



PROPERTY OVERVIEW

Lease Rate:	\$2.25 SF/MO
Bulding Size:	80,429 SF
Available SF:	984 - 29,684 SF
Lot Size:	5.8 Acres
Year Built:	1986
Renovated:	2021
Zoning:	C- G
APN:	135-281-19
Parking Spaces:	378

Helm Properties is pleased to present the opportunity to Lease an anchor space at Anaheim West Plaza, a neighborhood shopping center located on the corner of Lincoln & Western Avenue; just one mile south of Knotts Berry Farm and a few short miles west of Disneyland.

984 - 2,160 SF available for sublease or a new lease.

Anaheim West Shopping Center

3150 - 3174 W Lincoln Ave, Anaheim, CA 92801



Anaheim West Plaza

3150 W Lincoln Ave, Anaheim, CA 92801



Jeffrey Helm

Broker

CalDRE #01428618

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Lease Spaces

Anaheim West Plaza

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 - 29,684 SF	Lease Rate:	\$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B160, C100-102	Available	9,829 - 29,684 SF	NNN	\$2.25 SF/month	Units can be split into 9,829 SF & 19,855 SF
B122	Available	2,400 SF	NNN	\$2.25 SF/month	Space is available for sublease at a lower rate. The current lease expires in 2027 w/36-month option

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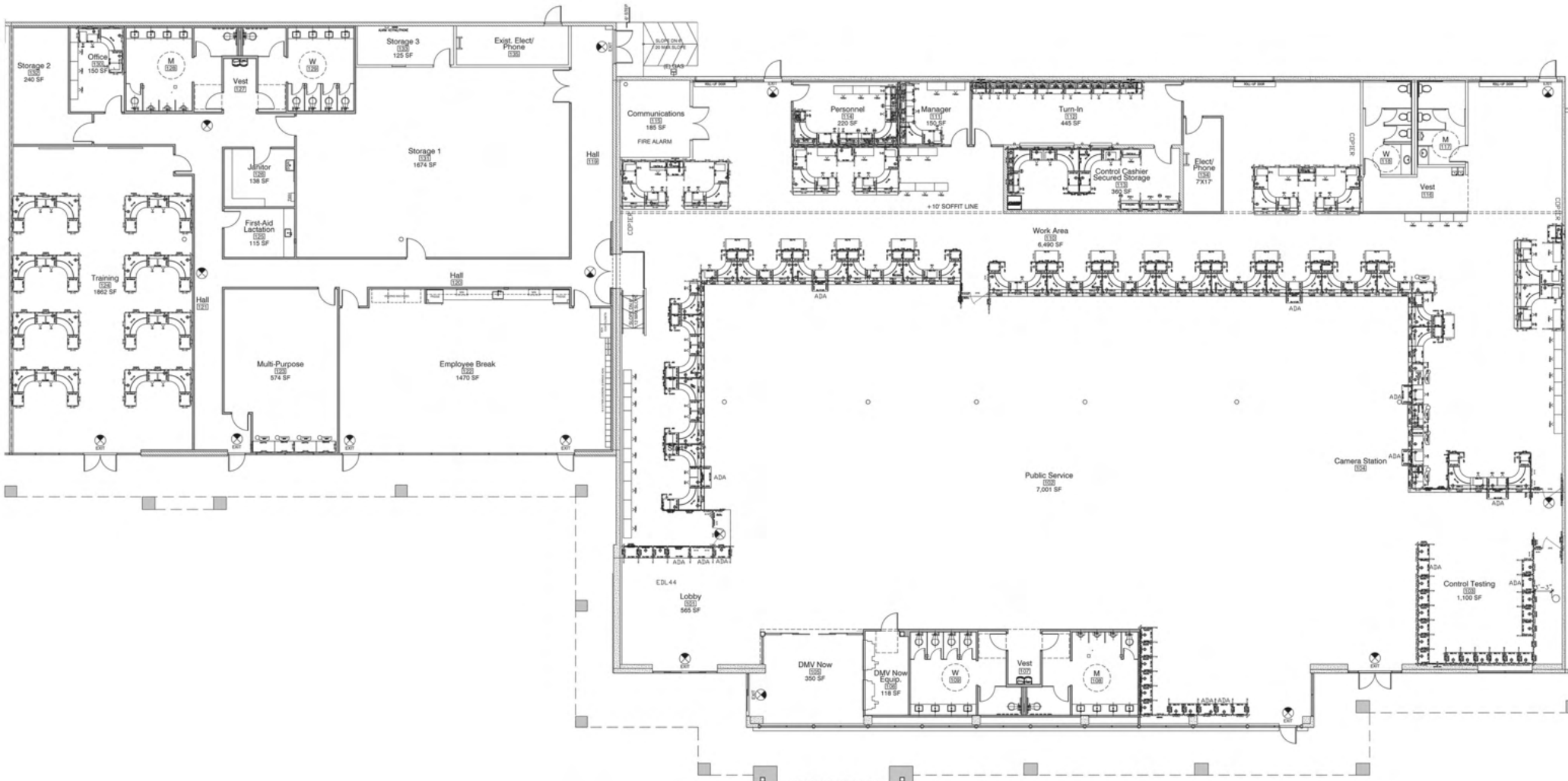
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Anchor - Floor Plan - B106, C100 -C102

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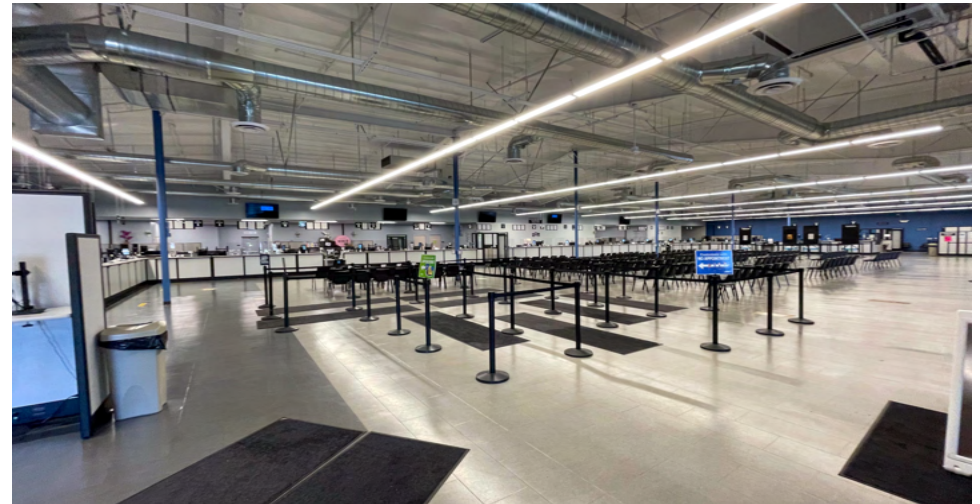
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Additional Photos - DMV BUILDING

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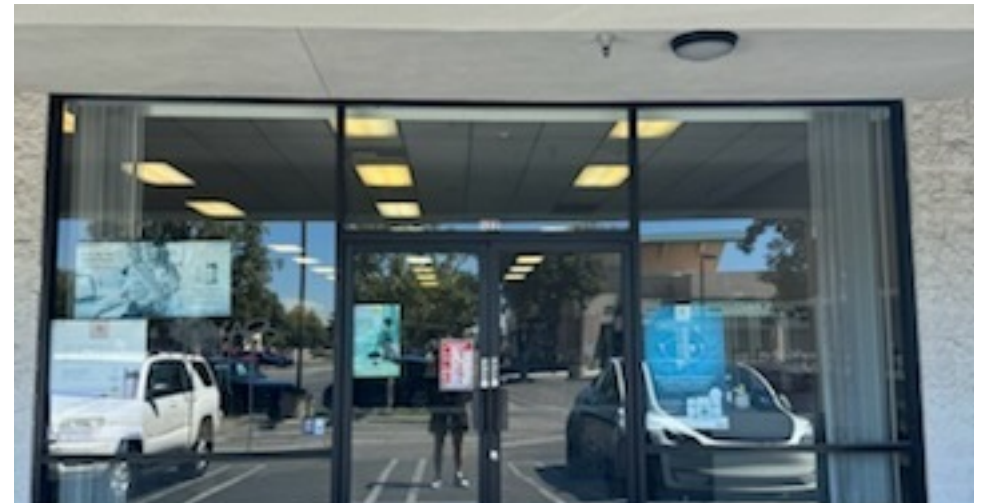
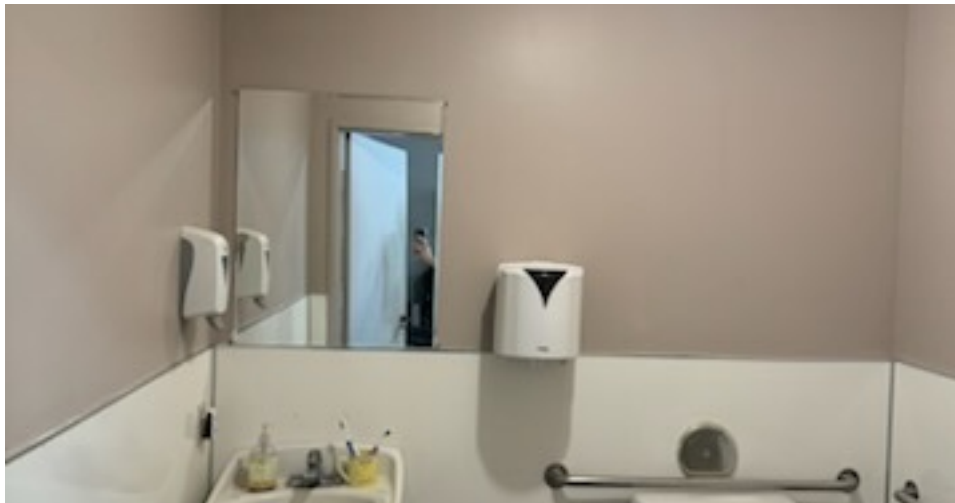
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Additional Photos - STE B122

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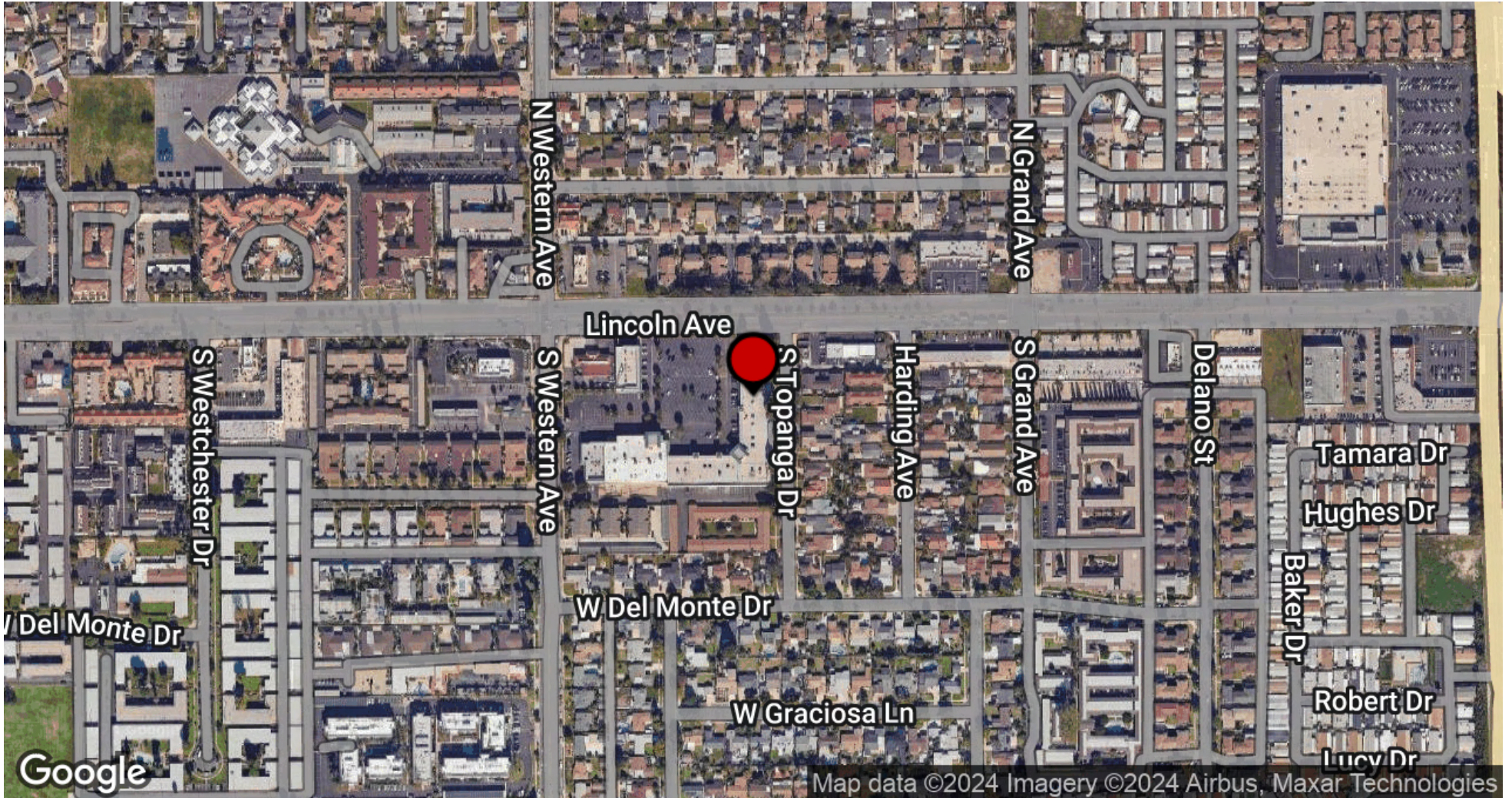
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Location Map

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Demographics Map & Report

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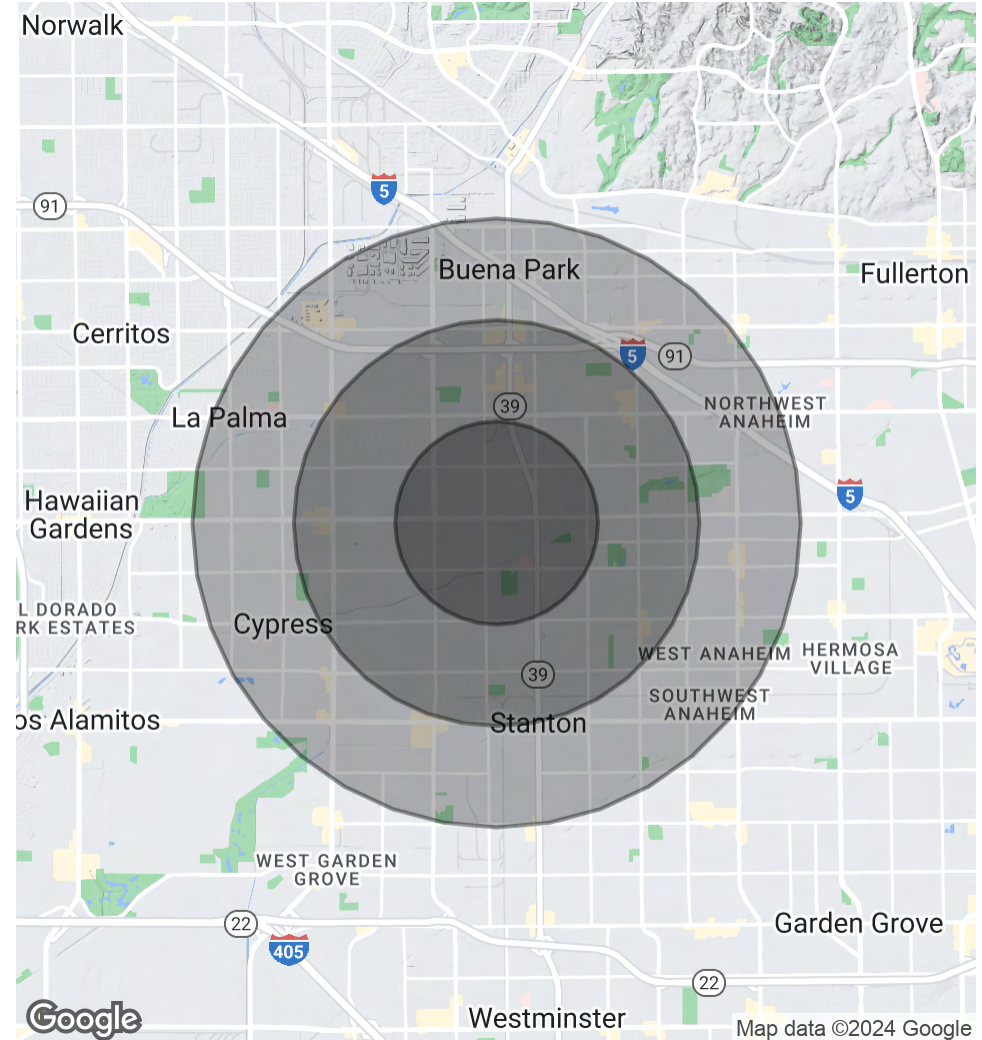


POPULATION	1 MILE	2 MILES	3 MILES
Total Population	34,239	123,814	250,410
Average Age	33.4	34.0	34.1
Average Age (Male)	31.9	33.0	32.8
Average Age (Female)	35.8	35.2	35.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,546	37,670	75,074
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$64,679	\$68,066	\$70,761
Average House Value	\$455,796	\$444,611	\$474,052

RACE	1 MILE	2 MILES	3 MILES
% White	46.6%	48.1%	48.2%
% Black	5.0%	3.8%	3.7%
% Asian	23.4%	23.2%	23.8%
% Hawaiian	0.2%	0.6%	0.8%
% American Indian	0.3%	0.5%	0.5%
% Other	21.6%	20.8%	20.2%

2020 American Community Survey (ACS)



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