

FOR SALE

2010 W LINCOLN AVE KATELLA AVE, ANAHEIM, CA92801

10-UNIT COMMERCIAL BUILDING

OFFERED AT **\$2,400,000**



EXCLUSIVELY LISTED BY:



N H U W H I T E

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Broker: Frontier Realty Inc

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INVESTMENT HIGHLIGHTS

- **Prime High-Traffic Anaheim Location:** positioned on W Lincoln Ave with approximately 30,000 vehicles per day.
- **Two Separate Buildings totaling 6,912 SF on a single 17,424 SF lot,** offering layout flexibility and diversified income.
- **Strong & Stable Cash Flow with 8 of 10 units occupied,** providing immediate income with significant upside through lease-up.
- **Ample On-Site Parking with 20 dedicated spaces,** a rare and valuable asset for tenants and customers.
- **Exceptional Freeway Access moments from both I-5 and SR-91** ensuring unmatched regional visibility and ease of access.
- **Ideal for a Diversified Tenant Mix,** perfectly suited for retail, restaurants, medical offices, services, or professional use.
- **High-Visibility Presence** offers premium signage opportunities and multiple points of access.
- **Positioned in a Dense West Anaheim Trade Area** surrounded by established neighborhoods with consistent daily demand.



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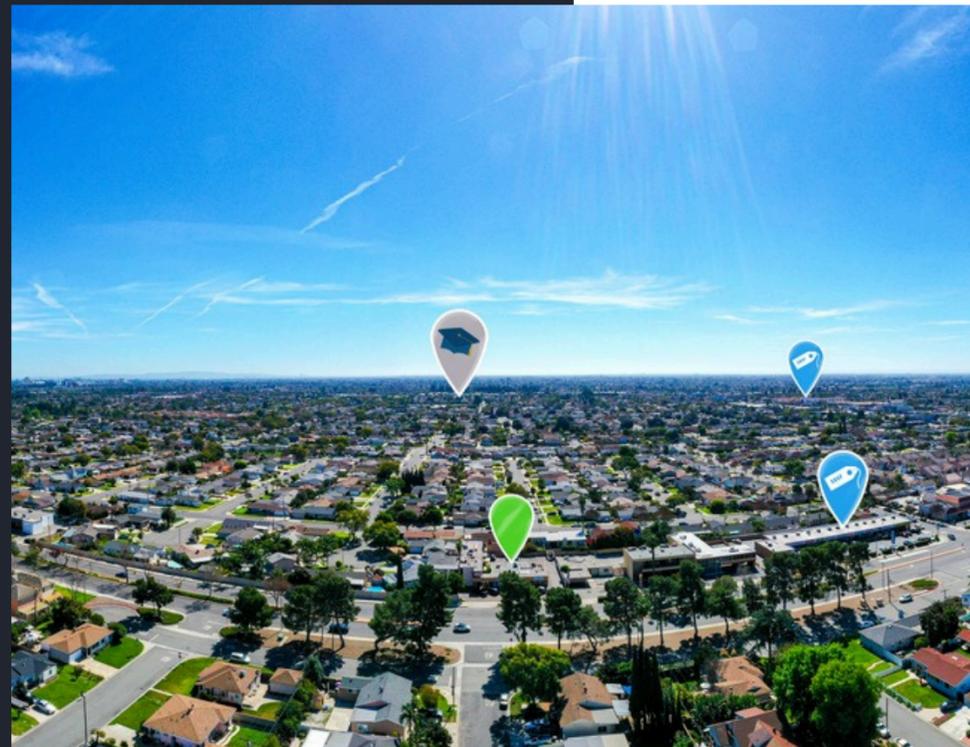
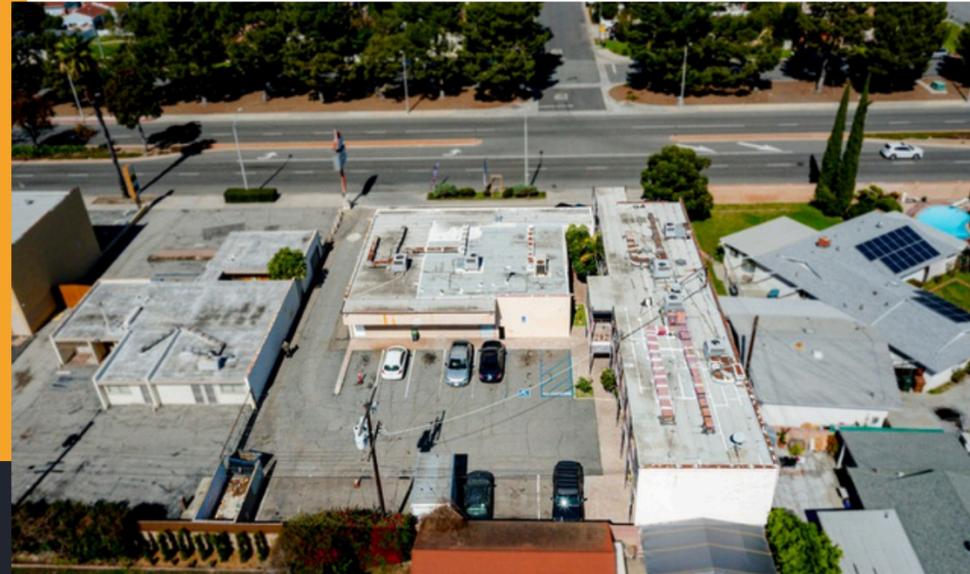
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INVESTMENT SUMMARY



ADDRESS	2010 W LINCOLN AVE, ANAHEIM, CA 92801
BUILDING SIZE	6,912 SF
PARCEL SIZE	0.40 ACRE
ZONING	C-G
APN	12803114
YEAR BUILT	1962
PARKING	20
NUMBER OF UNITS	10
TRAFFIC COUNTS	30,000 Vehicles/Day

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LEASE SUMMARY

TENANT	UNIT	COMMENCEMENT	EXPIRATION DATE	ANNUAL INCREASES	MONTHLY +NNN	PRO FORMA
ADO NUTRITION	#2010	05/01/2025	05/01/2030	5%	\$1,800.00	\$1,800.00
VMV PARTY RENTAL	#2006	12/15/2024	12/15/2027	3%	\$2,800.00	\$2,800.00
MAY BEAUTY SALON	#203 & #204	05/04/2025	05/04/2027	5%	\$2,000.00	\$2,000.00
AUTO PARTS	#101 & #102	03/08/2025	MONTH TO MONTH	5%	\$2,200.00	\$2,200.00
BARBERSHOP	#103	07/01/2024	06/30/2026	3-5%	\$850.00	\$850.00
T-SHIRT SHOP	#104	03/15/2025	MONTH TO MONTH	5%	\$600.00	\$600.00
VACANT						\$1,300.00
VACANT						\$1,300.00

FINANCIAL OVERVIEW

PROPERTY TAX	\$25,838.91
INSURANCE	\$5,909.15
CLEANING SERVICE	\$1,200.00
ESTIMATED GROSS INCOME	\$154,200.00
ESTIMATED NET OPERATING INCOME	\$121,251.94
ESTIMATED CAP RATE	5.05%

** Tentants pay utilities



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PROPERTY PHOTOS



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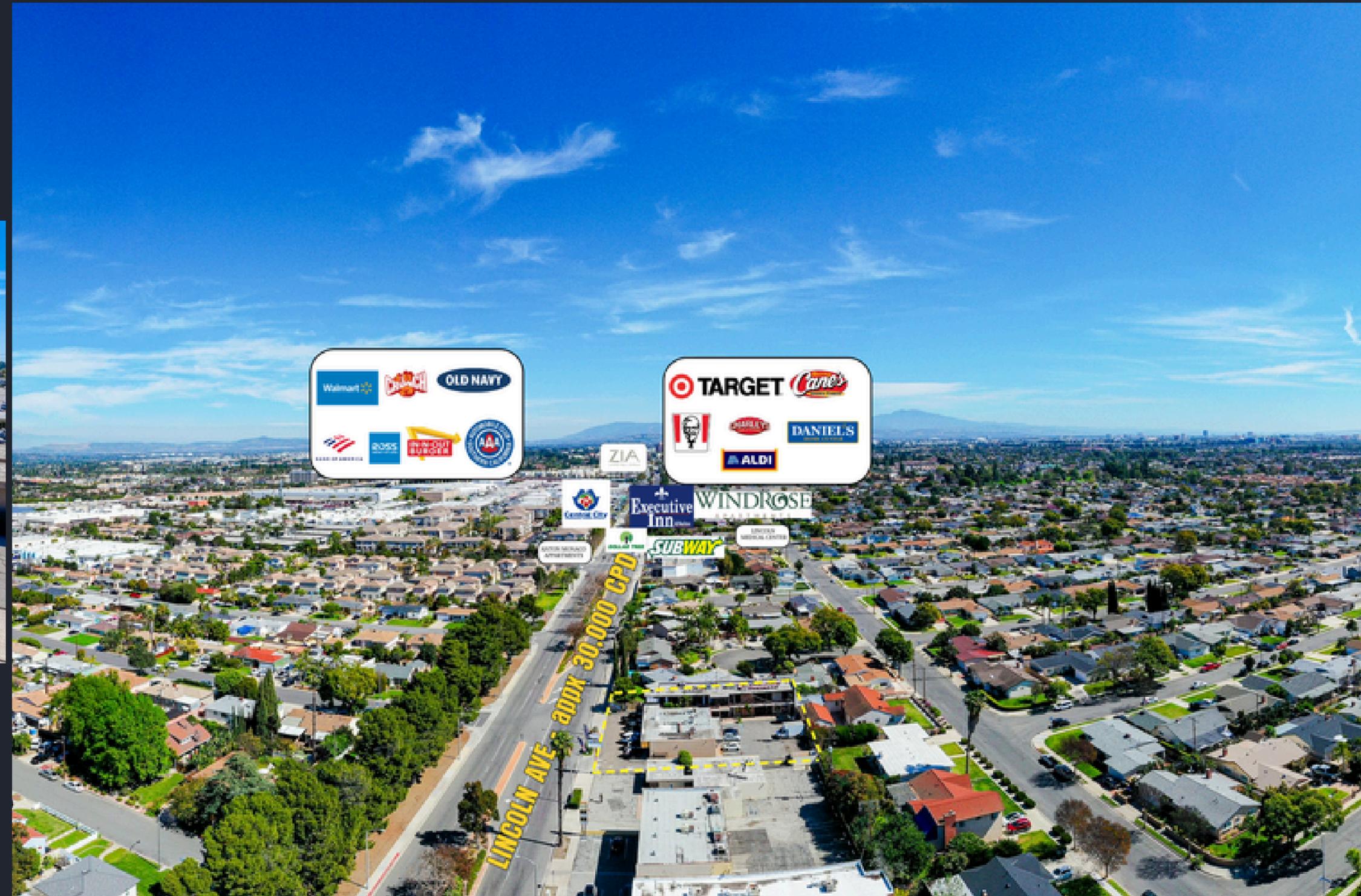
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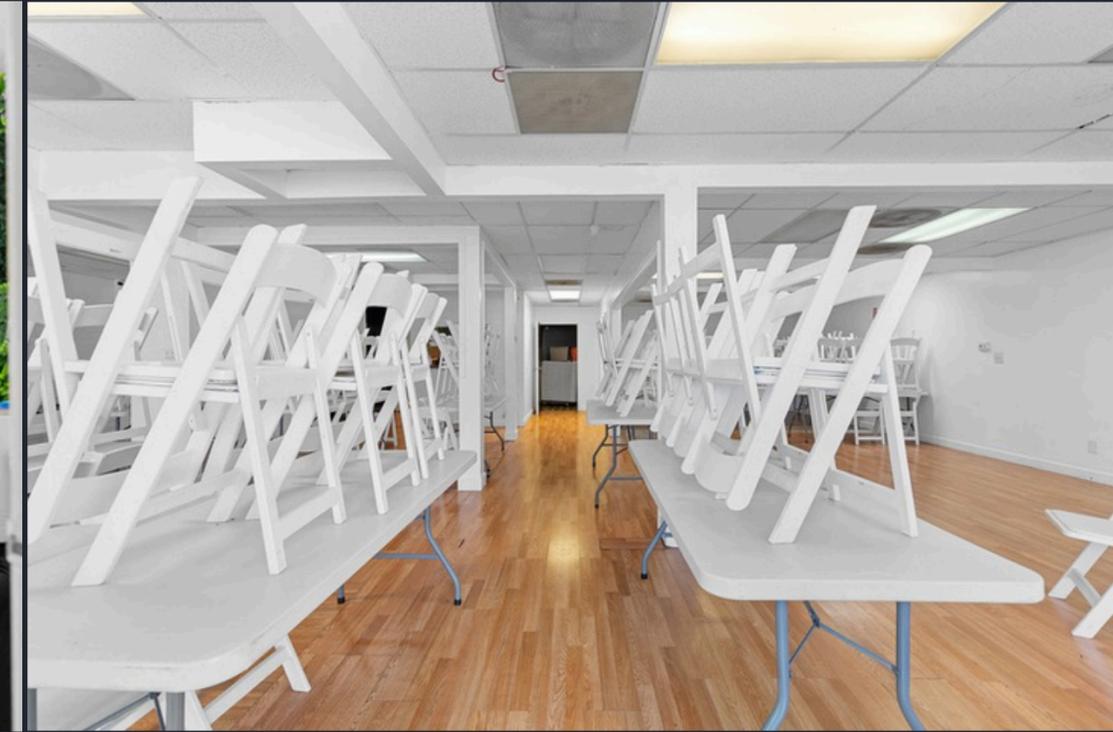


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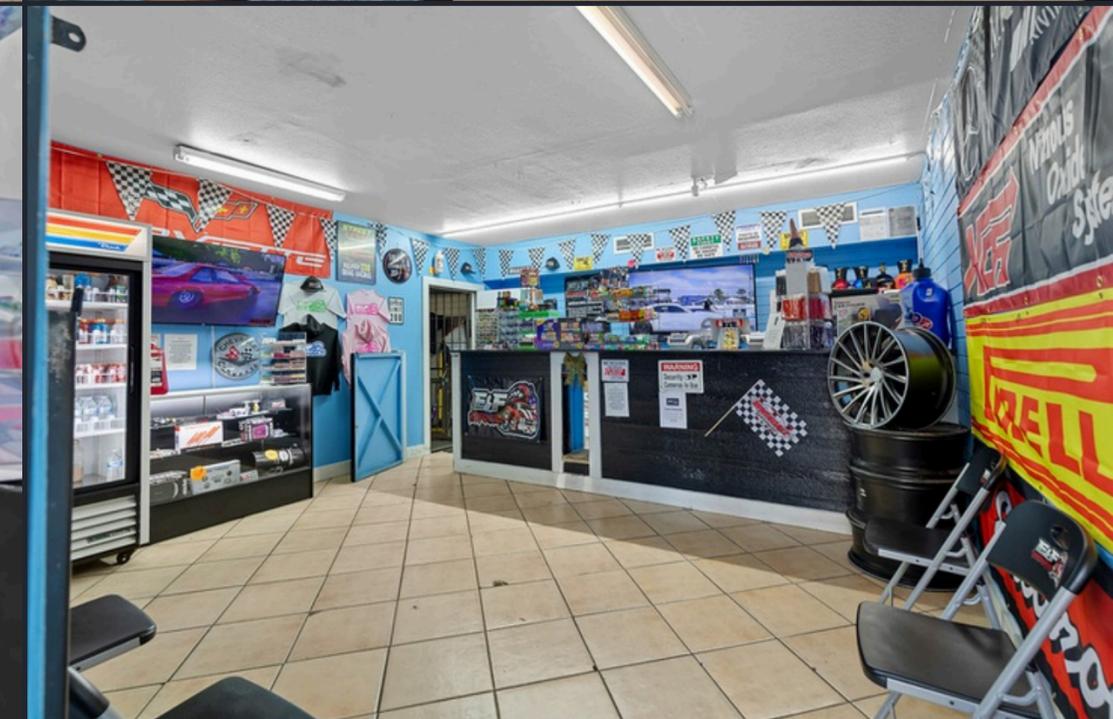
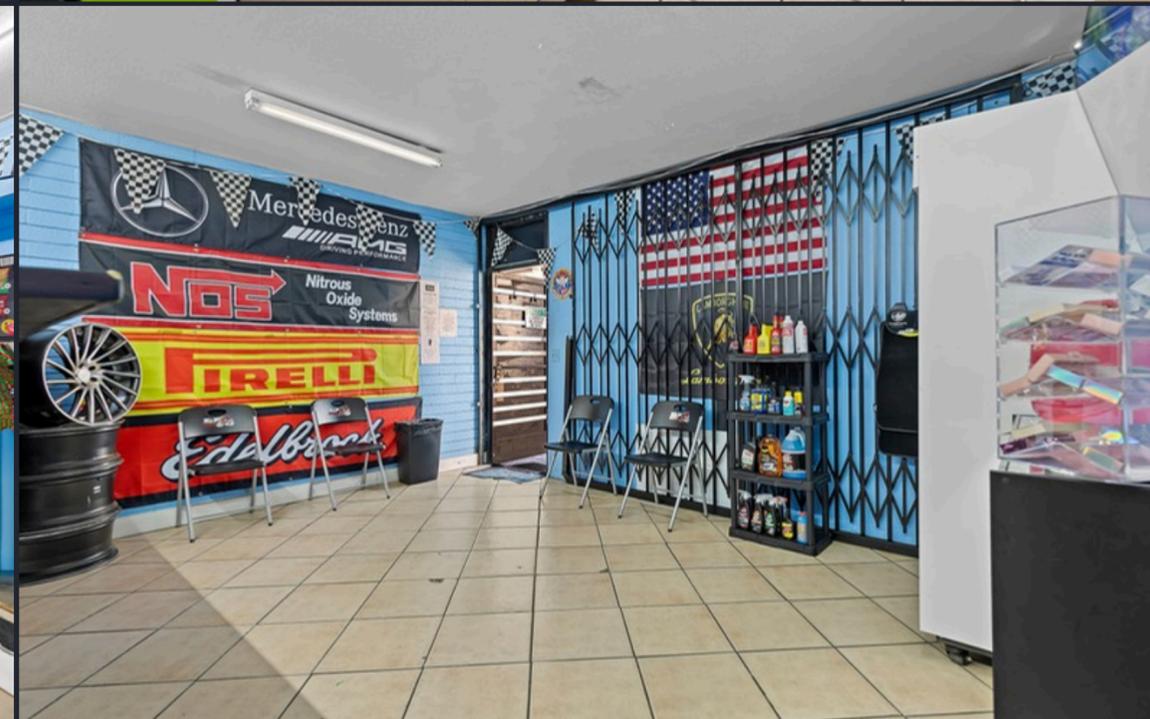


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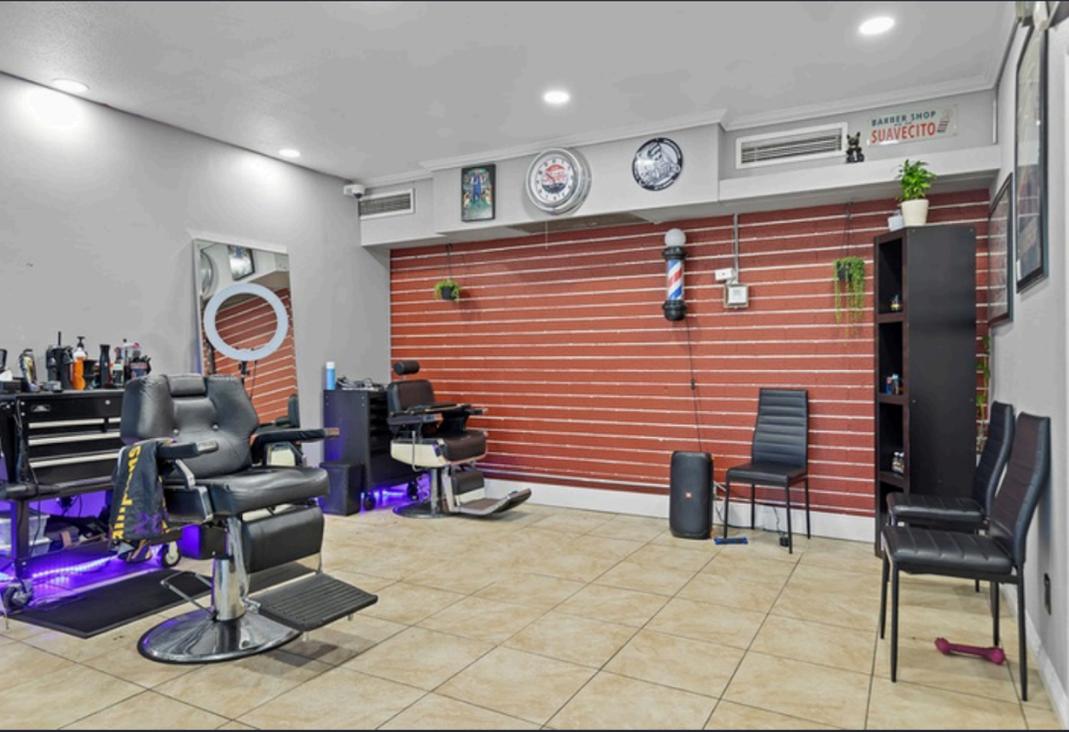


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ANAHEIM OVERVIEW

As of mid-2025, Anaheim, CA, stands as a premier commercial investment destination, offering a rare combination of massive tourism-driven foot traffic, a robust and diversified local economy, and unparalleled multi-modal transportation access. Far more than just its world-famous Resort District, Anaheim is a dynamic, large-scale city that functions as a major employment hub and a critical logistics and manufacturing center for Southern California.

The city's strategic positioning at the convergence of the I-5, SR-91, SR-57, and SR-22 freeways provides unmatched regional connectivity, placing it within a short drive of over 10 million people across Orange, Los Angeles, Riverside, and San Bernardino counties. This infrastructure supports not only the influx of over 20 million annual visitors but also facilitates efficient goods movement and commuter access for a large and diverse workforce.

Anaheim's commercial landscape is powerfully bifurcated, offering distinct and compelling opportunities:

The Resort District & Platinum Triangle: A high-density, high-dollar environment dominated by hospitality, entertainment, conference space, and luxury residential. Demand here is driven by tourism, supporting premium retail, experiential dining, and hospitality-support services.

The Industrial & Logistics Corridors: Particularly in West Anaheim, the city boasts a critical mass of manufacturing, warehousing, and distribution facilities, benefiting from its central location and freeway network. This sector provides a stable base of B2B and industrial tenancy.

Established Neighborhood Retail Corridors: Arterial streets like Lincoln Ave, Ball Rd, and Katella Ave are vibrant, well-trafficked corridors serving the city's dense residential rooftops. These areas exhibit strong, consistent demand for daily-needs retail, medical services, personal care, and quick-service restaurants.

From an investment perspective, Anaheim appeals to a broad spectrum of capital, from institutional investors targeting trophy assets in the Resort Area to private buyers seeking value-add opportunities in well-located strip centers or functional industrial assets. The city's economic diversity acts as a hedge against sector-specific downturns. With a constrained supply of developable land and a pro-business city government actively encouraging investment, well-located properties with strong ingress/egress, clear signage, and functional parking are positioned to capture strong tenant interest and rental rate appreciation.

Looking ahead, Anaheim's fundamentals are strengthened by continuous reinvestment in its public infrastructure and iconic attractions, ensuring its status as a perpetual draw for people, capital, and commerce. The sustained demand from both the captive tourist population and the essential local market creates a compelling case for long-term investment in this core Orange County market.

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