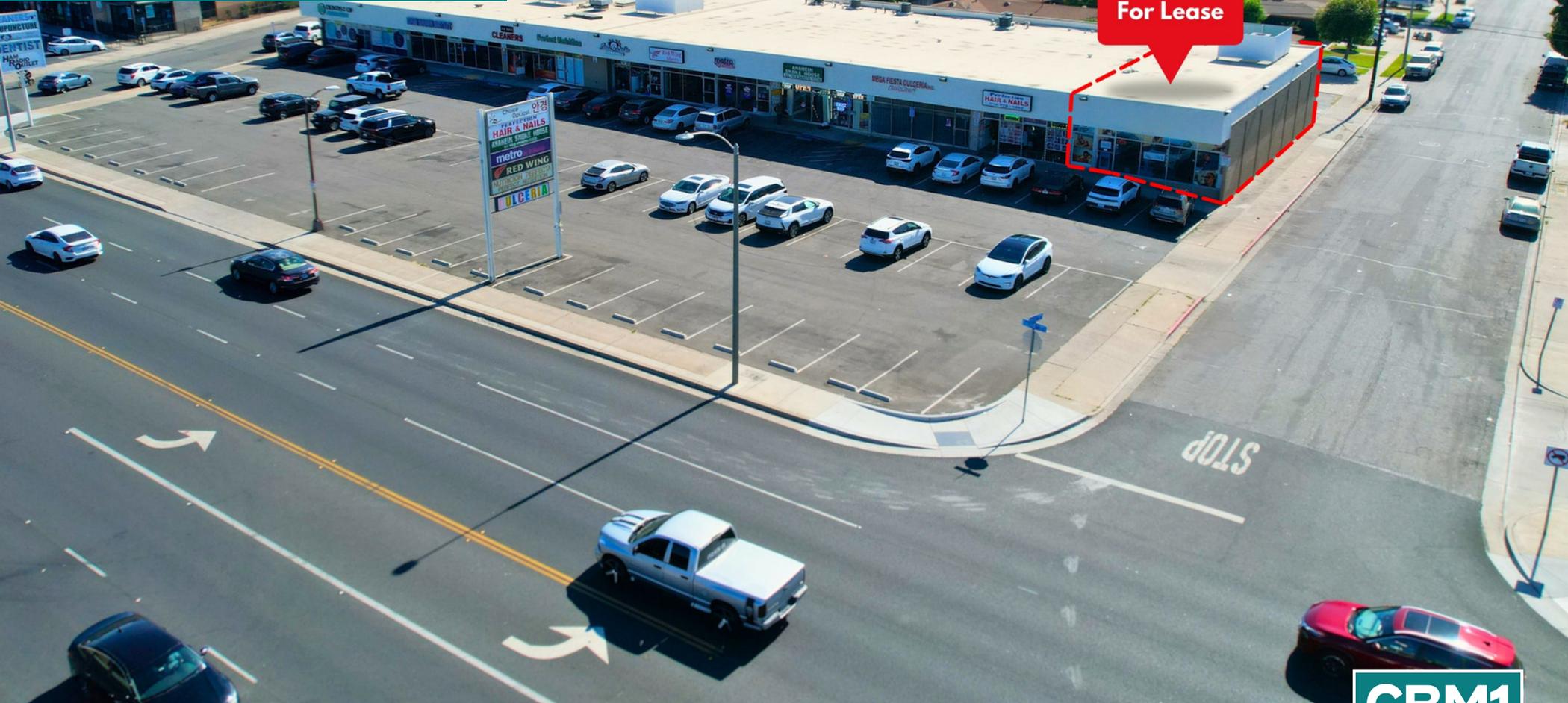


FOR LEASE

2,400 SF END CAP SPACE

9953 N EUCLID ST | ANAHEIM, CA 92801

End Cap
2,400 SF
For Lease



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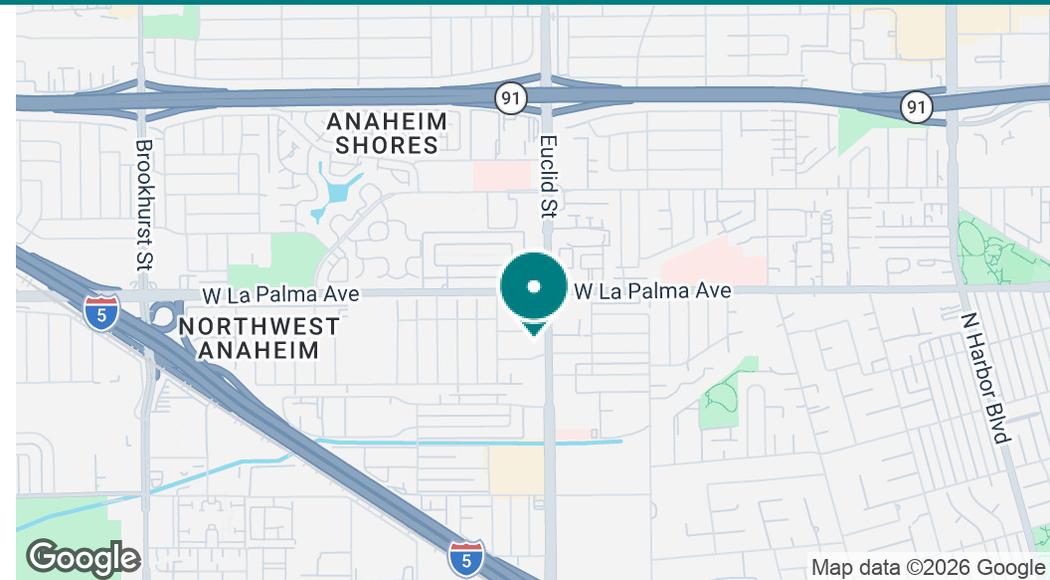
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LEASING
BROKERAGE
INVESTMENTS

EXECUTIVE SUMMARY

EUCLID STREET RETAIL CENTER | 925-953 N EUCLID ST, ANAHEIM, CA 92801

BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$2.25 + Est. \$0.67 NNN
Building Size:	22,790 SF
Available SF:	2,400 SF
Lot Size:	62,290 SF
Zoning:	CG
Traffic Count:	48,000

PROPERTY OVERVIEW

Prime End Cap retail opportunity available in a highly visible North Anaheim strip center, ideally located on N Euclid Street between the 91 and 5 Freeways. This busy neighborhood center sees consistent daily traffic and is surrounded by national and regional tenants. The available spaces feature excellent frontage, prominent signage options, and direct access to a large surface parking lot, making it a strategic location for retail, service, or office users aiming to benefit from strong visibility and built-in customer traffic.

LOCATION OVERVIEW

Positioned in the heart of North Anaheim, the center is just minutes from Disneyland Resort, Angel Stadium, and Downtown Anaheim. The property is easily accessible from both the 91 and 5 Freeways and sits in a densely populated trade area with strong household demographics. Nearby national retailers and restaurants – including Smart & Final, IHOP, USPS, Daiso Japan, and Flame Broiler – drive steady daily foot traffic and brand synergy, making this an exceptional spot for any business seeking high exposure and convenience.

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FEATURES & AMENITIES

EUCLID STREET RETAIL CENTER | 925-953 N EUCLID ST, ANAHEIM, CA 92801



FEATURES & AMENITIES

- Excellent street visibility on N Euclid St
- Pylon signage available
- Strong traffic counts and neighborhood density
- Easy access to both the 91 and 5 Freeways
- Ample surface parking onsite
- Just minutes from Disneyland Park, Angel Stadium, and Downtown Anaheim
- Co-tenants and neighboring tenants include Smart & Final, USPS, Daiso Japan, IHOP, and Flame Broiler

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,822	77,995	189,901
Total Population	39,598	268,410	648,540
Average HH Income	\$62,011	\$66,681	\$72,760

EXCLUSIVELY REPRESENTED BY

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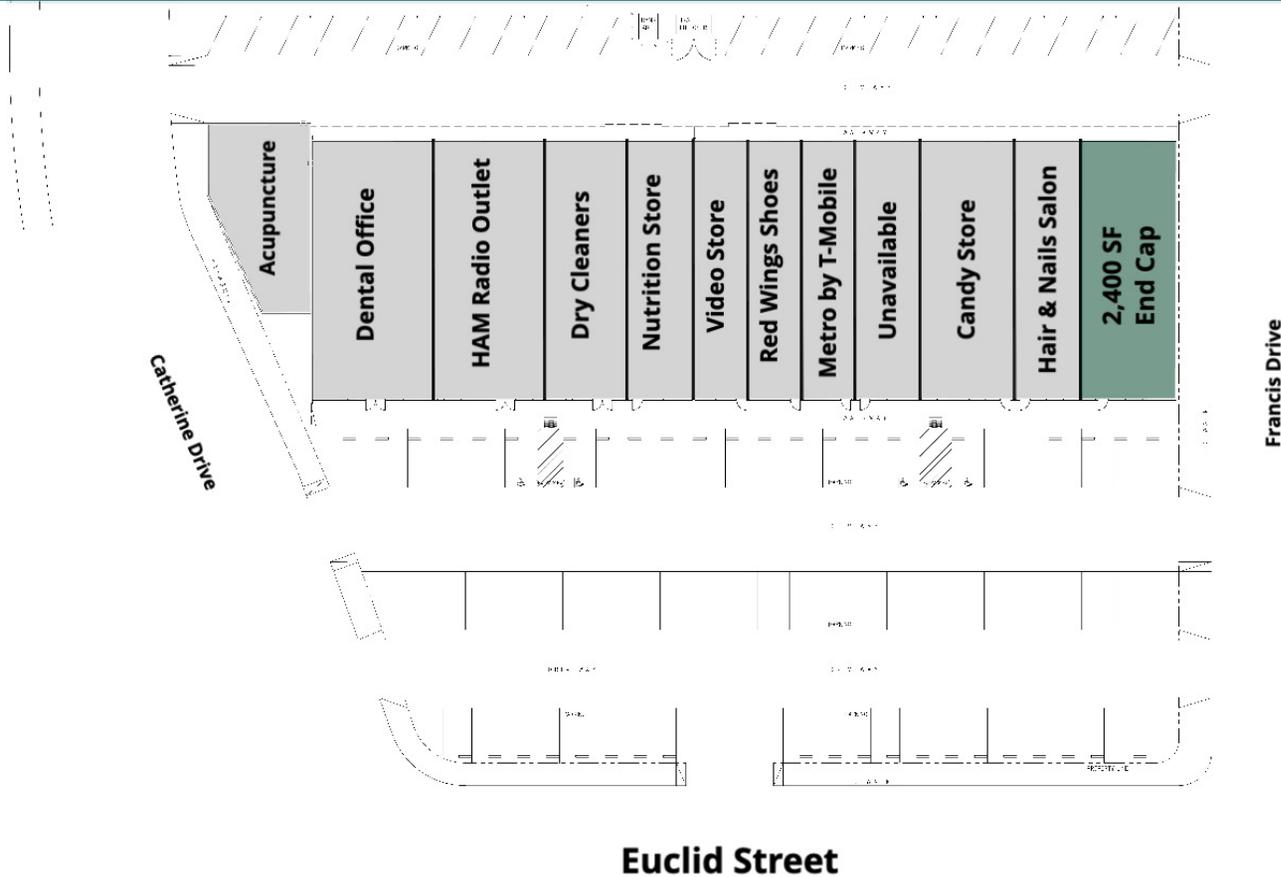
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LEASE SPACES

EUCLID STREET RETAIL CENTER | 925-953 N EUCLID ST, ANAHEIM, CA 92801

BROCHURE | PAGE 4



AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
953 (End Cap)	Available	2,400 SF	Est. \$0.67 NNN	\$2.25 SF/month	End-Cap Shop Space - Est. \$0.67 NNN sf/mo.

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ADDITIONAL PHOTOS

EUCLID STREET RETAIL CENTER | 925-953 N EUCLID ST, ANAHEIM, CA 92801

BROCHURE | PAGE 5



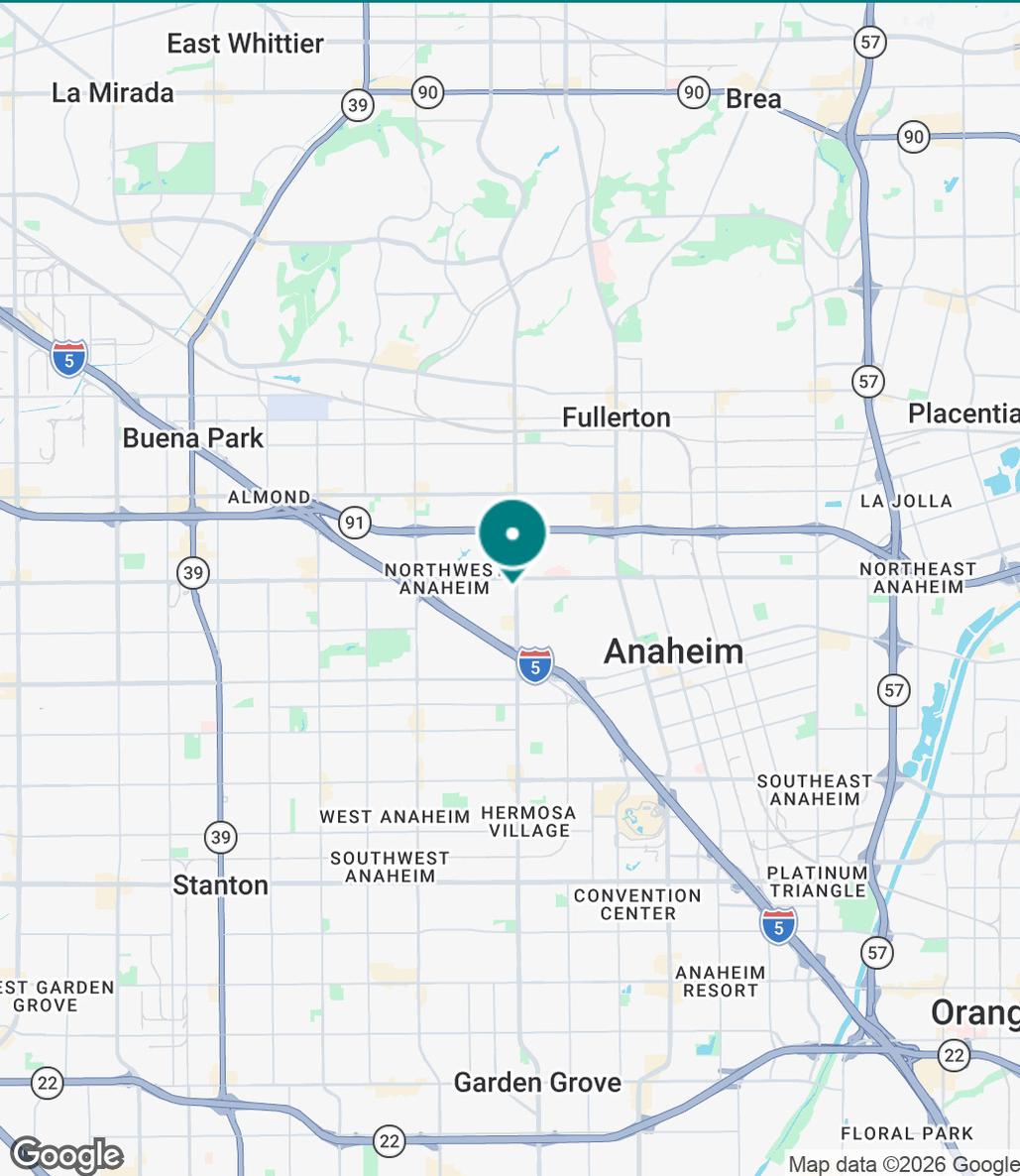
End Cap
2,400 SF
For Lease

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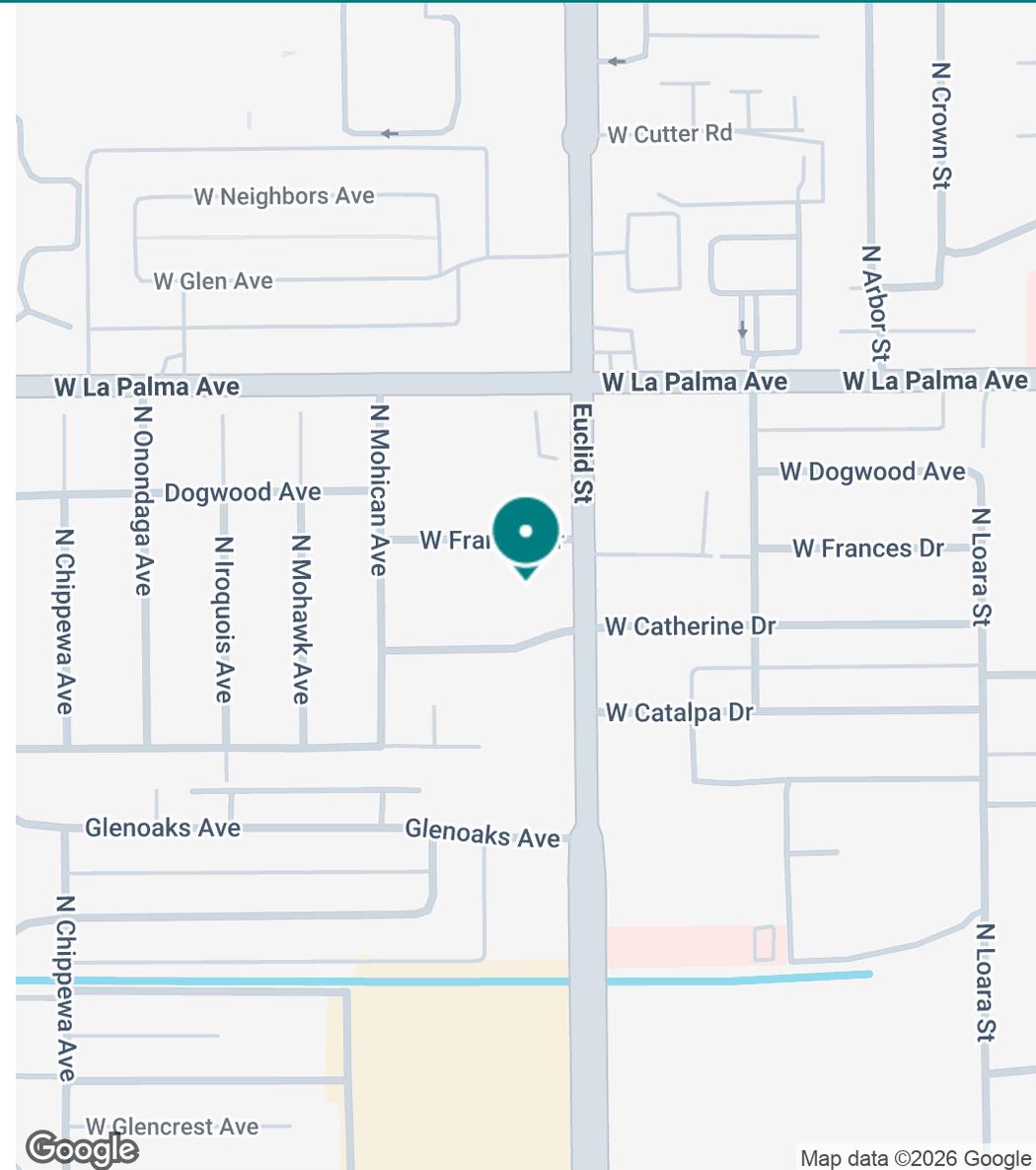
LOCATION MAP

EUCLID STREET RETAIL CENTER | 925-953 N EUCLID ST, ANAHEIM, CA 92801



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Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 7

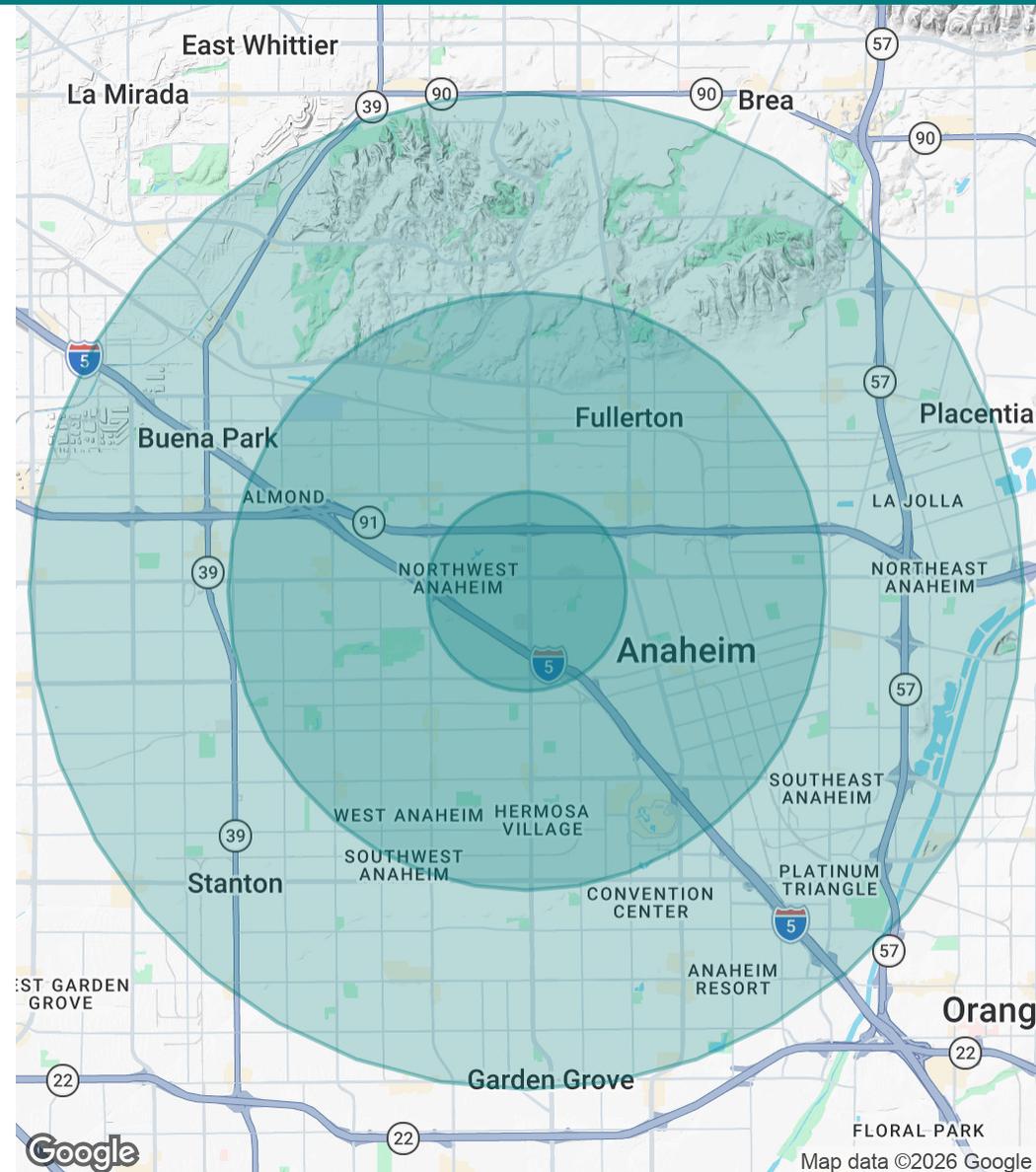
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,598	268,410	648,540
Average Age	29.6	31.9	33.1
Average Age (Male)	29.2	31.1	31.9
Average Age (Female)	30.3	32.8	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,822	77,995	189,901
# of Persons per HH	3.7	3.4	3.4
Average HH Income	\$62,011	\$66,681	\$72,760
Average House Value	\$447,139	\$493,187	\$521,255

RACE	1 MILE	3 MILES	5 MILES
% White	52.1%	55.1%	52.3%
% Black	3.3%	2.8%	2.6%
% Asian	12.1%	14.9%	20.1%
% Hawaiian	0.3%	0.4%	0.4%
% American Indian	0.2%	0.5%	0.5%
% Other	29.3%	23.8%	21.6%

TRAFFIC COUNTS	
Euclid	48,000/day

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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