

AVISON
YOUNG

Automotive Dealership

OPPORTUNITY FOR SUBLEASE

7015 KNOTT AVENUE | BUENA PARK | CA

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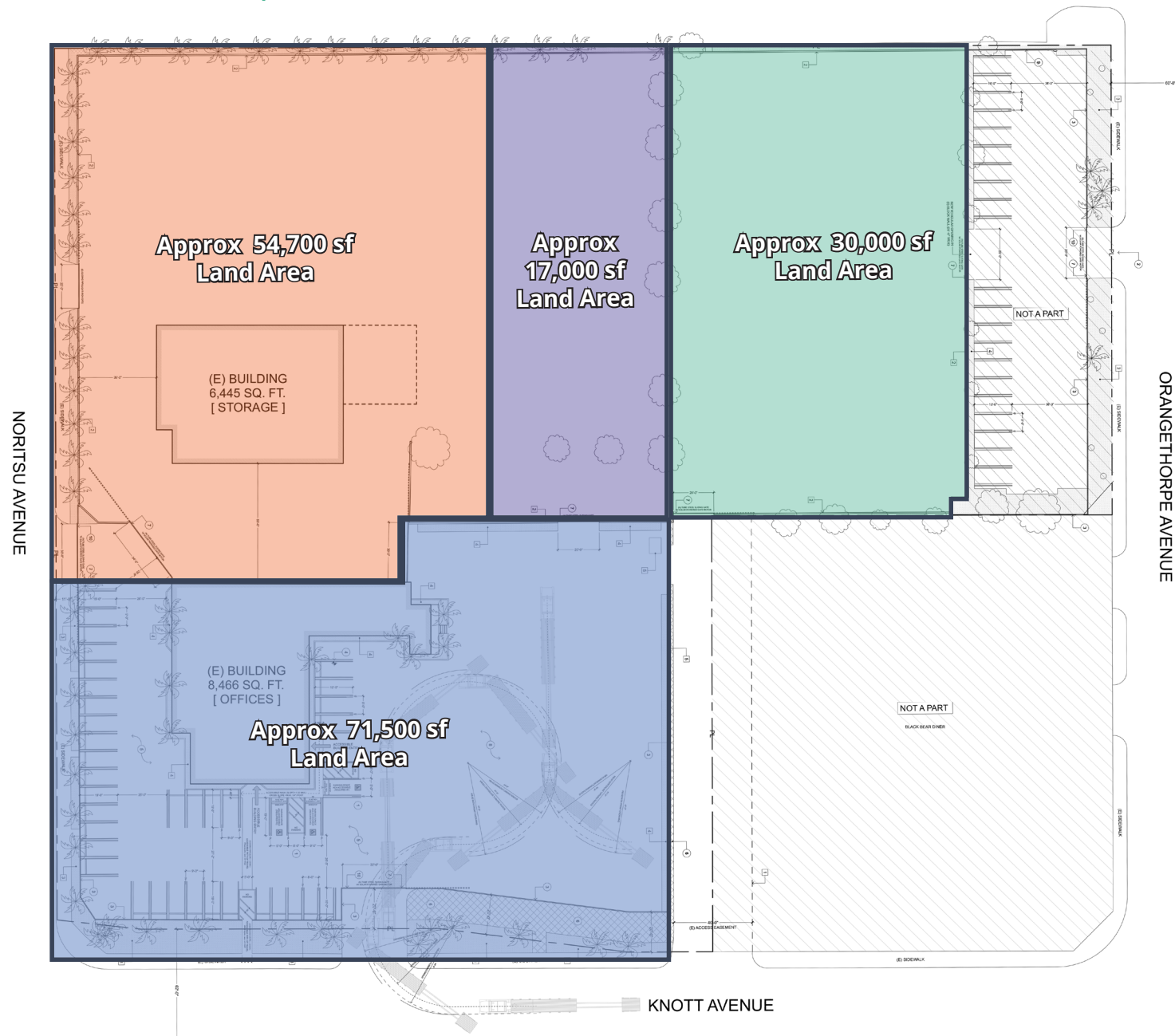
7015 KNOTT AVENUE BUENA PARK, CA

Avison Young Automotive Properties Group is pleased to present an opportunity to acquire multiple, single story, buildings totaling 14,911 square feet situated on a 4.4 acre parcel of land in the city of Buena Park, CA. The subject property sits at the signalized corner of Knott Ave. and Noritsu Ave. This highly visible dealership and excess land for inventory storage is immediately adjacent to other highly recognized retailers and industrial users.

With over 464,000 vehicles per day passing by on the 91 Fwy, this site is ideal for auto sales, service and inventory storage. The property can be subleased in whole or in part.

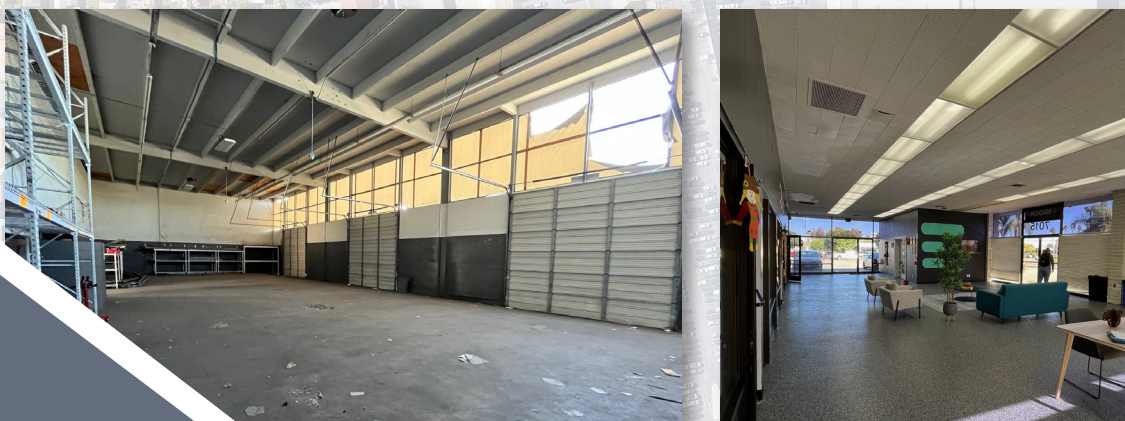
The property serves nearly 637,362 people within a 5-mile radius with an average household income of over \$107,033.

For more information, please contact Avison Young's Automotive Properties Group to answer any questions or schedule a site tour.



7015 KNOTT AVENUE

BUENA PARK, CA



PROPERTY HIGHLIGHTS

Lease: **\$75,000/mo NNN.**
Smaller portions of the property can be leased separately.

Land AC: **4.418**

APN: **7034-017-029**

Total Building Area: **14,911 SF**
8,466 sf - Showroom Building
6,445 sf - Service Bay Building

Commercial Zoning: **ACSP**

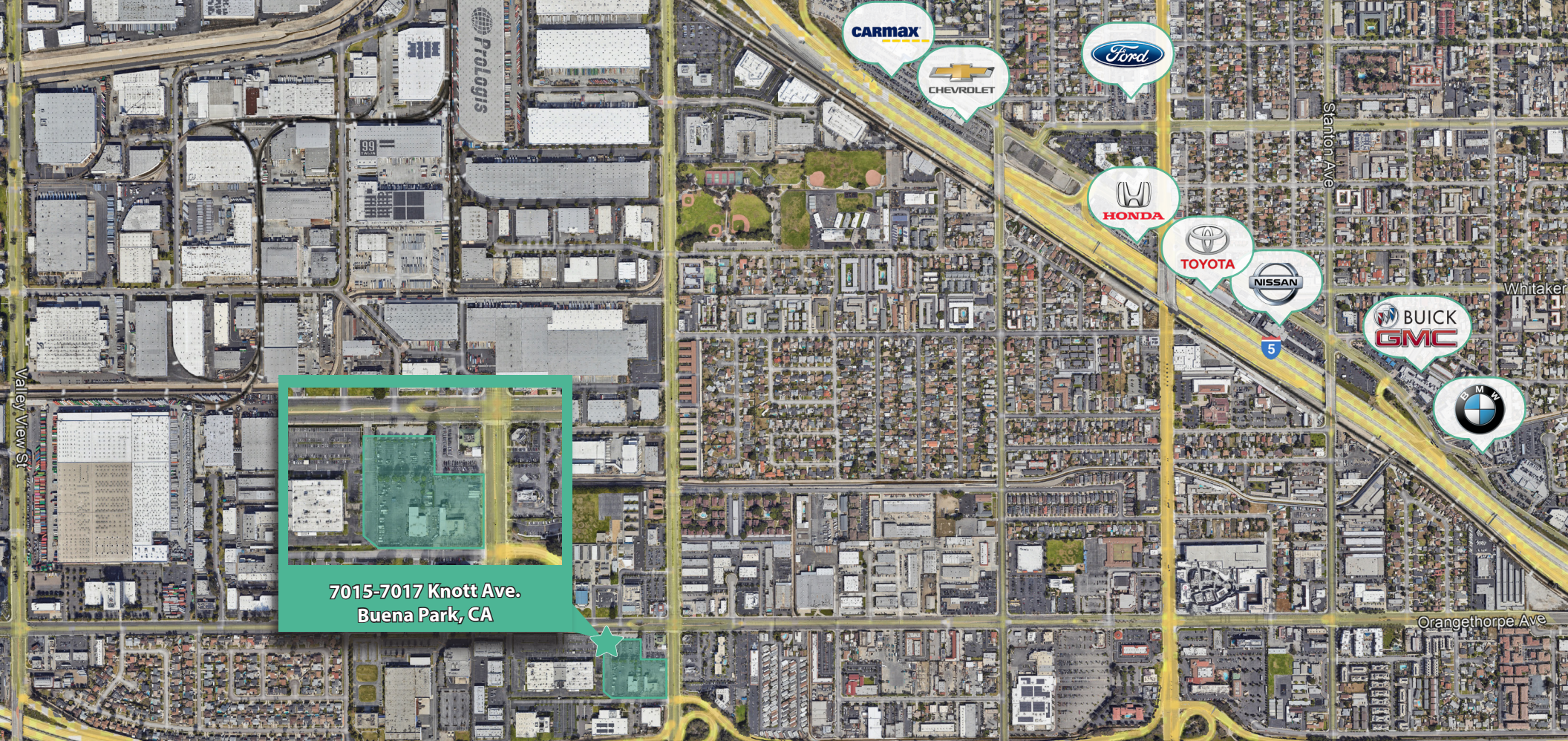
Sublease Term Expiration: **January 31, 2028**

DEMOGRAPHICS

	3 Mile	5 Miles
Estimated Population:	223,452	637,362
Average Household Income:	\$106,516	\$107,033

TRAFFIC COUNT

Knott Ave & Orangethrope	28,132 Vehicles Per Day
91 Fwy & Iroquois Dr SW	271,227 Vehicles Per Day



7015-7017 Knott Ave.
Buena Park, CA

Avison Young's Automotive Properties Group (APG) is a fully dedicated service line within Avison Young, Inc. that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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