

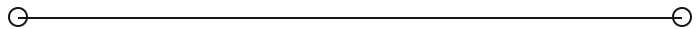


LEASE

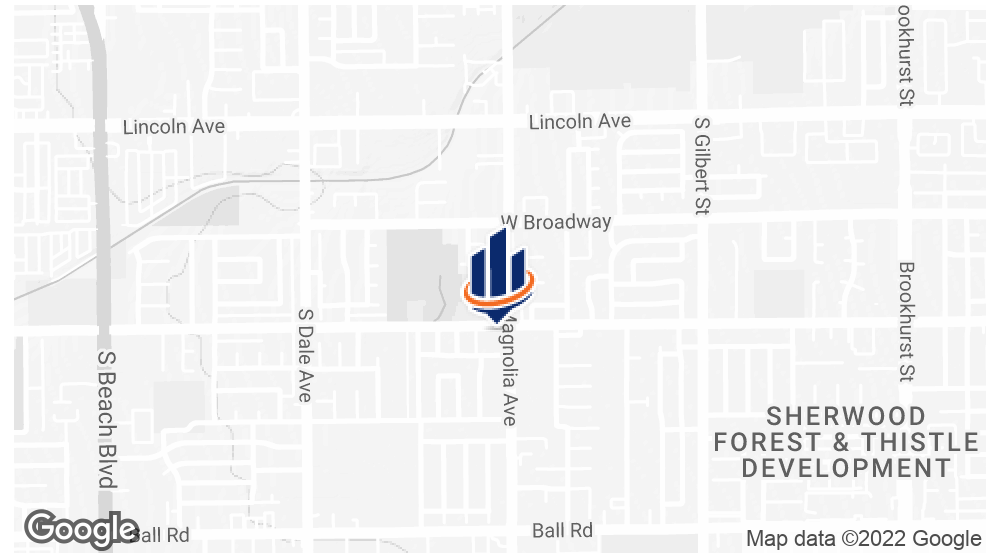
601 S Magnolia Ave.

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Anaheim, CA 92804



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|-----------------------|
| LEASE RATE: | \$2.75 SF/month (NNN) |
| AVAILABLE SF: | 2,500 SF |
| LOT SIZE: | 20,136 SF |
| YEAR BUILT: | 1968 |
| ZONING: | Commercial |
| APN: | 126-191-19 |

PROPERTY OVERVIEW

2,500sf auto repair facility on a busy signalized intersection of Magnolia Ave and Orange. High visibility great signage opportunities. Located across the street from Mattie Lou Maxwell Elementary School.

Can also be removed to build a city approved drive thru on a land lease.

CAMERON IRONS, BRE#01176224

O: 714.446.0600 x112
ciron@svn.com
CalDRE #01176224

JUSTINE ECHOLDS BRE # 02112177

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GERARDO GUTIERREZ BRE# 01956602

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CalDRE #01956602

ADDITIONAL PHOTOS

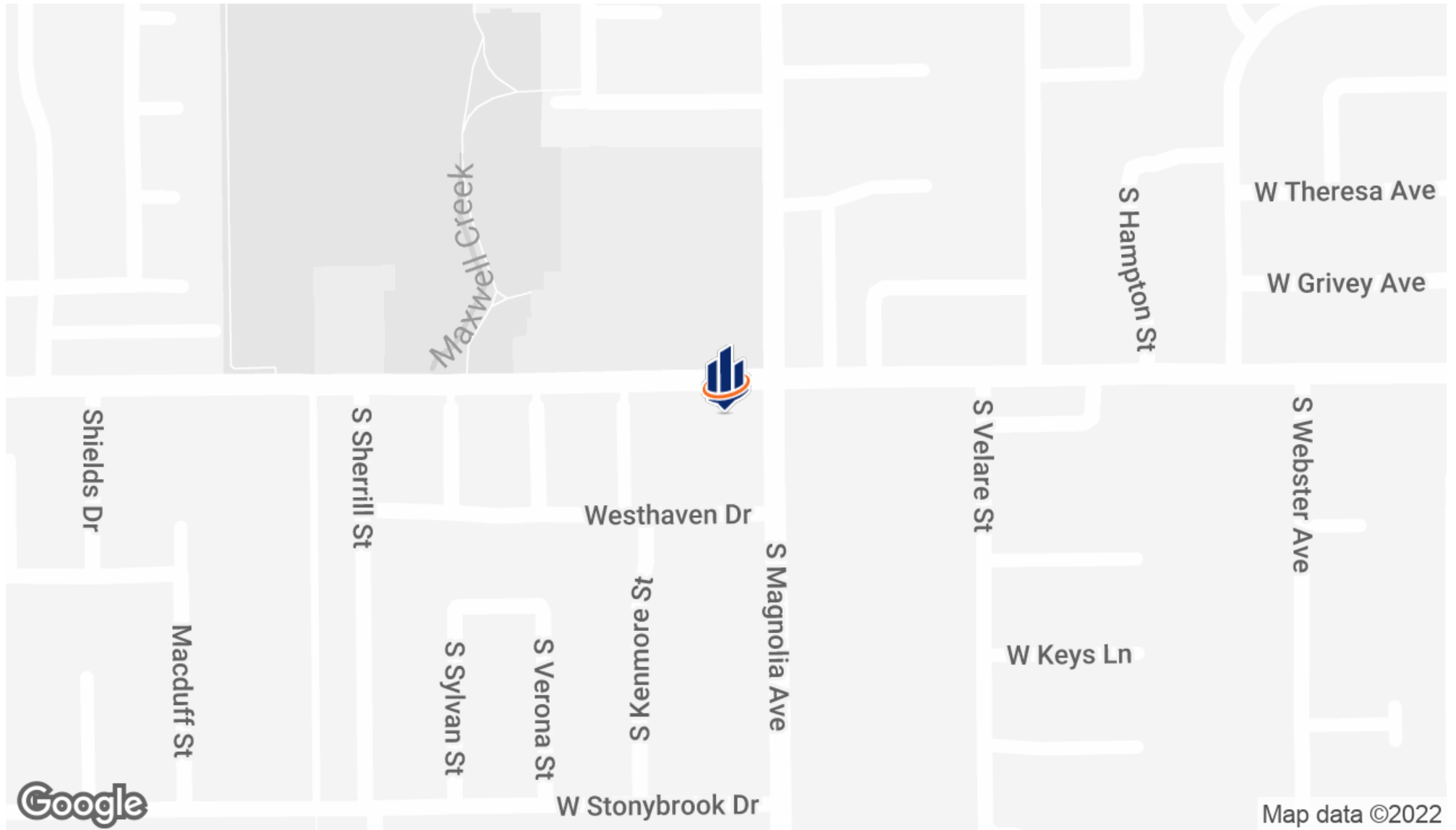


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

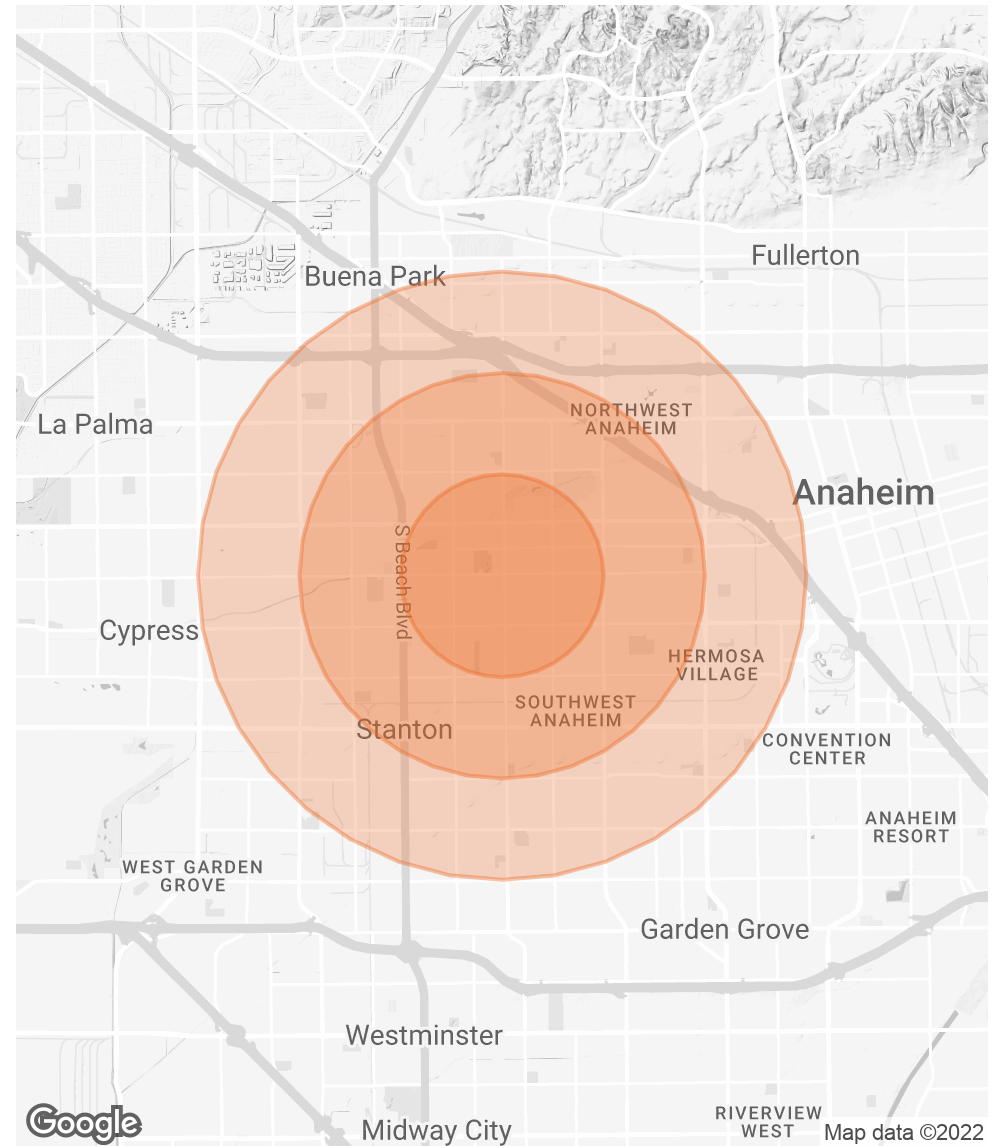
POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 35,507 | 127,608 | 277,589 |
| AVERAGE AGE | 31.7 | 32.9 | 33.5 |
| AVERAGE AGE (MALE) | 31.0 | 31.7 | 32.4 |
| AVERAGE AGE (FEMALE) | 32.8 | 34.4 | 34.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 11,113 | 37,201 | 80,479 |
| # OF PERSONS PER HH | 3.2 | 3.4 | 3.4 |
| AVERAGE HH INCOME | \$60,377 | \$65,585 | \$67,485 |
| AVERAGE HOUSE VALUE | \$463,299 | \$450,014 | \$453,403 |

* Demographic data derived from 2020 ACS - US Census



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