



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 billion in condominiums, apartments, offices, retail and a hotel
- **At buildout:**
 - 26,000 residents
 - 17,500 apartments and condominiums
 - 13.5 million square feet of office space
 - 4.8 million square feet of commercial, retail and hotel space
- **What's there today:**
 - 6,100 residents
 - 4,084 apartments, condos
 - 1.9 million square feet of office space
 - 709,271 square feet of retail, restaurants, other commercial space
- **Approved or under construction**
 - 3,383 apartments, condos
 - 647,600 square feet of retail, restaurants
 - 77,000 square feet of office
- **Future development**
 - 10,000 apartments, condos
 - 3.4 million square feet of retail, restaurants
 - 11.5 million 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

○ **Lewis + Mason**

- Trumark Homes
- 1700 S. Lewis St.
- 7.7 acres
- 153 townhomes for sale
- Replaces 110,600 square feet of industrial space in three buildings
- Construction started in 2017, selling in 2018, 2019
- Project value: \$55 million



FactSheet

Projects in Planning

2040 S. State College Blvd.

- PDC Anaheim Properties LLC
- 2040 S. State College Blvd.
- 14.8 acres
- Approved as mixed-use development with homes, commercial space
- City Council approval, Oct. 18, 2016
- Formerly LT Platinum Center
- Acquired for \$32 million by Camphor Partners in September 2019

○ **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)

Completed Projects

○ **Chapman Grand (formerly Katella Grand)**

- UDR Inc., Wolff Co
- 915 E. Katella Ave.
- 13 acres
- 785 apartments
- 399 apartments
- Project value: \$100 million

○ **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



FactSheet

Completed Projects

- **The Parallel (formerly Platinum Vista)**
 - UDR Inc., Wolff Co.
 - 1105 E. Katella Ave.
 - 4.12 acres
 - 386 apartments
 - Framing stage of construction
 - Project value: \$65 million estimated

- **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 (formerly Anaheim Apartment Communities)**
 - Mack Urban LLC, Moller Investment Group LLC
 - 1331 E. Katella Ave.
 - 5 acres
 - 336 apartments
 - Total project value: \$80 million

- **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



FactSheet

Completed Projects

- **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

- **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



FactSheet

Completed Projects

- **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