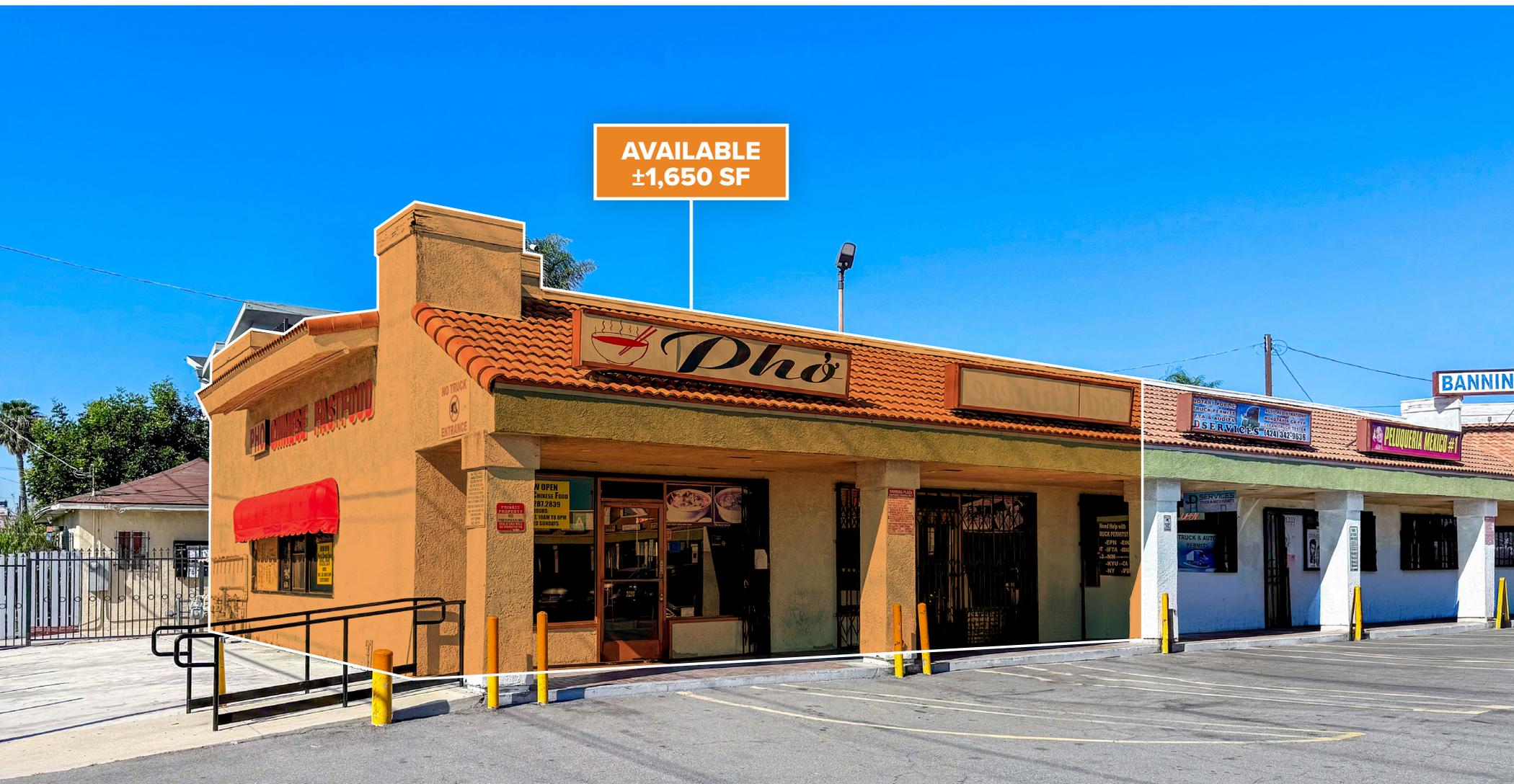


FOR LEASE | ±1,650 SF

TURNKEY RESTAURANT SPACE AVAILABLE

445 E Anaheim St | Wilmington, CA

beta.



For leasing, please contact:

MATT SAKER | LIC. 02016706
T 424 282 5236 E Matt.Saker@BetaAgency.com

BetaAgency.com
137 Eucalyptus Blvd
El Segundo, CA 90245

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PROJECT HIGHLIGHTS

- ±1,650 SF Turnkey Restaurant space equipped with hood system, walk-in fridge/freezer, and triple sink
- ±3.5 parking spaces per 1,000 SF
- Pylon signage available
- Excellent Transit Access – Metro Lines 232/246 and DASH Wilmington stop one minute walk away

DEMOGRAPHICS



NEARBY MAJOR RETAILERS



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PHOTOS



AREA OVERVIEW



DEMOGRAPHIC REPORT

| Population | 1 Mile | 3 Mile | 5 Mile |
|----------------------|-----------|-----------|-----------|
| Total population | 30,482 | 118,197 | 480,058 |
| Average age | 32.7 | 36.8 | 38.6 |
| Average age (Male) | 32.5 | 35.8 | 38.0 |
| Average age (Female) | 33.0 | 37.7 | 39.4 |
| Households & Income | 1 Mile | 3 Mile | 5 Mile |
| Total households | 8,704 | 36,004 | 167,935 |
| # of persons per HH | 3.5 | 3.2 | 2.8 |
| Average HH income | \$83,387 | \$110,533 | \$119,161 |
| Average house value | \$650,923 | \$666,536 | \$773,279 |
| Race (%) | 1 Mile | 3 Mile | 5 Mile |
| White | 20.7% | 22.7% | 27.0% |
| Hispanic | 84.4% | 62.4% | 48.0% |
| Black | 4.2% | 8.6% | 11.6% |
| Asian | 4.1% | 6.6% | 19.0% |
| Hawaiian | 0.6% | 0.9% | 0.9% |
| American Indian | 2.2% | 1.8% | 1.4% |
| Other | 2.0% | 3.4% | 4.8% |

