



# FactSheet

## Platinum Triangle

- **What:** 820-acre district including Angel Stadium of Anaheim, Honda Center, City National Grove of Anaheim, the Anaheim Regional Transportation Intermodal Center, condominiums, apartments, offices, restaurants, retail and a hotel with more under construction and in planning
- **History:** In 2004, the industrial area around Angel Stadium of Anaheim was rezoned to allow for a urban village built around sports, entertainment, public transit and jobs
- **Investment under way:** more than \$1.5 billion in condominiums, apartments, offices, retail and a hotel
- **At buildout:**
  - 28,000 residents
  - 19,000 apartments and condominiums
  - 14 million square feet of office space
  - 4.7 million square feet of commercial, retail and hotel space
- **What's there today:**
  - 5,000 residents
  - 3,358 apartments, condos
  - 1.9 million square feet of office space
  - 709,369 square feet of retail, restaurants other commercial space
- **Near-term projects**
  - 4,109 apartments, condos
  - 647,600 square feet of retail, restaurants
  - 77,000 square feet of office





# FactSheet

## Under Construction

### ○ A-Town Metro

- Lennar Corp.
- 1404 E. Katella Ave.
- 43 acres
- 1,400 to 1,746 condominiums, apartments
- 38,000 to 50,000 square feet of retail
- 3.5 acres of park space
- First phase of 400 apartments started in mid-2016, buildings framed
- Seven phases in all
- Project value: \$120 million first phase, \$500 million total



### ○ Jefferson Stadium Park

- JPI/TDI Cos.
- 1969 S. State College Blvd.
- 17.6 acres
- 1,079 apartments, including 12 live-work units
- 14,600 square feet of retail
- Grading for phase one started in winter 2017, phases two, three under way in 2018
- Project value: \$460 million

### ○ Katella Grand

- UDR Inc., Wolff Co
- 915 E. Katella Ave.
- 13 acres
- 785 apartments
- 399 apartments completed in late 2015; second phase in construction framing stage
- Project value: \$100 million





# FactSheet



## Under Construction

- **The Parallel**
  - UDR Inc., Wolff Co.
  - 1105 E. Katella Ave.
  - 4.12 acres
  - 386 apartments
  - Framing stage of construction
  - Project value: \$65 million estimated
  
- **Vivere Apartments, phase II**
  - Mack Urban LLC, Moller Investment Group LLC
  - 1725 S. Auburn Way
  - 5 acres
  - 244 apartments
  - Framing stage of construction
  - Project value: \$40 million estimated



# FactSheet



## Projects in Planning

- **LT Platinum Center**
  - LT Global Investment Inc.
  - 2040 S. State College Blvd.
  - 14.8 acres
  - 440,000 square feet of shopping, dining, entertainment
  - 77,000 square feet of office
  - 405 condos, apartments
  - 200-room hotel
  - City Council approval, Oct. 18, 2016, in design phase
  - Project value: \$450 million
  
- **Stadium Towers II**
  - CIM Group LP
  - 2400 E. Katella Ave.
  - 7.9 acres
  - 15-story office building
  - 270,000 to 300,000 square feet
  - Conceptual development review submitted in late 2015; awaiting project application
  - Project value: \$80 million (estimated)



# FactSheet

## Completed Projects

- **The George**
  - Lyon Living, Integral Partners
  - 2211 E. Orangewood Ave.
  - 3.9 acres
  - 340 apartments
  - 24,000 rooftop deck with sports bar, lounge, 900 feet from home plate
  - Opened 2018
  - Project value: \$56.5 million
  
- **Golden Road Brewery**
  - 2220 E. Orangewood Ave.
  - 900-square-foot outdoor patio, brewery and restaurant with three outdoor bars, fire pits, a dog run, kids area, swings, community seating, 720-square-foot beer tasting room
  - Tasting room opened November 2015, restaurant, outdoor patio opened 2018
  
- **Karl Strauss Brewing Co.**
  - 2390 E. Orangewood Ave.
  - 11,885-square-foot craft brewery and restaurant
  - Opened August 2016
  - Project value: undetermined
  
- **Vivere Apartments, phase I**
  - Mack Urban LLC, Moller Investment Group LLC
  - 1331 E. Katella Ave.
  - 5 acres
  - 92 units in phase I completed in 2011; 244 units in phase II under construction
  - Total project value: \$80 million





# FactSheet

## Completed Projects

- **Jefferson Platinum Triangle I & II**
  - JPI/TDI Cos.
  - 1781 S. Campton Ave., 1551 E. Wright Circle
  - 7.6 acres
  - 400 apartments
  - Completed fall 2016
  - Project value: \$119 million
  
- **Gateway Apartment Homes, phase II**
  - Irvine Co.
  - 2120 S. State College Blvd.
  - 6.2 acres
  - 395 apartments
  - Completed March 2016
  - Project value: \$100 million
  
- **Stadium Lofts**
  - Windstar Communities
  - 1801 E. Katella Ave.
  - 6.3 acres
  - 390 condominiums
  - 10,659 square feet of retail
  - Completed in 2007
  - Project value: \$77 million
  
- **Park Viridian**
  - BRE Properties Inc., now Essex Property Trust Inc.
  - 1515 E. Katella Ave.
  - 3.4 acres
  - 320 apartments
  - Completed in 2009
  - Project value: \$80 million



# FactSheet

## Completed Projects

- **1818 Platinum Triangle**
  - Hanover Co., now owned by UDR Inc.
  - 1818 State College Blvd.
  - 3.4 acres
  - 265 apartments
  - Completed in 2009
  - Project value: \$70 million
  
- **Anavia**
  - KB Homes, now owned by Essex Property Trust Inc.
  - 2045 S. State College Blvd.
  - 3.9 acres
  - 250 apartments
  - Completed in 2009
  - Project value: \$80 million
  
- **Avalon Angel Stadium**
  - AvalonBay Communities Inc.
  - 2100 E. Katella Ave.
  - 3.5 acres
  - 251 apartments
  - 11,807 square feet of retail
  - Completed 2008
  - Project value: \$80 million