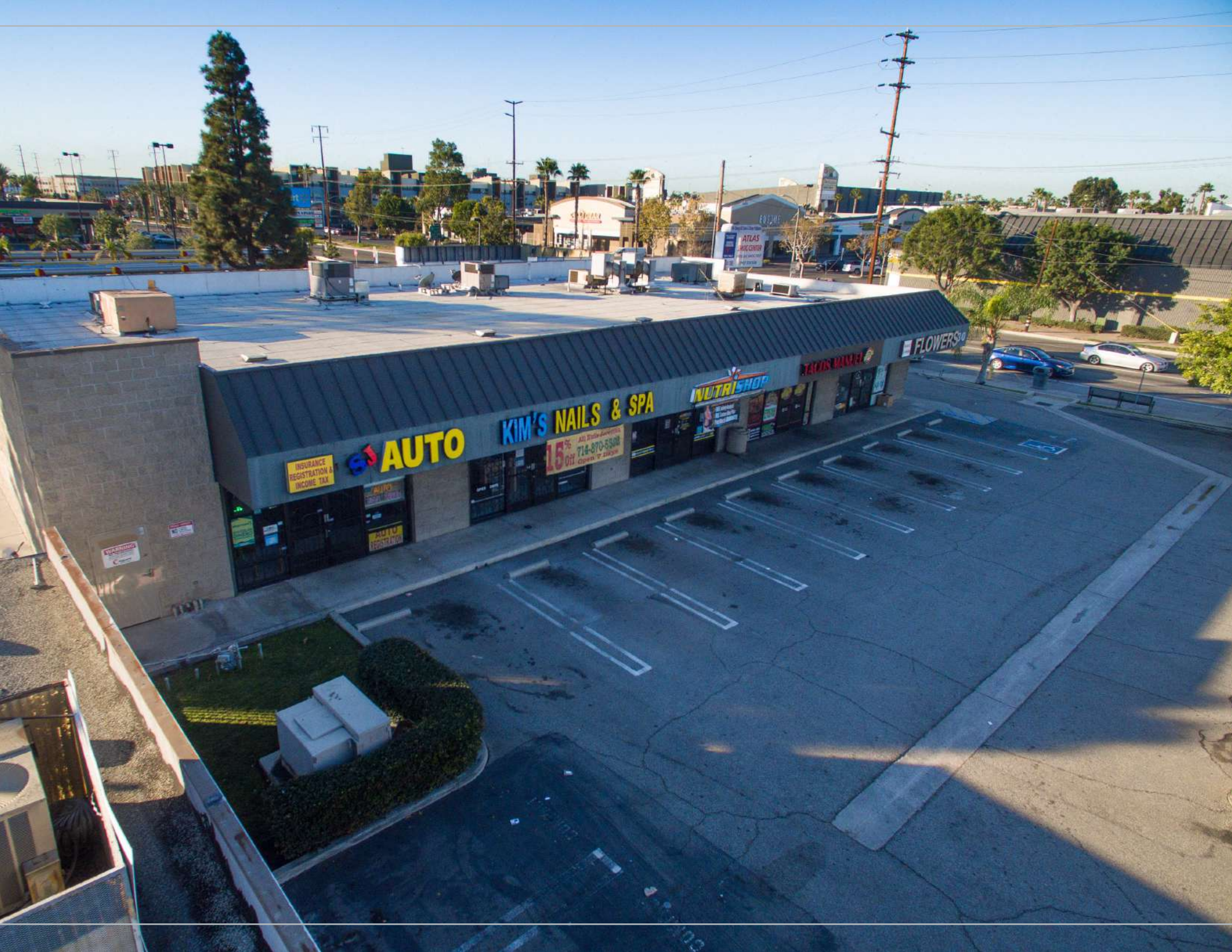




**Intersection
Traffic
+60,000 CPD**

East Orangethorpe Avenue

South Lemon Street

**Parcel 1
+/- 19,228 SF**

**Parcel 2
+/- 7,091 SF**

**Total Lot Size
+/- 26,319 SF**





PROPERTY SUMMARY

ANAHEIM CENTER

30 East Orangethorpe Avenue, Anaheim 92801	
Gross Leaseable Area	5,752 SF
Lot Size	26,136 SF
Number of Buildings	2
Number of Stories	1
Number of Suites	6
Year Built	1961/1976
Ownership	Fee Simple
Zoning	LKC3
APN	073-090-22; 073-090-028
Intersection	Signalized
Parking Spaces	31



LOWE'S

Curacao Shopping Center

24 FITNESS

McDonald's

Walmart

BIG 5
WORKING GOOD

Subject Parcels

SONIC

East Orangethorpe Avenue

South Lemon Street

Intersection +60,000
CPD





Fullerton Market Center

Marshall's

Durlington

Michaels

Davita



BEST BUY



GEN

CHIPOTLE

TACO BELL

there's a lot

Chick-fil-A

metro

UFC GYM

Walmart

SONIC

CHUZE FITNESS

Intersection
+60,000 CPD

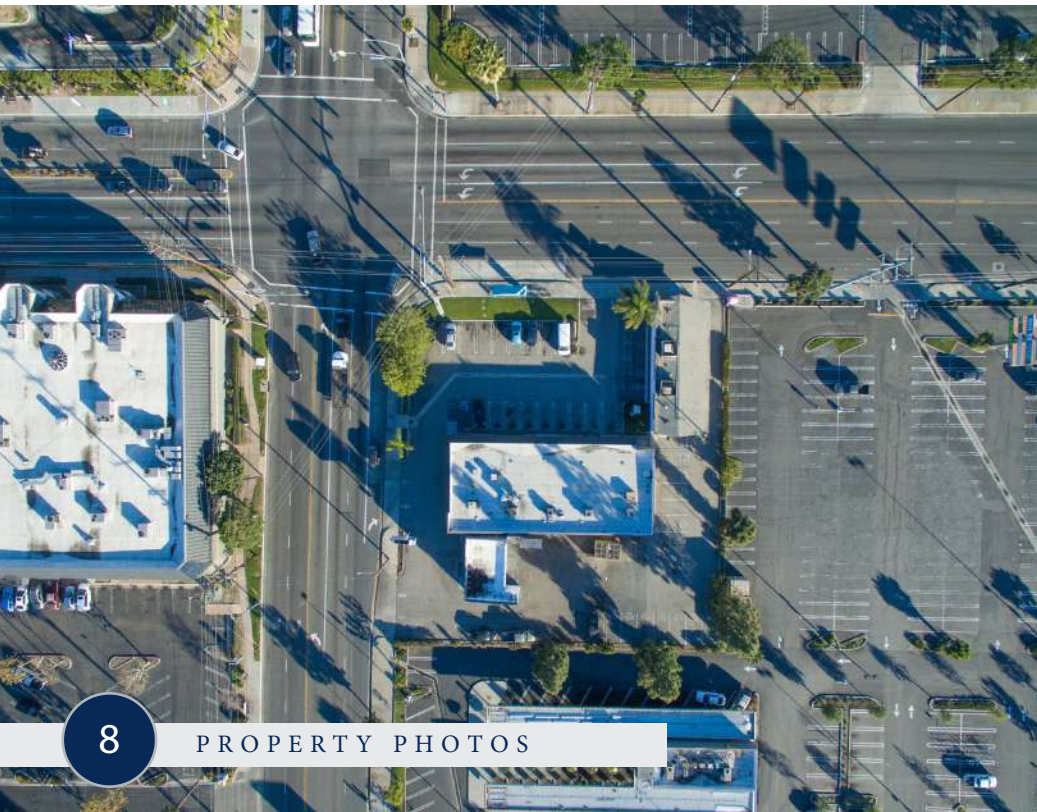
Car Wash

COSTCO WHOLESALE

Zimco

East Orangethorpe Avenue

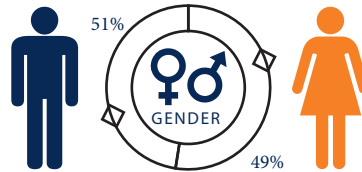
See's CANDIES



DEMOGRAPHICS // Anaheim Center



30,939 Total
Population Within 1 Mile Radius



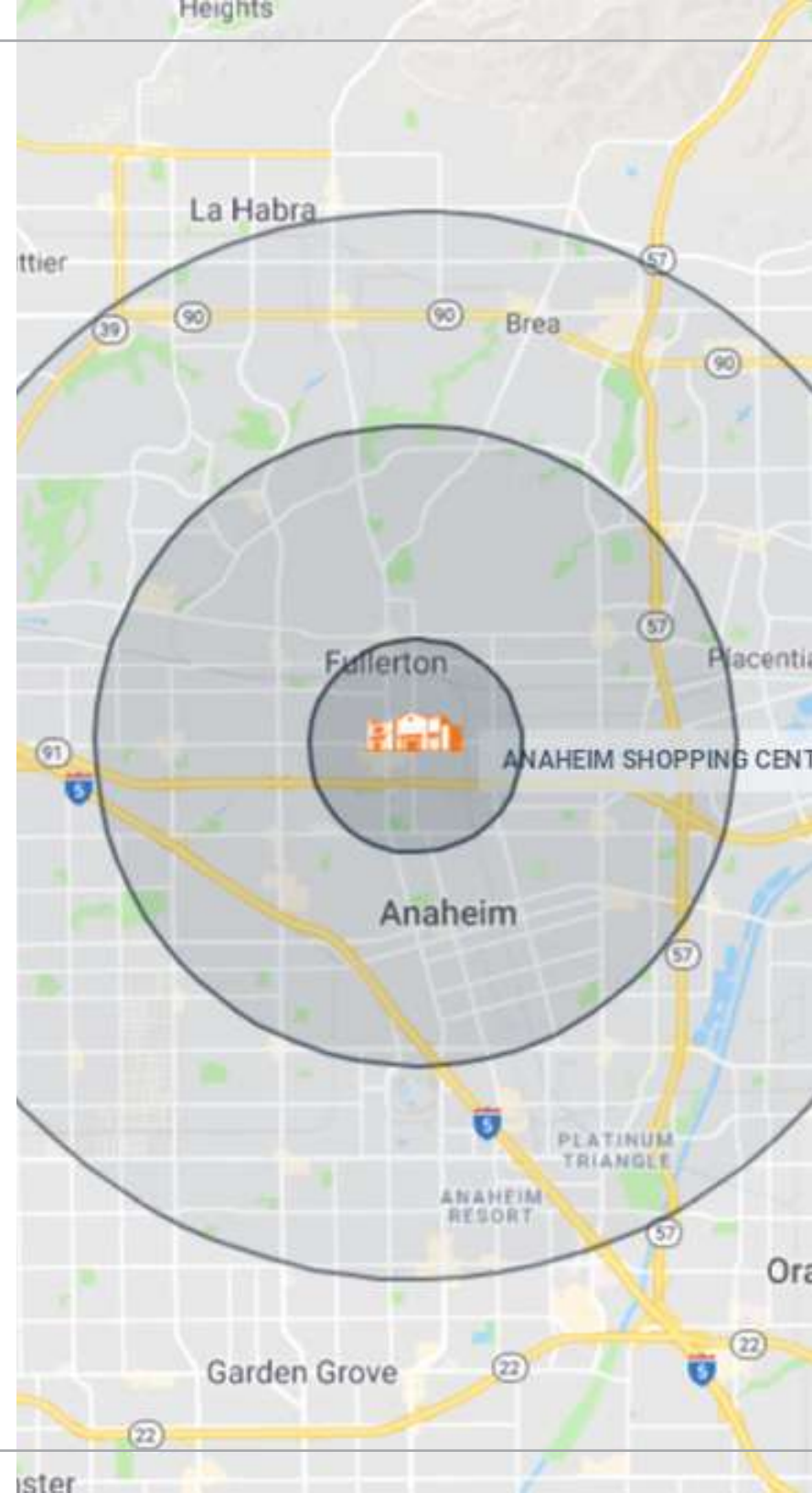
\$66,673
Average Household Income within
1 Mile Radius



\$48,746
Median Housing Value within 1
Mile Radius



186,571 ➡ **↑ 7.67%**
Total Households in 5 Mile Radius From 2010



AREA

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2022 Projection	30,855	253,423	621,291
2017A Estimate	30,939	252,434	616,623
2010 Census	28,819	234,864	578,584
Growth 2017A - 2022	-0.27%	0.43%	0.76%

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	49.08%	49.93%	48.41%
Black	2.76%	2.51%	2.83%
Asian	7.17%	13.72%	19.71%
Native American	0.84%	0.82%	0.79%
Pacific Islander	0.28%	0.31%	0.41%
Multi-Race	4.72%	4.53%	4.53%
Other	35.15%	28.18%	23.32%

Ethnicity

Hispanic	75.06%	60.67%	50.49%
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INCOME	1 MILE	3 MILES	5 MILES
2017A Estimate			
Average Household	\$66,673	\$81,980	\$87,180
Median Household	\$48,746	\$59,306	\$63,782
Per Capita	\$18,625	\$23,778	\$26,615

2022 Projection

Average Household	\$78,511	\$94,961	\$100,672
Median Household	\$53,933	\$67,707	\$73,976

MAJOR AREA EMPLOYERS

Disneyland Resort
 Kaiser Foundation Hospital
 Hilton Anaheim
 Angels Baseball
 Anaheim Regional Medical Center
 Anaheim Marriott
 L-3 Communications
 Time Warner Cable
 Hewlett Packard