

FOR LEASE | ±1,660-2,185 SF

FORMER SALON & RESTAURANT SPACE

Ball Road & Beach Boulevard | Anaheim, CA



For leasing, please contact:

MATT SAKER | LIC. 02016706
T 424 282 5236 E Matt.Saker@BetaAgency.com

[BetaAgency.com](https://www.BetaAgency.com)
137 Eucalyptus Blvd
El Segundo, CA 90245

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PROPERTY OVERVIEW

Former 1,660 SF Salon/Retail space and 2,185 SF Restaurant with fully built out kitchen and ventilation hood is available on busy Ball Road. Boasting a stunningly unique exterior, the property was voted Orange County's most architecturally distinctive building in 1969.

Property features an exceptionally large onsite parking lot with approx. 160 free surface parking spaces available and high visibility monument signage.

Situated in an ethnically diverse trade area, the site is surrounded by countless successful national and regional tenants.

PROPERTY HIGHLIGHTS

- Excellent Ingress and Egress
- 5 minute drive from Disneyland
- Ample parking
- Easy access to I-5

DEMOGRAPHICS:

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|-----------|
| Total Households | 10,208 | 78,568 | 208,243 |
| Total Population | 36,006 | 266,245 | 703,393 |
| Avg. Household Income | \$88,572 | \$98,320 | \$100,299 |

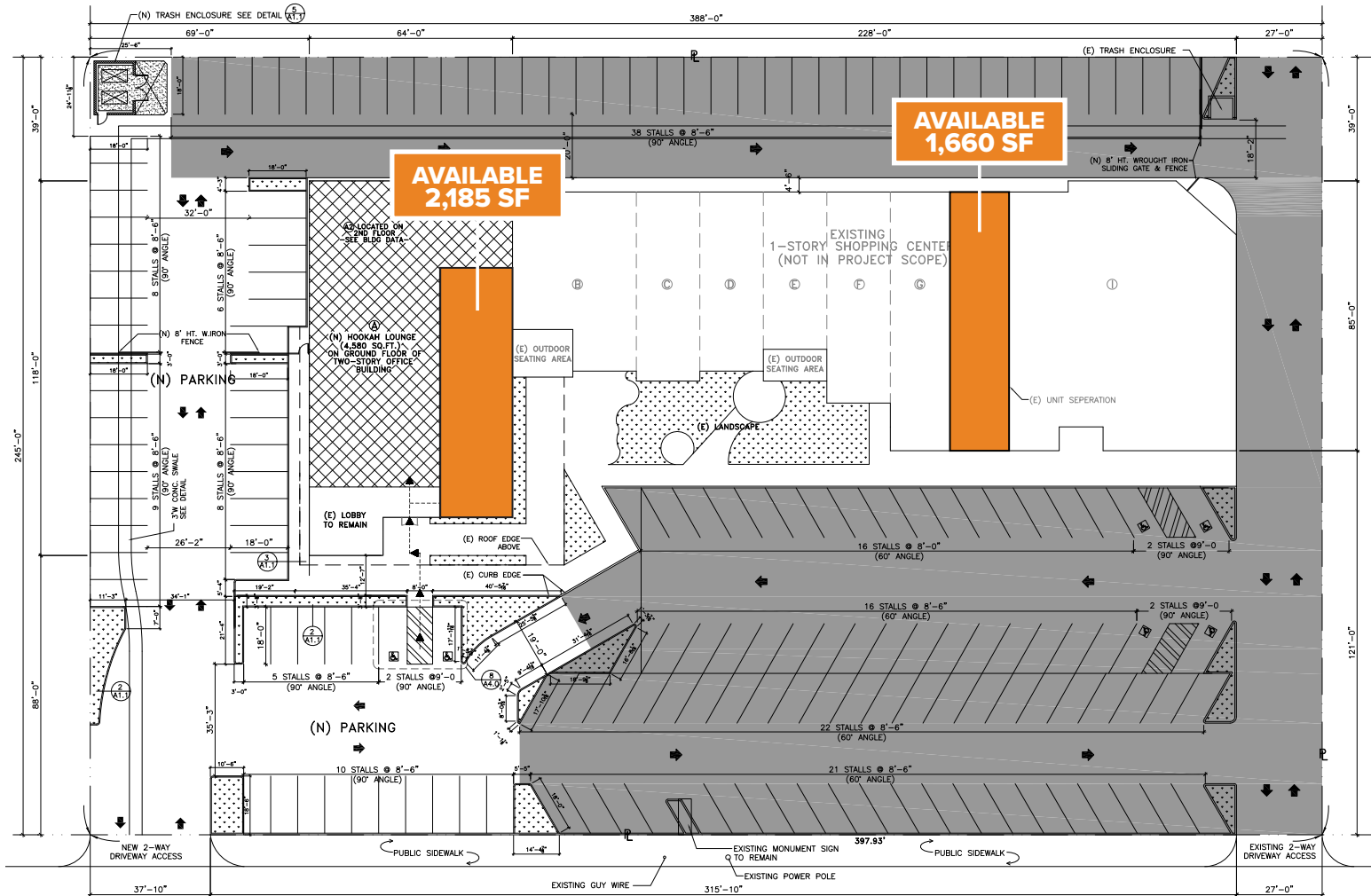
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AREA OVERVIEW



PROPOSED SITE PLAN



RESTAURANT SPACE PHOTOS

beta.



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DEMOGRAPHIC REPORT

| Population | 1 Mile | 3 Mile | 5 Mile |
|----------------------|--------|---------|---------|
| Total population | 36,006 | 266,245 | 703,393 |
| Average age | 36.1 | 37.4 | 37.7 |
| Average age (Male) | 34.8 | 36.1 | 36.5 |
| Average age (Female) | 37.3 | 38.8 | 38.9 |

| Households & Income | 1 Mile | 3 Mile | 5 Mile |
|---------------------|-----------|-----------|-----------|
| Total households | 10,208 | 78,568 | 208,243 |
| # of persons per HH | 3.4 | 3.3 | 3.3 |
| Average HH income | \$88,572 | \$98,320 | \$100,299 |
| Average house value | \$540,816 | \$583,640 | \$613,210 |

| Race (%) | 1 Mile | 3 Mile | 5 Mile |
|-----------------|--------|--------|--------|
| White | 29.1% | 31.0% | 29.0% |
| Hispanic | 49.7% | 41.5% | 40.6% |
| Black | 3.5% | 2.9% | 2.6% |
| Asian | 23.1% | 28.3% | 31.7% |
| Hawaiian | 0.7% | 0.6% | 0.5% |
| American Indian | 2.1% | 1.4% | 1.3% |
| Other | 27.8% | 22.3% | 21.7% |

