

FOR LEASE

# 14K SF Former Rite Aid - Anaheim, CA

1035 N. Magnolia Ave | Anaheim, CA 92801



## RETAIL/MEDICAL OPPORTUNITY

**14,061 SF**

Co-Anchor Available

## DESCRIPTION

- Strategically positioned co-anchor opportunity located at high traffic signalized intersection (combined over 55K cpd)
- Immediate proximity to I-5, CA-91, and CA-22 freeways offers large regional draw carrying over 300,000 cars per day
- In close proximity to large scale hospitality development, Knott's Berry Farm, and Disneyland
- Outstanding demographics with well above average daytime and residential population counts in a 1, 3, and 5 mile radius
- Serve dense residential population within an extended radius and ability to pull daytime customers from massive office/ industrial district
- Dense daily needs residential customer base in immediate area

## CONTACT

**Terrison Quinn**

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**Adam Handfield**

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610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



**PYLON SIGNAGE ALONG MAGNOLIA AVE**

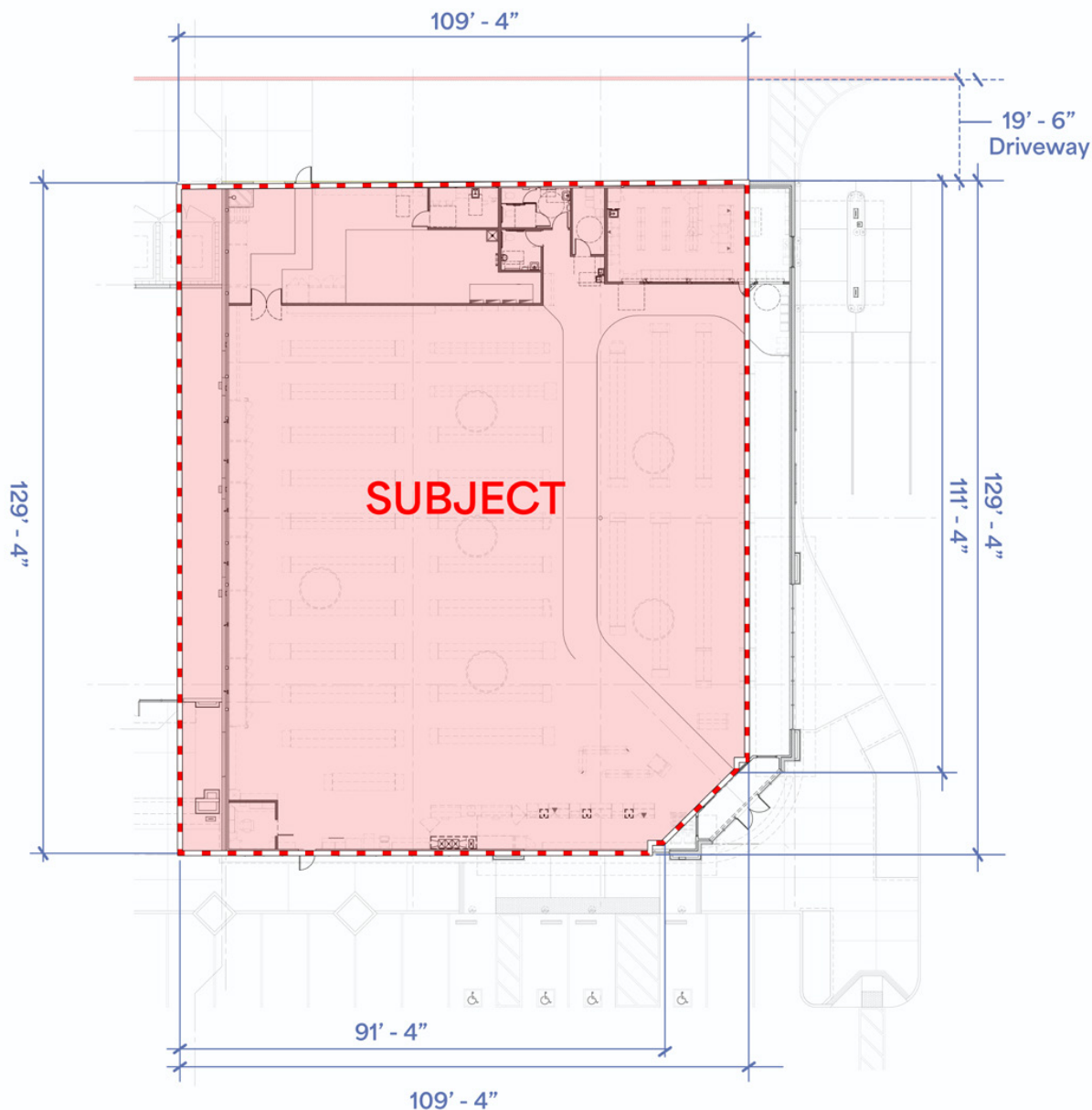
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**SUBJECT**

Co-Anchor Space: 14,061 SF Available



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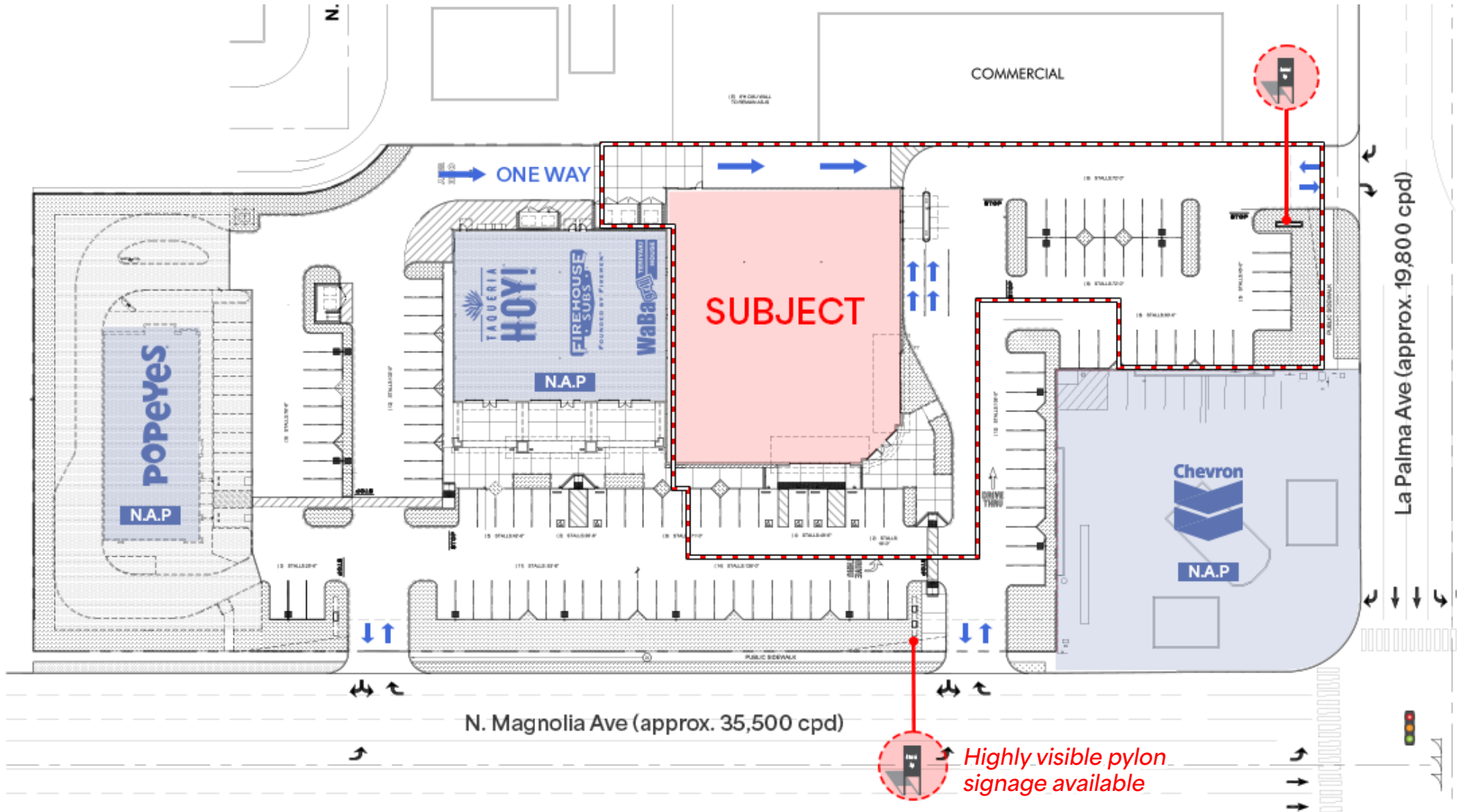
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## 2023 DEMOGRAPHICS

### 1 Mile

Population 26,606  
 Avg Household Income \$115,583  
 Daytime Population 7,400

### 3 Miles

Population 282,522  
 Avg Household Income \$106,389  
 Daytime Population 86,568

### 5 Miles

Population 641,937  
 Avg Household Income \$119,456  
 Daytime Population 276,514

\*Source: Esri

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### Site

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