



2438 E. KATELLA AVE, ANAHEIM, CA 92806

FOR LEASE

±8K SF Freestanding Restaurant Building Opportunity

±7,089 SF 2nd Generation Improved Restaurant plus ±992 SF Patio

Represented by



610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

SRSRE.com



FOR LEASE

±8,081 SF Restaurant Opportunity

 2438 E KATELLA AVE / ANAHEIM, CA 92806

2ND GENERATION RESTAURANT + PATIO

Building: ±7,089 SF

Patio: ±992 SF

Land Area: ≈0.50 Acres (≈21,780 SF)

Parking: 116

APN: 253-532-09

- Site presents a unique restaurant opportunity in a desirable location
- Great opportunity within one of the main regional retail and entertainment corridors in Anaheim
- Close proximity to 57, 91 and 22 freeway
- Strong tenant synergy with Comerica Bank, Lola's by MFK, Lamill Coffee; drawing consumers to the trade area and promoting crossover tenant exposures to the site
- Ample on-site parking



CLICK FOR A VIRTUAL TOUR



NEARBY RESIDENTIAL

1	Gateway	Apartment Units / 1,279
2	Lennar at Brio at A-Town	Townhome Units / 73
3	Renaissance at Uptown Orange	Apartment Units / 460
4	LT Platinum Center	Apartment Units / 405
5	The Paramount Platinum Triangle	Apartment Units / 400
6	Core	Apartment Units / 400
7	Stadium Lofts	Condominiums Units / 400
8	The Parallel	Apartment Units / 386
9	Rise	Apartment Units / 376
10	Edge	Apartment Units / 371
11	The George	Apartment Units / 340
12	Vivere Flats	Apartment Units / 244
13	Jefferson REVO	Apartment Units / 332
14	Park Viridian	Apartment Units / 320
15	Allure Apartments	Apartment Units / 282
16	1818 Platinum Triangle	Apartment Units / 265
17	Stadium House	Apartment Units / 251

TRADE AREA

Angel's Stadium • Annual attendance $\pm 2.5\text{--}2.6\text{M}$
2024 Total home attendance was $\approx 2.5\text{M}$, averaging 31,822 fans per game (13th in MLB)

The City National Grove of Anaheim • 250+ events per year • which include concerts, comedy nights, family shows, and private/community events

ARTIC • Annual visitors 1M+
Daily passengers (weekday average) $\approx 4,300\text{--}4,400$
Daily passengers on event days (i.e. games) $\approx 5,200$
serves as a central hub for Amtrak, Metrolink, OCTA buses, Anaheim Resort Transit, Greyhound, and other services

Anaheim Convention Center • 947K attendees
148 conventions, meetings, and events planned for the city, including 50 major conventions held at the Anaheim Convention Center

Honda Center • 600K -700K+ (including all events)
hosts sports, music, family shows, and special events annually, contributing to total attendance well into the hundreds of thousands to low millions.

OCVIBE • Under Construction
A \$4 billion privately funded development by Anaheim Real Estate Partners (Samueli family), spanning about 100 acres next to Honda Center and ARTIC railway hub

TRADE DEMOGRAPHICS

one mile

Population / **15,601**

Avg HH Income / **\$118,167**

Daytime Population / **31,453**

Total Households / **6,872**

Average Household Size / **2.12**

Median Age / **32**

three miles

Population / **234,999**

Avg HH Income / **\$122,984**

Daytime Population / **194,372**

Total Households / **74,113**

Average Household Size / **3.05**

Median Age / **35**

five miles

Population / **693,312**

Avg HH Income / **\$121,738**

Daytime Population / **371,420**

Total Households / **205,262**

Average Household Size / **3.29**

Median Age / **35**



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