

FOR LEASE

1,300 SF Available

2350-2394 W. LINCOLN AVE, ANAHEIM, CA



CSL Plasma



Adriana's
INSURANCE



WELLS
FARGO

POTENTIALLY
AVAILABLE
±975 SF

AVAILABLE
±1,300 SF

N. Gilbert St. (±10,362 CPD)

Lincoln Ave. (±24,312 CPD)

CBRE

PROPERTY HIGHLIGHTS



±1,300 SF of retail space available at the signalized corner of Lincoln Ave. (±24,312 CPD) and N. Gilbert St. (±10,362 CPD)



Ideally located to serve the Anaheim, Stanton and Cypress communities

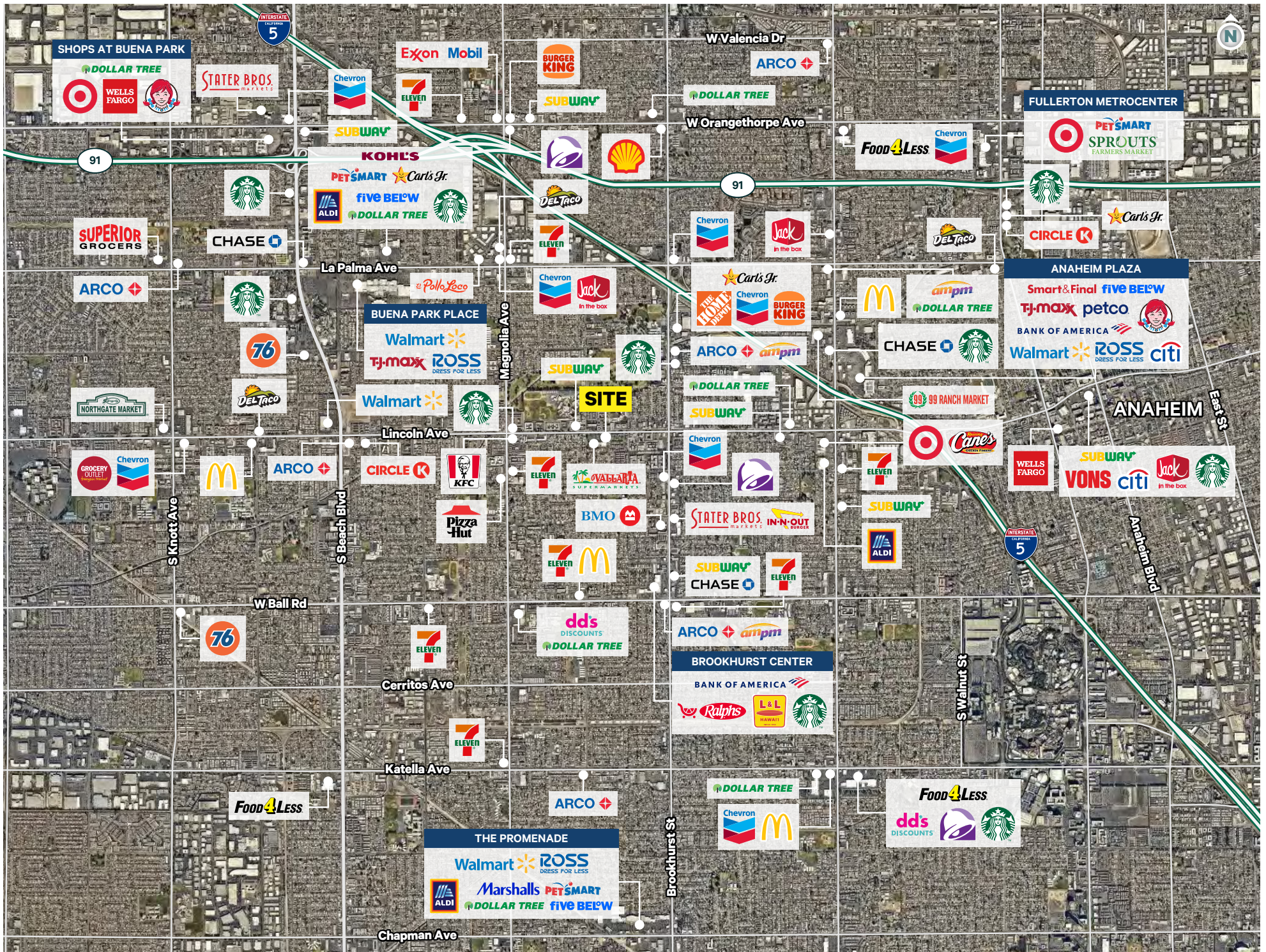


Great visibility with multiple access points and abundant parking of 300 spaces



Direct access to the I-5 Freeway with ±524,200 CPD

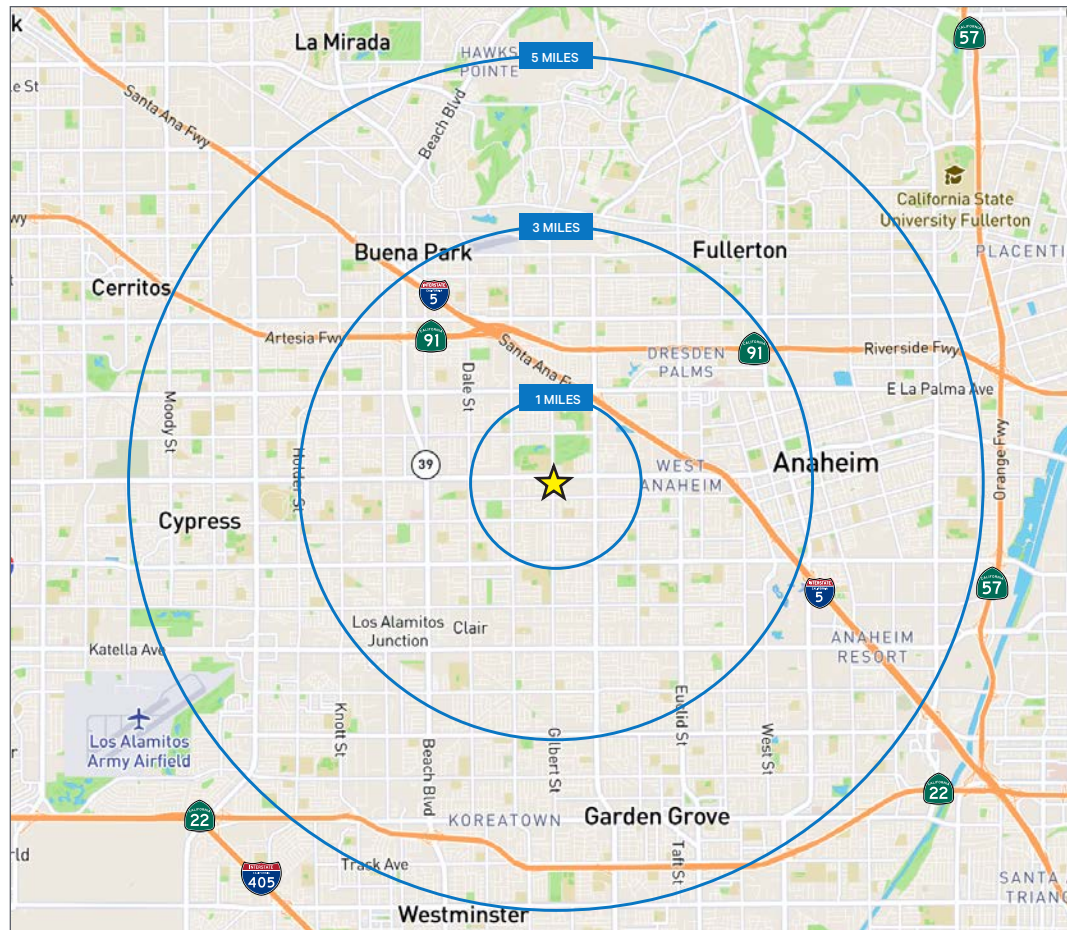




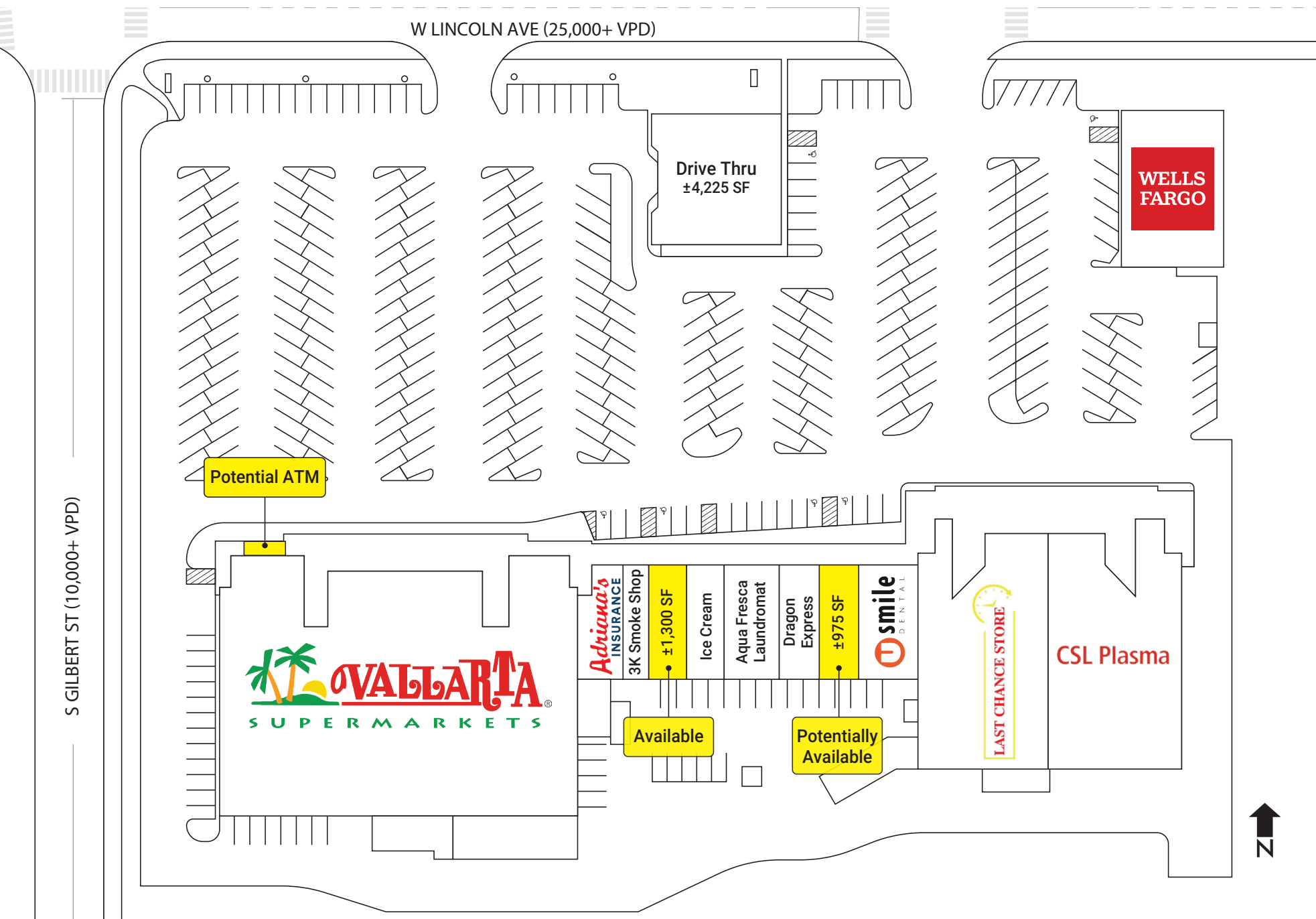
DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	37,871	292,291	693,744
Daytime Population	29,286	256,141	646,279
Households	11,858	87,539	211,579
Average Household Income	\$109,002	\$108,002	\$120,997
Median Age	36	37.2	38.1

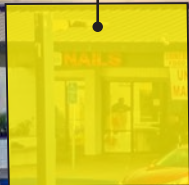
One of Southern California's thriving population and economic centers, Anaheim is a prime destination for businesses and retailers. With a strong consumer base and a business-friendly environment, Anaheim attracts major retailers, restaurants, and multinational corporations. The city is home to regional distribution centers for companies like Amazon, Disneyland Resort, Pacific Sunwear (PacSun), and Walmart, benefiting from its strategic location, skilled workforce, and proximity to major transportation networks.



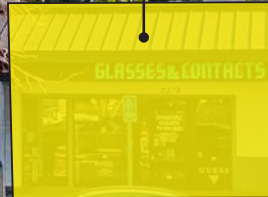
SITE PLAN



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POTENTIAL
ATM



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