

# MAGNOLIA SQUARE

SEC MAGNOLIA AVENUE & BALL ROAD, ANAHEIM, CA



## SHOP SPACES AVAILABLE FOR LEASE

### PROPERTY INFO

- 1,147 SF and 1,502 SF shop spaces available for lease
- Located in the heart of Anaheim
- Enormous population density
- Outstanding daily needs co-tenancy
- Convenient access, ample parking

### TRAFFIC COUNTS

- Magnolia Avenue - 26,249 CPD
- Ball Road - 34,170 CPD

**Blaine Bush**

Lic. 01175854

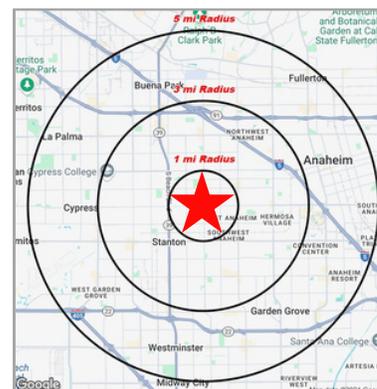
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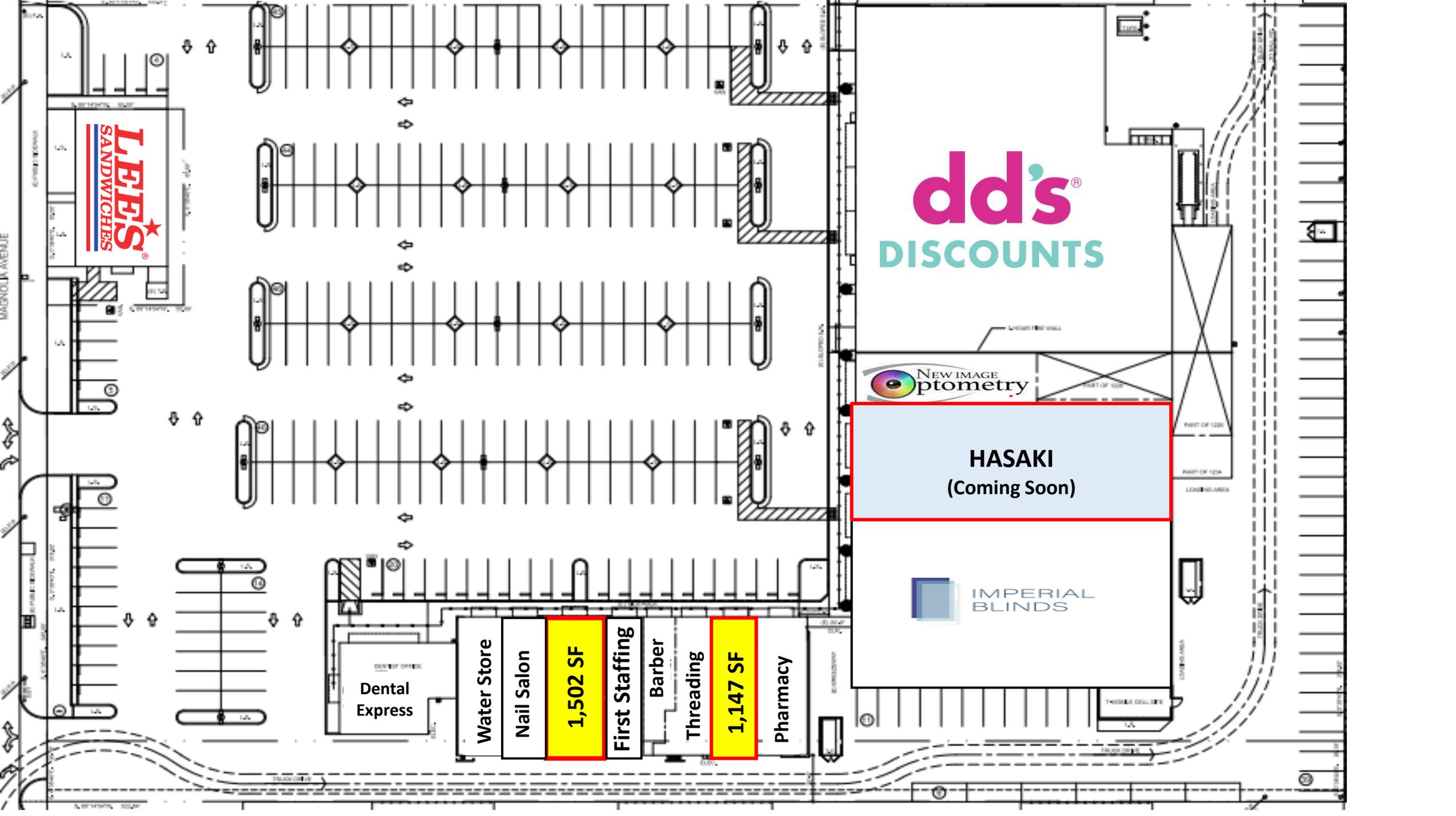
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### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	39,222	285,070	737,877
<b>Avg HH Income</b>	\$112,566	\$115,432	\$94,059
<b>Daytime Population</b>	4,839	68,773	261,358

Source: Regis Sites USA





**LEER'S**  
SANDWICHES

Dental  
Express

Water Store

Nail Salon

1,502 SF

First Staffing

Barber

Threading

1,147 SF

Pharmacy

**dd's**  
DISCOUNTS

NEW IMAGE  
optometry

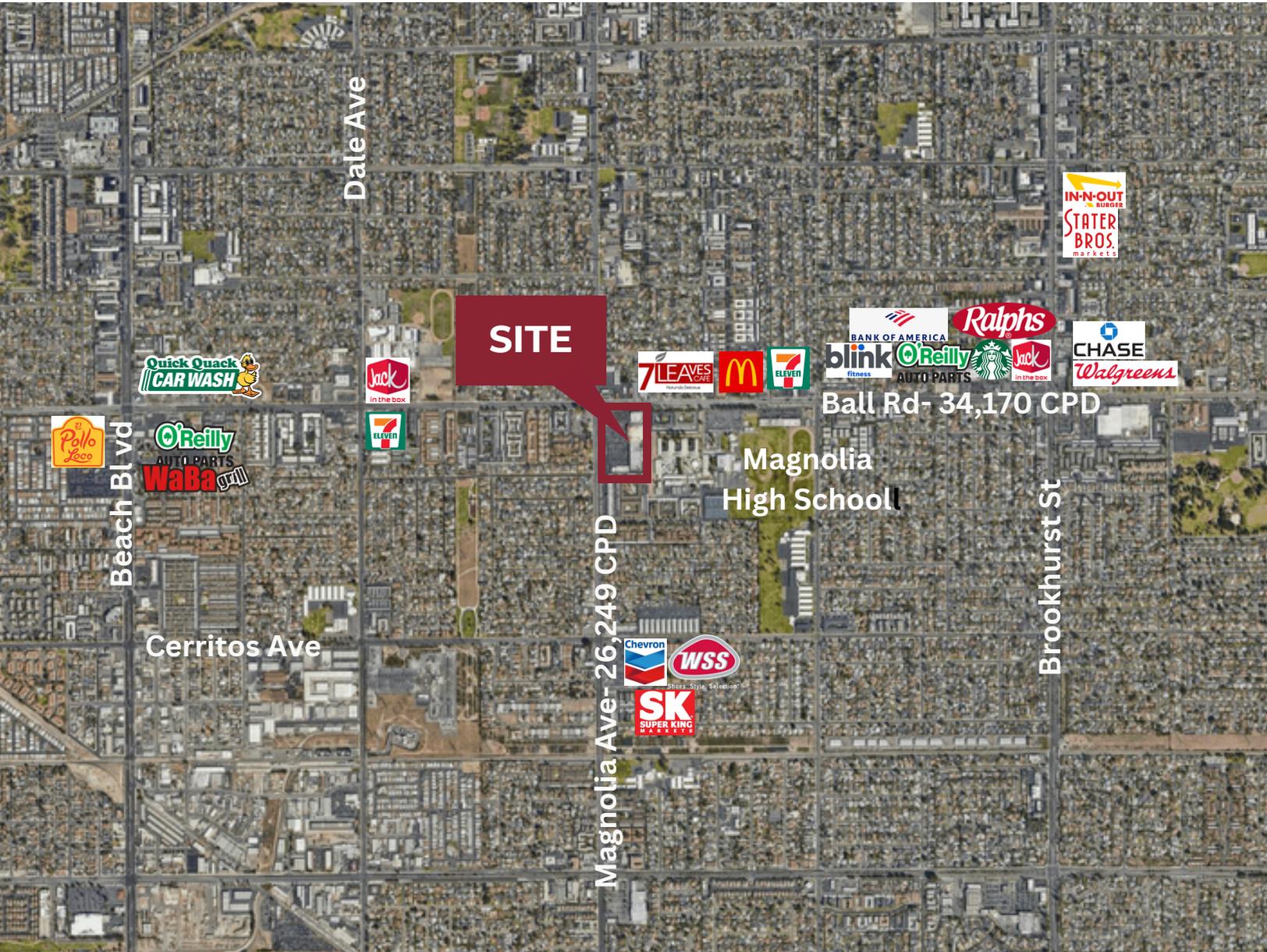
**HASAKI**  
(Coming Soon)

IMPERIAL  
BLINDS

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## Trade Area



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### For leasing information, please contact:

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