



FOR LEASE

Retail Development on 2.5 Acres

7051 Valley View Street, Buena Park, CA 90620

PROPERTY HIGHLIGHTS

- Large parcel provides for variety of redevelopment options
- Massive traffic counts and huge densities
- Convenient access via multiple curb cuts and signalized intersection

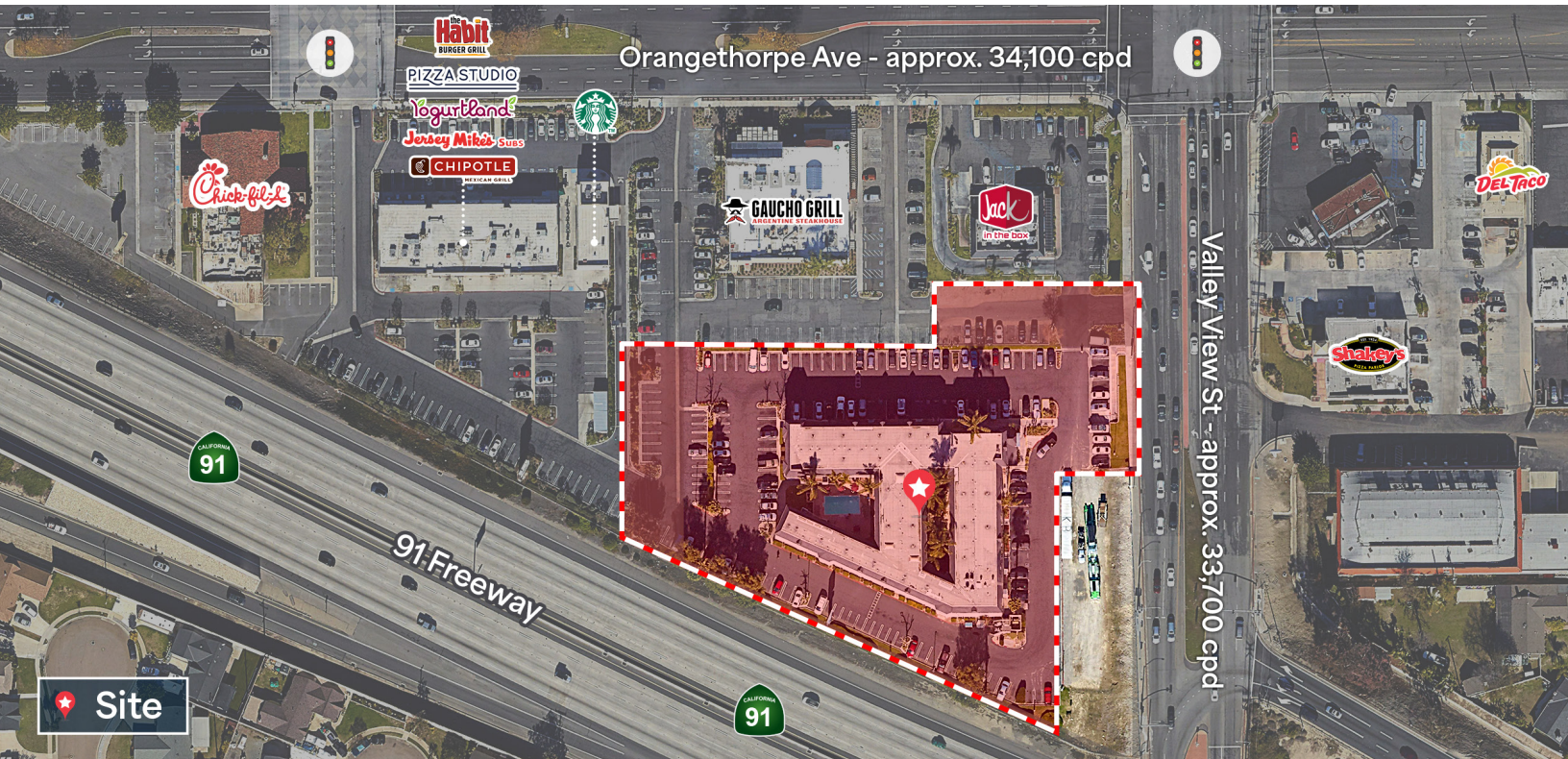
DEMOGRAPHICS

EST. 2022	1 MILE	3 MILE	5 MILE
Population	19,365	215,427	619,478
Average Household Income	\$141,615	\$122,546	\$119,139
Daytime Population	12,302	92,753	226,957

TRAFFIC COUNT

Valley View St	approx. 33,700 cars per day
Orangethorpe Ave	approx. 34,100 cars per day
91 Fwy	approx. 275,000 cars per day

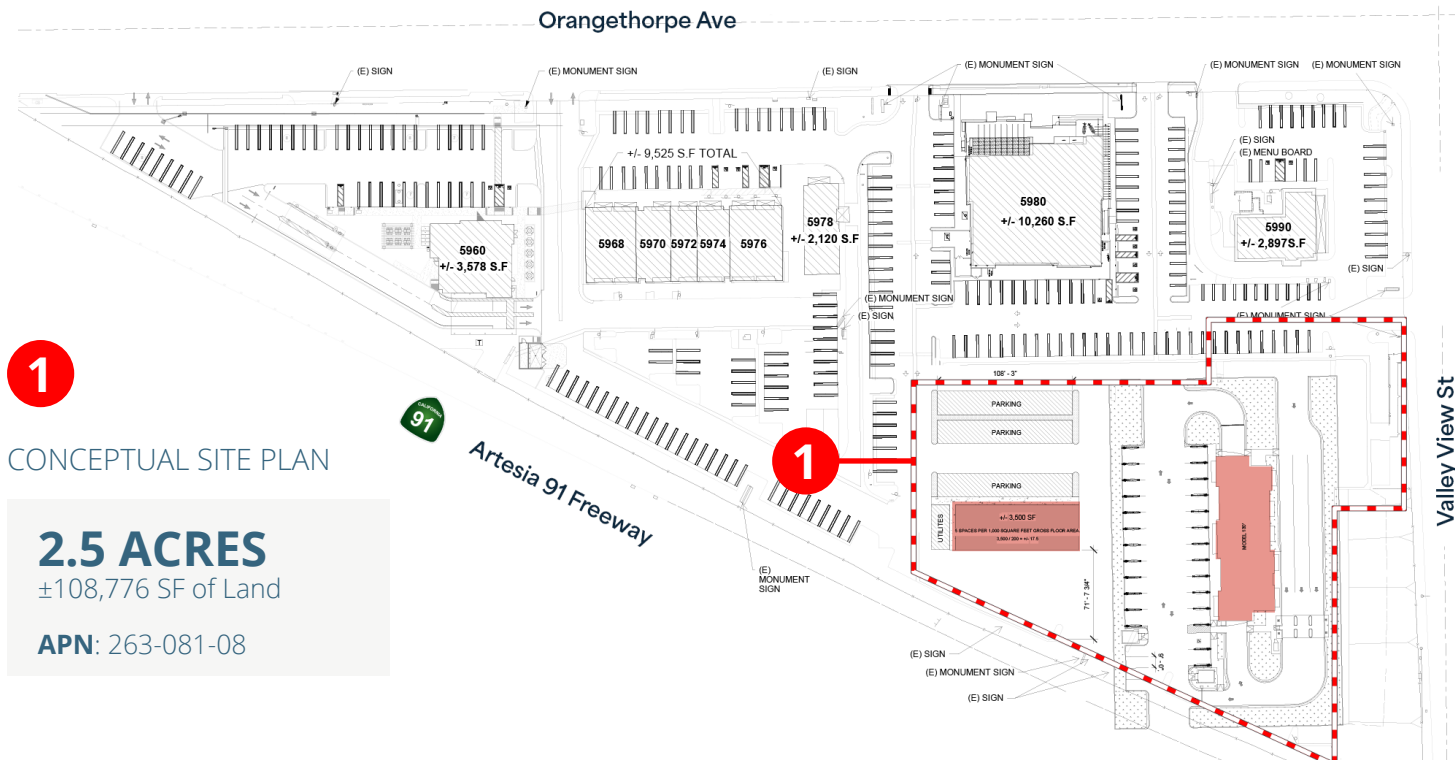
*Source: Esri & Costar Traffic Counts



Site Plan & Surrounding Trade Aerial

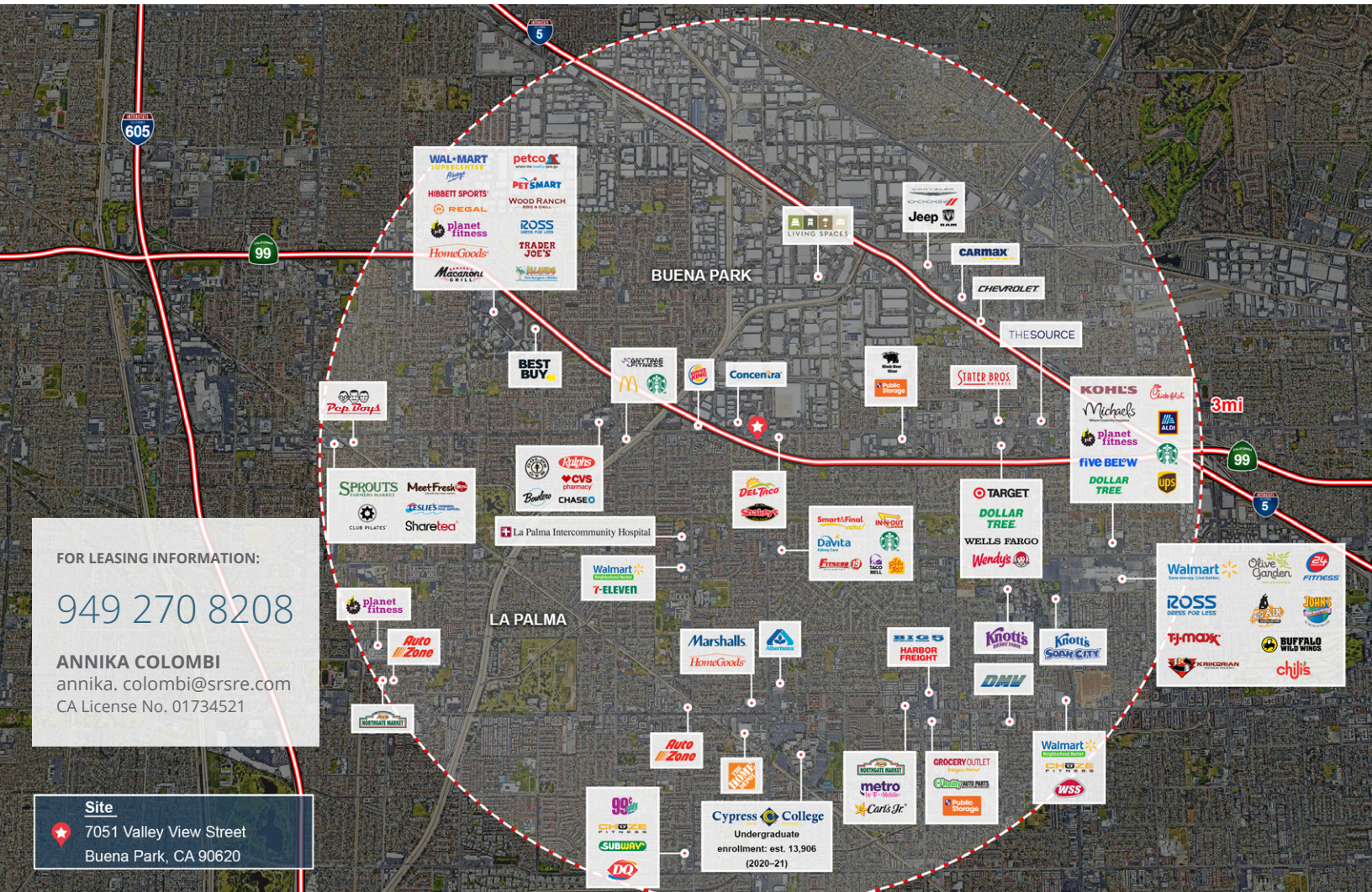


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CONCEPTUAL SITE PLAN

2.5 ACRES
±108,776 SF of Land
APN: 263-081-08



FOR LEASING INFORMATION:
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