



2438 E. KATELLA AVE, ANAHEIM, CA 92806

FOR LEASE

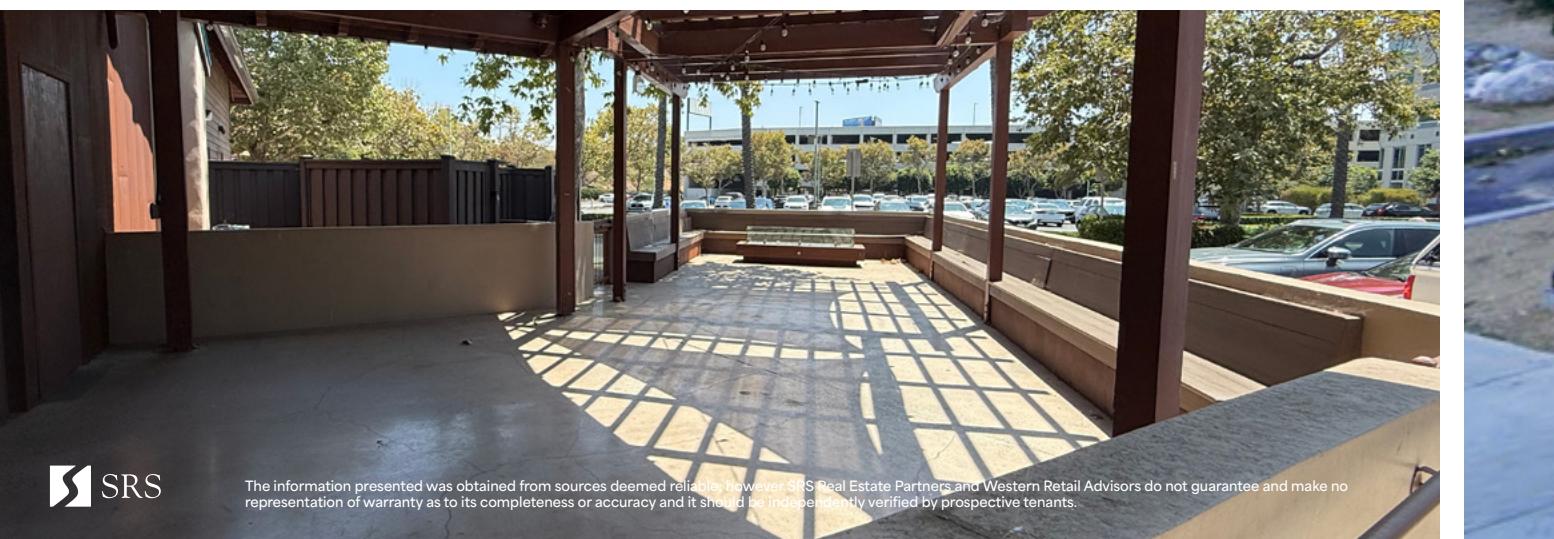
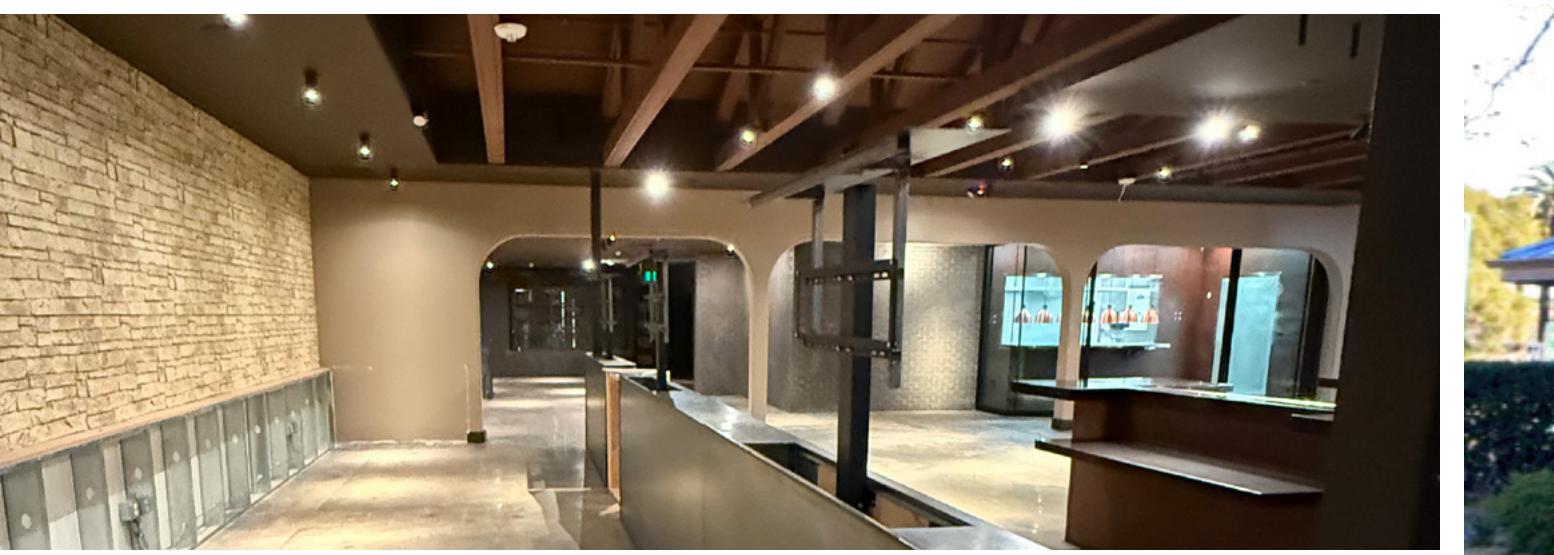
## **±8K SF Freestanding Restaurant Building Opportunity**

**±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](http://SRSRE.com)



FOR LEASE

## **±8,081 SF Restaurant Opportunity**

 2438 E KATELLA AVE / ANAHEIM, CA 92860

### **2ND GENERATION RESTAURANT + PATIO**

Building: ±7,089 SF  
Patio: ±992 SF  
Land Area: ≈0.50 Acres (≈2,780 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 5, 71 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 ±2.5-2.6M 2024 Total home attendance was ±2.5M, 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) ±4,300-4,400 Daily passengers on event days (i.e. games) ±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

## TRADED DEMOGRAPHICS

one mile Population / 15,011 Avg HH Income / \$18,167 Daytime Population / 31,453 Total Households / 6,872 Average Household Size / 2.22 Median Age / 32
three miles Population / 23,999 Avg HH Income / \$21,984 Daytime Population / 194,322 Total Households / 74,113 Average Household Size / 3.05 Median Age / 35
five miles Population / 63,312 Avg HH Income / \$21,738 Daytime Population / 371,420 Total Households / 205,262 Average Household Size / 3.29 Median Age / 35
<small>ESTIMATE 2025 (SOURCE: ERIC)</small>



## For More Information, Contact

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