

2ND GEN DRIVE-THRU **RESTAURANT FOR LEASE**

10642 Katella Avenue

Anaheim, CA 92804



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Lease Rate	Negotiable
Lease Type	NNN
Building Size	1,700 - 3,037 SF
Lot Size	25,824 SF
Year Renovated	2022

Property Highlights

- 1,700 SF fully built-out drive-thru restaurant available immediately with opportunity to increase the restaurant to 3,100 SF
- 2022 remodel 2nd generation drive-thru space with over \$350K of new FF&E
- Excellent visibility and traffic count (34,100 VPD) on Katella Ave
- Benefits from a dense residential & daytime population within the immediate area
- Pylon signage available for maximum street visibility







KATELLA AVE 34,100 VPD

Logos for: Food4Less, dd's DISCOUNTS, Starbucks COFFEE, TACO BELL, Bank of America, THE SALVATION ARMY, Arby's, planet fitness, and BIG LOTS!

EUCLID ST 32,600 VPD

Logos for: Carl's Jr., GOLDEN ARCADE, Chevron, McDonald's, UEI COLLEGE, and DOLLAR TREE

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	30,662	120,276	281,113
AVERAGE AGE	34.1	34.6	33.3
AVERAGE AGE (MALE)	32.9	33.2	32.0
AVERAGE AGE (FEMALE)	34.2	35.6	34.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,161	33,555	79,187
# OF PERSONS PER HH	3.8	3.6	3.5
AVERAGE HH INCOME	\$78,911	\$71,332	\$67,274
AVERAGE HOUSE VALUE	\$472,042	\$489,225	\$468,212

* Demographic data derived from 2020 ACS - US Census

