

# DRIVE-THRU PAD OPPORTUNITY - CENTRAL ORANGE COUNTY

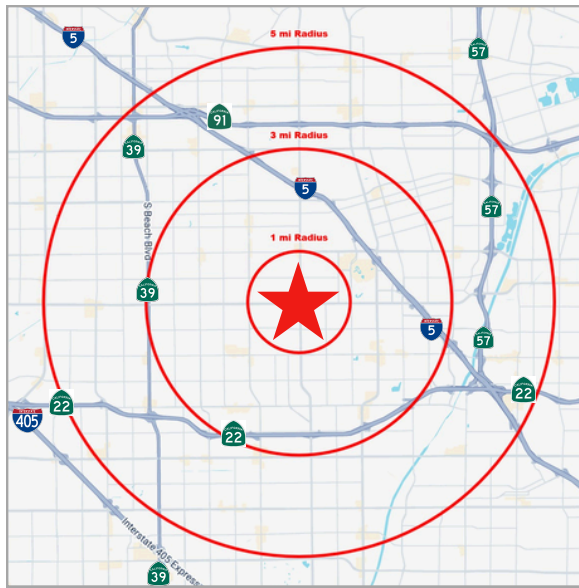
## SWC KATELLA AVE & EUCLID ST, GARDEN GROVE, CA

### JOIN EXISTING TENANTS



### PROPERTY HIGHLIGHTS

- Highly dense population
- Strong traffic counts
- Excellent co-tenancy
- Centrally located, signalized intersection
- No use restrictions



### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	32,068	298,099	770,290
<b>Avg HH Income</b>	\$111,470	\$108,003	\$112,024
<b>Daytime Population</b>	3,327	83,666	278,388

Source: SitesUSA, 2024 estimates

### TRAFFIC COUNTS

- Katella Ave @ Euclid St: 32,000 cars per day
- Euclid St @ Katella Ave: 33,500 cars per day

#### Blaine Bush

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blaine.bush@sra-re.com

# DRIVE-THRU PAD OPPORTUNITY - CENTRAL ORANGE COUNTY

## SWC KATELLA AVE & EUCLID ST, GARDEN GROVE, CA



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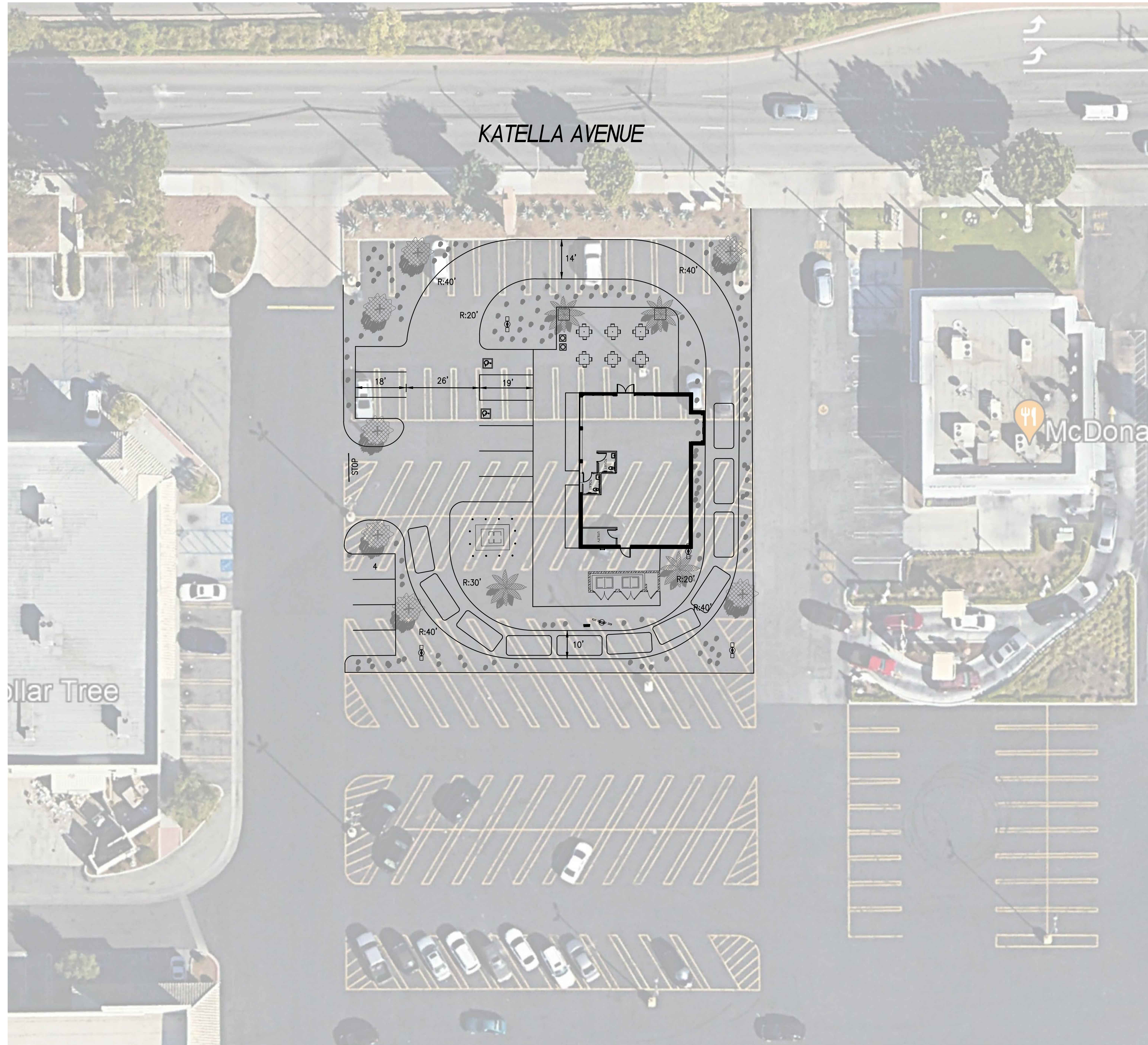
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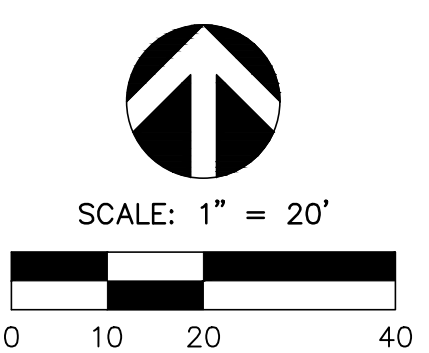
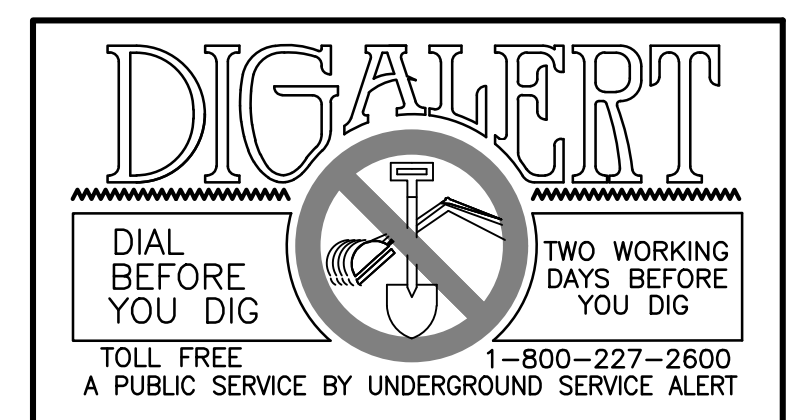
**SRA** STRATEGIC  
 RETAIL  
 ADVISORS

# CONCEPTUAL PLAN ONLY



## SITE SUMMARY

BUILDING AREA: 2000 SF  
 PROPOSED PARKING STALLS: 12 PROPOSED STALLS  
 GROUND LEASE AREA: 24,068 SF

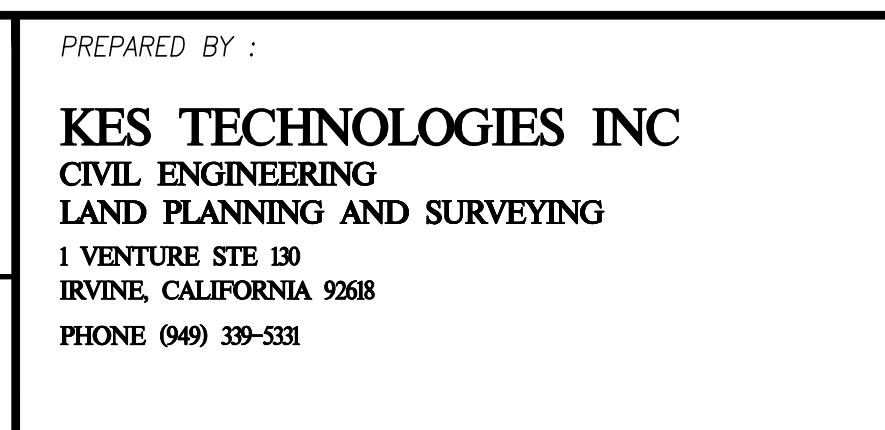


## CITY OF GARDEN GROVE CONCEPTUAL SITE PLAN 10870 KATELLA

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

BENCH MARK :  
 DEVELOPER :  
 SOILS ENGINEER :

PREPARED BY :  
**KES TECHNOLOGIES INC**  
 CIVIL ENGINEERING  
 LAND PLANNING AND SURVEYING  
 1 VENTURE STE 130  
 IRVINE, CALIFORNIA 92618  
 PHONE (949) 339-3331



I hereby certify that :  
 1. These plans have been prepared under my supervision;  
 2. Existing ground contours and elevations were obtained by field survey performed on AUGUST 18, 2023.

ENGINEER ALI MONSHIZADEH R.C.E. NO. 67674 DATE 6-30-25

DATE: 08/22/23  
 SCALE: 1"=30'  
 DESIGN: DK  
 DRAWN: DK  
 CHECKED: AM

PERMIT NO. **G-XXXX**  
 SHEET NO. **1 OF 1**

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



SRA/Blaine Bush  
 Lat/Lon: 33.803/-117.9429

<b>10898 Katella Ave</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Anaheim, CA 92804</b>				
<b>Population</b>				
2024 Estimated Population		32,068	298,099	770,290
2029 Projected Population		31,029	294,242	757,987
2020 Census Population		32,137	298,741	781,902
2010 Census Population		32,504	289,189	763,526
Projected Annual Growth 2024 to 2029		-0.6%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024		-	0.2%	-
<b>Households</b>				
2024 Estimated Households		9,015	86,833	225,575
2029 Projected Households		8,803	86,434	224,257
2020 Census Households		9,107	84,640	221,207
2010 Census Households		8,855	78,653	207,507
Projected Annual Growth 2024 to 2029		-0.5%	-	-0.1%
Historical Annual Growth 2010 to 2024		0.1%	0.7%	0.6%
<b>Age</b>				
2024 Est. Population Under 10 Years		11.3%	11.2%	11.0%
2024 Est. Population 10 to 19 Years		12.9%	13.0%	12.9%
2024 Est. Population 20 to 29 Years		14.1%	15.2%	15.0%
2024 Est. Population 30 to 44 Years		20.2%	21.8%	21.7%
2024 Est. Population 45 to 59 Years		21.0%	19.9%	19.9%
2024 Est. Population 60 to 74 Years		14.6%	13.6%	13.9%
2024 Est. Population 75 Years or Over		5.9%	5.2%	5.6%
2024 Est. Median Age		37.6	36.4	36.8
<b>Marital Status &amp; Gender</b>				
2024 Est. Male Population		49.6%	50.2%	50.3%
2024 Est. Female Population		50.4%	49.8%	49.7%
2024 Est. Never Married		36.9%	40.9%	39.8%
2024 Est. Now Married		43.3%	37.8%	39.4%
2024 Est. Separated or Divorced		14.3%	16.3%	15.9%
2024 Est. Widowed		5.5%	5.0%	4.9%
<b>Income</b>				
2024 Est. HH Income \$200,000 or More		14.1%	12.1%	13.2%
2024 Est. HH Income \$150,000 to \$199,999		12.4%	10.9%	11.3%
2024 Est. HH Income \$100,000 to \$149,999		18.3%	19.0%	18.6%
2024 Est. HH Income \$75,000 to \$99,999		11.7%	13.4%	13.4%
2024 Est. HH Income \$50,000 to \$74,999		14.3%	15.0%	14.4%
2024 Est. HH Income \$35,000 to \$49,999		9.0%	9.0%	9.0%
2024 Est. HH Income \$25,000 to \$34,999		5.3%	5.9%	5.5%
2024 Est. HH Income \$15,000 to \$24,999		5.8%	6.4%	6.2%
2024 Est. HH Income Under \$15,000		9.1%	8.4%	8.4%
2024 Est. Average Household Income		\$111,470	\$108,003	\$112,024
2024 Est. Median Household Income		\$92,753	\$87,806	\$91,174
2024 Est. Per Capita Income		\$31,484	\$31,647	\$32,979
2024 Est. Total Businesses		617	9,612	29,491
2024 Est. Total Employees		3,327	83,666	278,388

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<b>Race</b>			
2024 Est. White	31.9%	30.1%	30.8%
2024 Est. Black	2.9%	2.7%	2.6%
2024 Est. Asian or Pacific Islander	29.3%	29.5%	28.7%
2024 Est. American Indian or Alaska Native	1.3%	1.4%	1.4%
2024 Est. Other Races	34.6%	36.2%	36.5%
<b>Hispanic</b>			
2024 Est. Hispanic Population	13,262	129,455	338,450
2024 Est. Hispanic Population	41.4%	43.4%	43.9%
2029 Proj. Hispanic Population	40.4%	42.1%	42.7%
2020 Hispanic Population	47.3%	52.9%	52.4%
<b>Education (Adults 25 &amp; Older)</b>			
2024 Est. Adult Population (25 Years or Over)	22,110	204,689	531,773
2024 Est. Elementary (Grade Level 0 to 8)	15.1%	14.1%	13.6%
2024 Est. Some High School (Grade Level 9 to 11)	11.1%	10.9%	10.6%
2024 Est. High School Graduate	24.5%	24.3%	23.9%
2024 Est. Some College	19.6%	18.1%	18.2%
2024 Est. Associate Degree Only	7.1%	7.2%	7.4%
2024 Est. Bachelor Degree Only	16.7%	18.8%	18.9%
2024 Est. Graduate Degree	5.9%	6.6%	7.5%
<b>Housing</b>			
2024 Est. Total Housing Units	9,528	91,979	238,523
2024 Est. Owner-Occupied	52.7%	40.2%	43.6%
2024 Est. Renter-Occupied	41.9%	54.2%	51.0%
2024 Est. Vacant Housing	5.4%	5.6%	5.4%
<b>Homes Built by Year</b>			
2024 Homes Built 2010 or later	4.4%	8.6%	7.5%
2024 Homes Built 2000 to 2009	4.2%	5.9%	5.8%
2024 Homes Built 1990 to 1999	4.4%	5.0%	5.3%
2024 Homes Built 1980 to 1989	7.6%	10.5%	10.9%
2024 Homes Built 1970 to 1979	12.4%	15.7%	16.8%
2024 Homes Built 1960 to 1969	15.9%	14.1%	16.9%
2024 Homes Built 1950 to 1959	43.4%	29.8%	25.6%
2024 Homes Built Before 1949	2.3%	4.7%	5.9%
<b>Home Values</b>			
2024 Home Value \$1,000,000 or More	19.4%	20.3%	20.8%
2024 Home Value \$500,000 to \$999,999	64.5%	61.3%	59.3%
2024 Home Value \$400,000 to \$499,999	6.7%	5.9%	5.7%
2024 Home Value \$300,000 to \$399,999	1.7%	3.9%	3.1%
2024 Home Value \$200,000 to \$299,999	1.8%	1.8%	1.7%
2024 Home Value \$150,000 to \$199,999	1.6%	1.2%	1.5%
2024 Home Value \$100,000 to \$149,999	1.6%	1.7%	2.2%
2024 Home Value \$50,000 to \$99,999	1.3%	1.8%	2.8%
2024 Home Value \$25,000 to \$49,999	0.2%	0.6%	1.0%
2024 Home Value Under \$25,000	1.2%	1.6%	1.7%
2024 Median Home Value	\$797,836	\$749,870	\$736,283
2024 Median Rent	\$1,837	\$1,887	\$1,908

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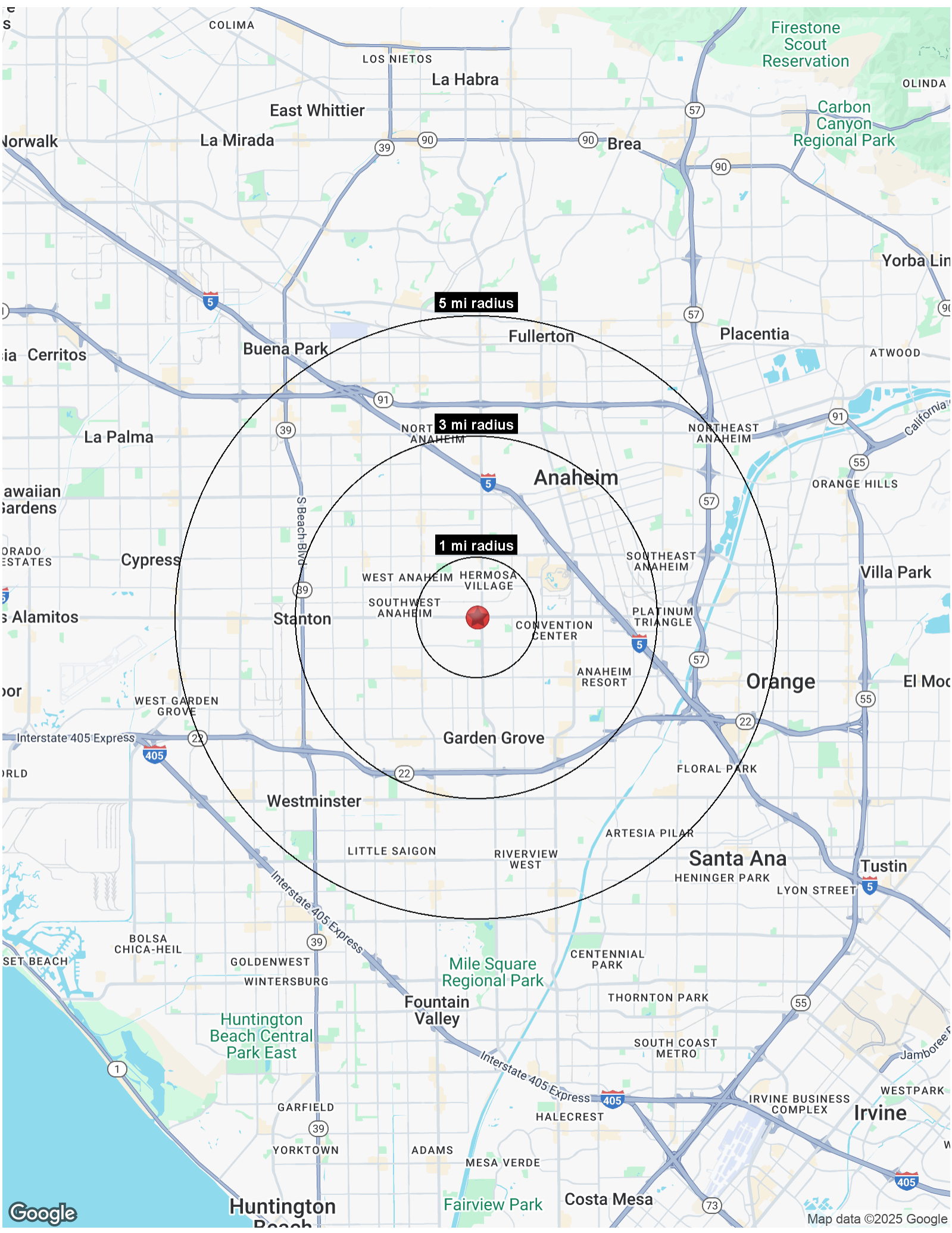


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<b>Labor Force</b>			
2024 Est. Labor Population Age 16 Years or Over	26,046	242,225	628,144
2024 Est. Civilian Employed	62.5%	63.3%	62.7%
2024 Est. Civilian Unemployed	2.8%	3.2%	3.2%
2024 Est. in Armed Forces	0.1%	-	-
2024 Est. not in Labor Force	34.5%	33.4%	34.0%
2024 Labor Force Males	49.0%	50.0%	50.1%
2024 Labor Force Females	51.0%	50.0%	49.9%
<b>Occupation</b>			
2024 Occupation: Population Age 16 Years or Over	16,282	153,287	393,819
2024 Mgmt, Business, & Financial Operations	13.6%	13.8%	14.1%
2024 Professional, Related	17.8%	19.0%	19.7%
2024 Service	21.0%	21.4%	21.2%
2024 Sales, Office	21.6%	20.8%	20.5%
2024 Farming, Fishing, Forestry	0.2%	0.4%	0.4%
2024 Construction, Extraction, Maintenance	8.5%	8.2%	8.3%
2024 Production, Transport, Material Moving	17.3%	16.3%	15.7%
2024 White Collar Workers	53.0%	53.7%	54.4%
2024 Blue Collar Workers	47.0%	46.3%	45.6%
<b>Transportation to Work</b>			
2024 Drive to Work Alone	69.8%	71.4%	71.6%
2024 Drive to Work in Carpool	17.0%	13.9%	13.1%
2024 Travel to Work by Public Transportation	1.5%	2.0%	2.0%
2024 Drive to Work on Motorcycle	-	0.1%	0.1%
2024 Walk or Bicycle to Work	2.6%	2.0%	1.8%
2024 Other Means	1.3%	1.4%	1.3%
2024 Work at Home	7.8%	9.1%	10.0%
<b>Travel Time</b>			
2024 Travel to Work in 14 Minutes or Less	15.4%	17.8%	17.7%
2024 Travel to Work in 15 to 29 Minutes	37.7%	36.4%	39.0%
2024 Travel to Work in 30 to 59 Minutes	38.2%	36.8%	34.7%
2024 Travel to Work in 60 Minutes or More	8.7%	9.0%	8.6%
2024 Average Travel Time to Work	26.8	26.0	25.1
<b>Consumer Expenditure</b>			
2024 Est. Total Household Expenditure	\$1.06 B	\$9.8 B	\$25.84 B
2024 Est. Apparel	\$19.31 M	\$179.47 M	\$471.55 M
2024 Est. Contributions, Tax and Retirement	\$295.43 M	\$2.67 B	\$7.18 B
2024 Est. Education	\$23 M	\$213.02 M	\$563.74 M
2024 Est. Entertainment	\$59.88 M	\$556.87 M	\$1.46 B
2024 Est. Food, Beverages, Tobacco	\$130.55 M	\$1.22 B	\$3.18 B
2024 Est. Health Care	\$61.16 M	\$575.97 M	\$1.5 B
2024 Est. Household Furnishings and Equipment	\$27.49 M	\$255.41 M	\$672.33 M
2024 Est. Household Operations, Shelter, Utilities	\$246.44 M	\$2.37 B	\$6.14 B
2024 Est. Miscellaneous Expenses	\$17.6 M	\$163.86 M	\$431.07 M
2024 Est. Personal Care	\$14.05 M	\$131.29 M	\$341.55 M
2024 Est. Transportation	\$162.35 M	\$1.47 B	\$3.89 B

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5 mi radius

3 mi radius

1 mi radius