

SUBJECT PROPERTY

5,446 SF Building 32,086 SF Lot

**2231 W. LINCOLN AVE
ANAHEIM, CA 92801**



TOTAL CONSIDERATION: \$2,999,999



**COMMERCIAL BUILDING WITH
EXCESS LAND OPPORTUNITY**

For More Information, Please Contact:

CAMERON HALE

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DRE LICENSE#: 02180834



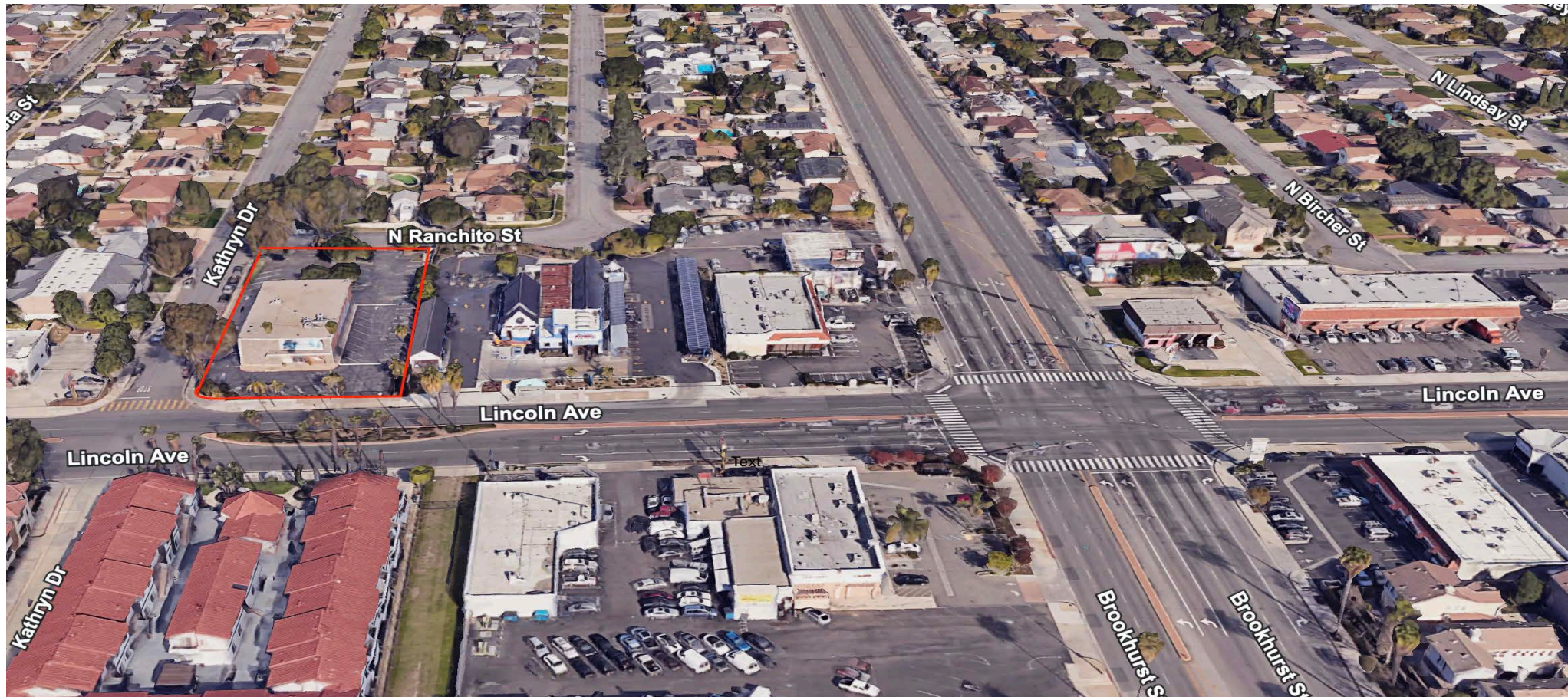
DRE LICENSE# 01799409

INVESTMENT DETAILS

Zoning:	C-G Commercial General
Driveways:	2 with gated access
Parking Spaces:	52 on-site parking spaces
Traffic Count:	31,000 CPD (on Lincoln Ave) 38,000 CPD (on Brookhurst St)



Address:	2231 W. Lincoln Ave Anaheim, CA 92801
Building Size:	5,446 Sq. Ft.
Lot Size:	32,086 Sq. Ft.
Year Built:	1963





Apex Properties is pleased to present 2231 W. Lincoln Ave, located on the morning side of the street in the city of Anaheim, CA. The building is currently being utilized as a church but has had several other uses in the past due to it's unique layout and vast parking. The property enjoys 52 parking stalls around the property accessible from both Lincoln Ave via right turn in, right turn out access and left turn in, left turn out access. There is additional access to the property from N. Ranchito St which runs along the northern portion of the property intersected by Kathryn Dr, which runs alongside the western side of the property. These are feed streets to Lincoln Ave which is important given the vast amount of traffic that passes by the site every day. The property is approximately 300 feet from one of the busiest intersections in Orange County with an estimated 70,000 cars per day traveling through that intersection and an estimated 40,000 cars per day traveling past the subject property. Major retailers in the immediate area include Target, Home Depot, Autozone, Vallarta Supermarkets, and Goodwill of Orange County. The property is just 9 minutes away from Disneyland Resort and just 3 minutes away from Clubhouse at Dad Miller Golf Course. The property is available with a short-term sale leaseback in place. Showings are being offered by appointment only. Call Apex Properties today!

Anaheim, California is a major city in Orange County known for its strong tourism, sports, and entertainment presence. It is most famous as the home of the Disneyland Resort, which includes both Disneyland Park and Disney California Adventure. This resort is one of the world's top tourist destinations and plays a major role in Anaheim's economy. The subject property is conveniently located just 9 minutes away from Disneyland Resort.

The city is also home to two professional sports teams: the Los Angeles Angels of Major League Baseball at Angel Stadium and the Anaheim Ducks of the National Hockey League at the Honda Center. In addition, the Anaheim Convention Center is one of the largest on the West Coast, drawing major trade shows and events throughout the year. The subject property is conveniently located just 15 minutes away from the Honda Center.

Economically, Anaheim relies heavily on hospitality, tourism, and entertainment, while also supporting a range of manufacturing and tech-related industries. The city features several distinct neighborhoods, including Anaheim Hills, the Platinum Triangle, and the historic Anaheim Colony District, known for its restored Victorian-era homes.

Located about 25 miles southeast of Los Angeles, Anaheim enjoys a warm Mediterranean climate year round, typical of Southern California.

Income

\$35,590

Per capita income

about three-quarters of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589

about three-quarters of the amount in California: \$48,013

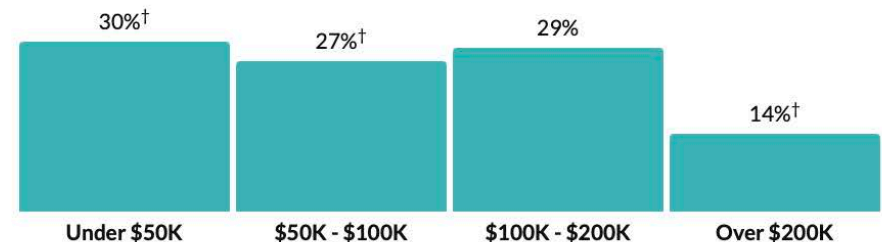
\$84,872

Median household income

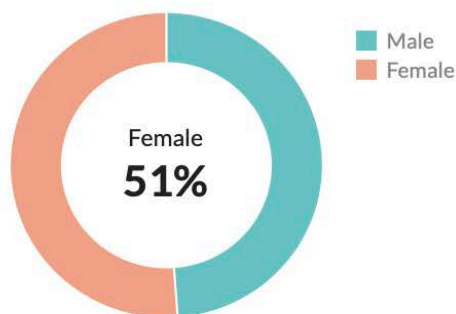
about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$91,960

about 90 percent of the amount in California: \$95,521

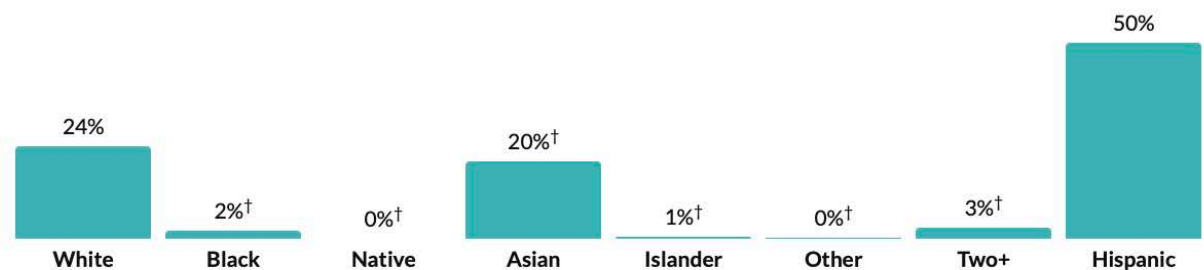
Household income



Sex



Race & Ethnicity





Sale Leaseback Option



Occupancy: **Owner User**



Total Building Size: **5,446 SF**



Sale Leaseback Available:

Rate: **\$4,150 per month**

Term: **One Year**



Bldg Size: **5,446**

Lot Size: **32,086 SF**



Zoning: **C-G COMMERCIAL GENERAL**



EXCLUSIVELY PRESENTED BY :



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE APEX PROPERTIES ADVISOR FOR MORE DETAILS.