerue, Lee & Assoc. | Irvine.
Closed July 2026.**

Scott Seal

Principal

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COMMERCIAL REAL ESTATE SERVICES

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1004 West Taft Avenue | Orange, CA 92865 | 714.647.9100 | LeeOrange.com | BRE #01011260

TRANSACTION HIGHLIGHTS

1193 N. Blue Gum St., Anaheim · SOLD \$3,300,000 (\$523/SF) · Closed July 2026

THE DEAL

Scott Seal of Lee & Associates CRE – Orange, CA represented the Seller (the Soares Family Trust) in the sale of 1193 N. Blue Gum St. — a ±6,315 SF freestanding industrial/flex building with a ±5,000 SF mezzanine on a ±21,249 SF hard corner lot in Anaheim's Canyon submarket, with rare pylon signage on the 91 & 57 freeway interchange.

THE TASK

Achieve the highest price and terms on an asset that, on its face, worked against itself — a single owner-user occupant, years of accumulated scrap and inoperable equipment throughout the building, and a hard-corner location directly adjacent to the City of Anaheim's trash headquarters.

THE OBSTACLES

The central challenge was vision. An owner-user has to picture their own operation running in the space — difficult when the doors are padlocked, deferred maintenance is on display, and 20+ years of owner-user occupancy shows in every angle of the facility.

PROBLEM SOLVED

Early interest was cautious — buyers hesitated at the price relative to the deferred maintenance. We repositioned the pricing in line with the market and, leveraging long-standing relationships across the brokerage community, brought the right operator to the table.

Read the full story of the deal

The obstacles, the negotiation, and how it closed — tap to continue.

[Continue reading →](#)

Scott Seal

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