

FOR SALE

SINGLE TENANT AUTO SERVICE CENTER INVESTMENT OPPORTUNITY



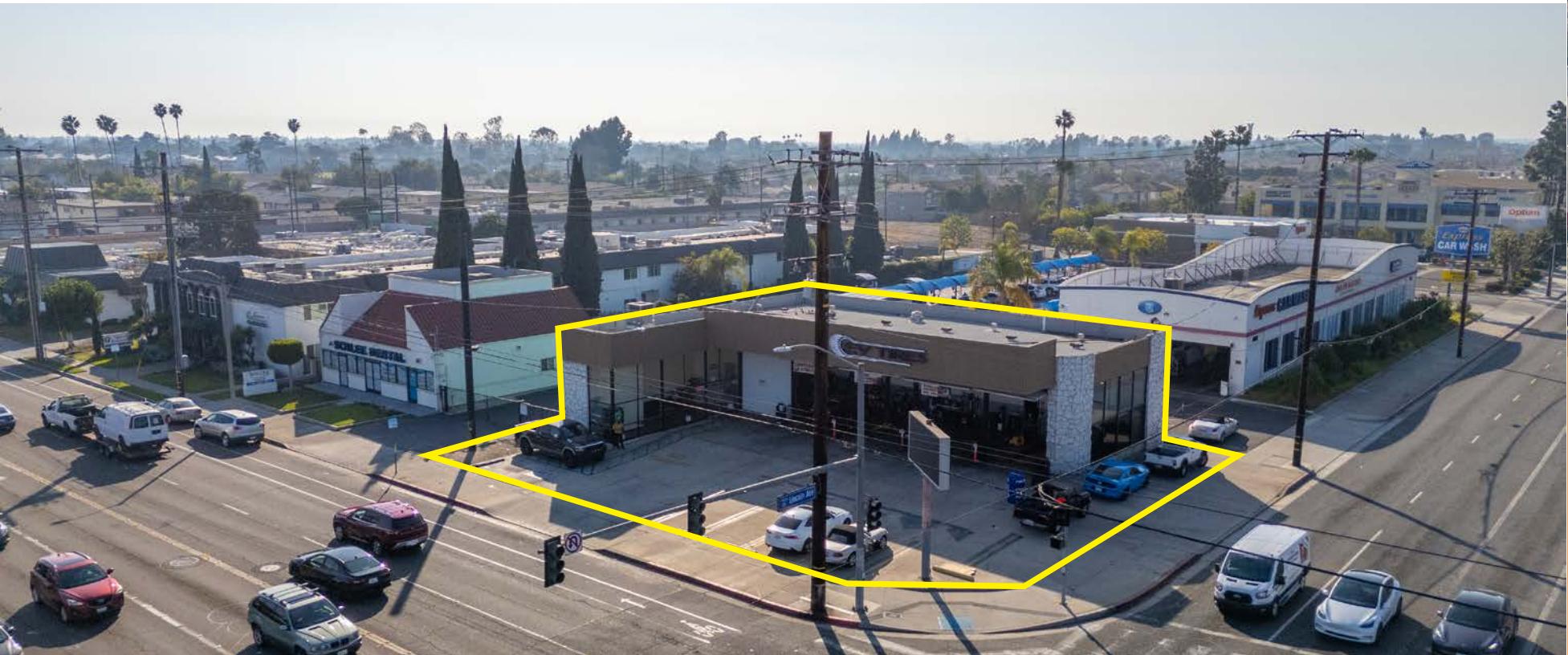
6962 W Lincoln Avenue, Buena Park, CA 90620

PROPERTY HIGHLIGHTS

PURCHASE PRICE
\$3,120,000

6962 W Lincoln Ave
Buena Park, CA 90620

Building Size	±3,850 sq. ft.
Parcel Size	±9,583 sq. ft.
APN	134-062-07
Bays	5
Parking	8 Stalls
Year Built	1967
Signage	Single Tenant Pylon
Use Code	Auto Repair (& Related) Garage





DAYTIME EMPLOYEES
70,798
3-MILE RADIUS



AVERAGE INCOME
\$102,447
3-MILE RADIUS



POPULATION
247,586
3-MILE RADIUS



EXCELLENT LOCATION

AVANT Real Estate is pleased to present this opportunity on Lincoln Ave in Buena Park. Located in Orange County's Buena Park/LaPalma submarket, Buena Park is a desirable trade area in north Orange County. The property is on the southwest corner of two major streets with a traffic signal and has access from Lincoln Ave and from Knott Ave. Additionally, the property is centrally located to CA 22 and is near Highways 73 and 55. Other nearby synergies include Knott's Berry Farm and a mix of retail including Walmart, Home Goods, Marshalls and more.

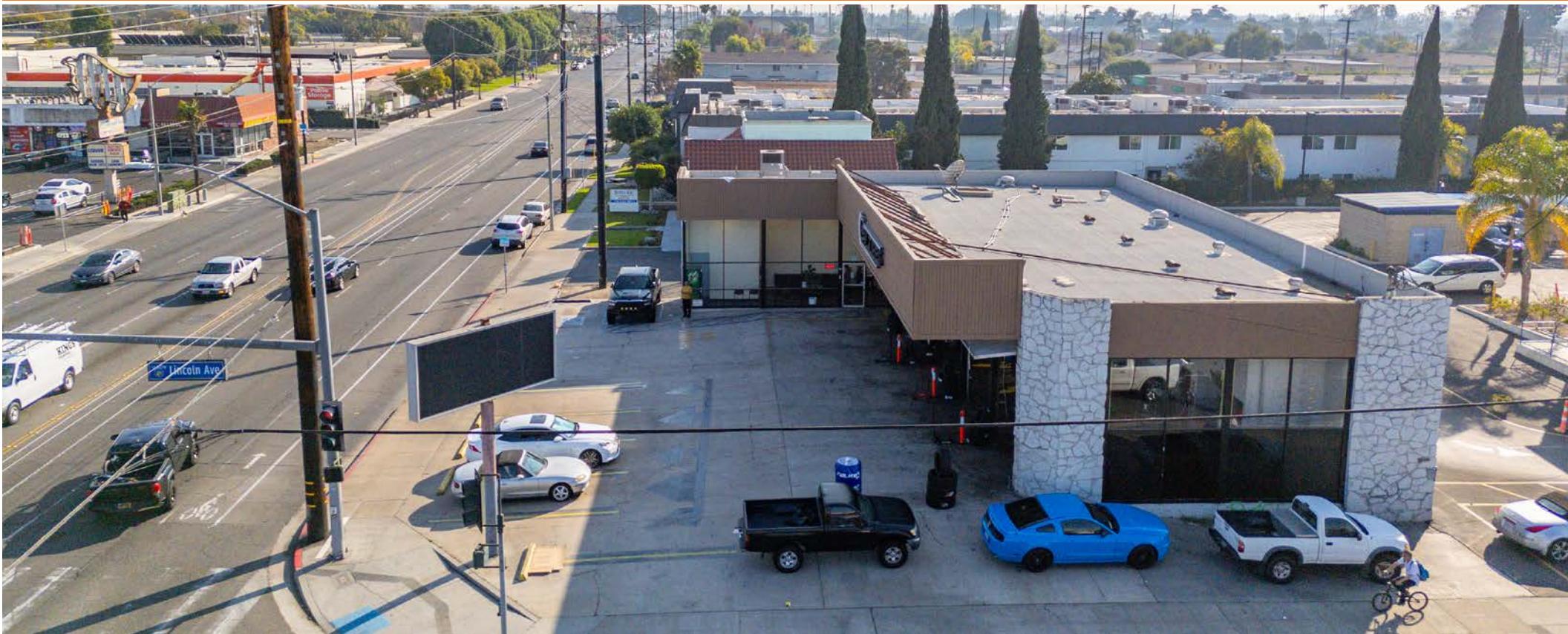


21 MILES
TO JOHN WAYNE
AIRPORT

12 MILES
TO HUNTINGTON
BEACH

19 MILES
TO LONG
BEACH

PRIME BUENA PARK LOCATION PERFECT
FOR AUTO BODY/AUTO REPAIR



AREA OVERVIEW

BUENA PARK, CA

One of the things Buena Park citizens are proud of is that Buena Park is considered the center of the southland.

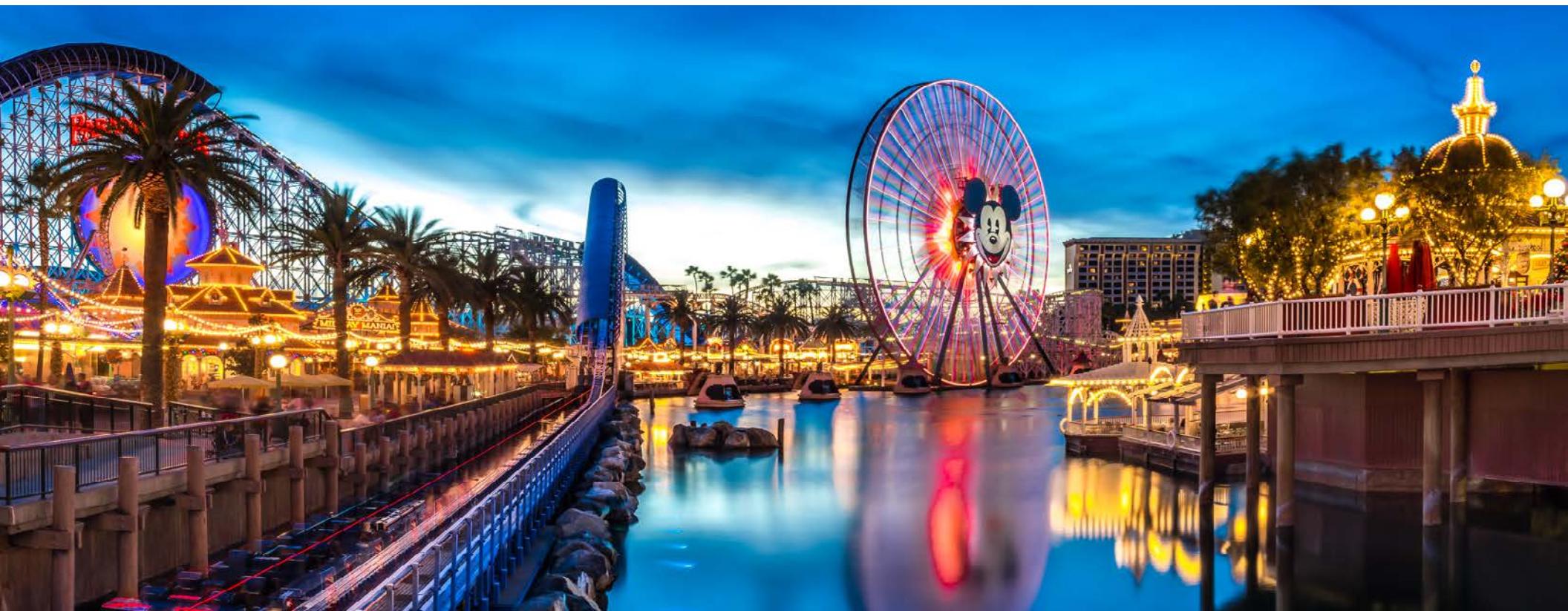
Buena Park is a city in northwestern Orange County, about 12 miles northwest of downtown Santa Ana, the county seat. It is the location of several tourist attractions, including Knott's Berry Farm. It is located about 24 miles southeast of Downtown Los Angeles and is within the Los Angeles metropolitan area.

Buena Park's E-Zone district, located along Beach Boulevard, is home to several well-known tourist destinations: the venerable

Knott's Berry Farm theme park, water park Knott's Soak City, Pirate's Dinner Adventure Show, and a Medieval Times dinner show.

The 105-acre Ralph B. Clark Regional Park is one of Orange County's prominent parks. Opened in 1981, it is home to an amphitheater, nature trails, and a stocked fishing pond, as well as the Interpretive Center, a small museum which features ice age fossil and local geology exhibits.

The City of Buena Park has its own local history park on Beach Blvd just south of Interstate 5. On these grounds, the city has preserved several historic buildings.





BUENA PARK IS ALSO JUST
A 10 MINUTE DRIVE AWAY
FROM DISNEYLAND

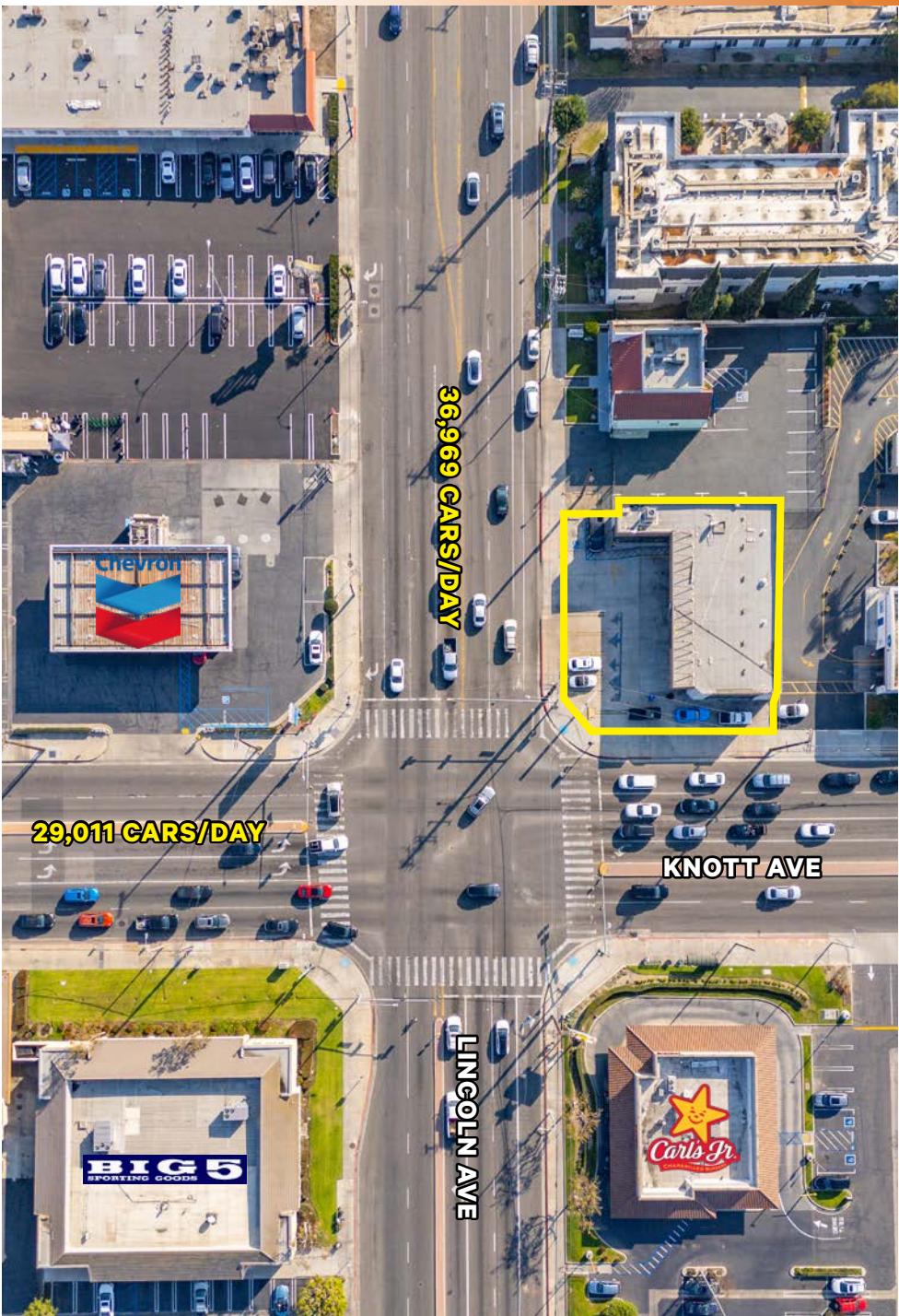


MORE ATTRACTIONS

- Irvine Park Railroad
- Minnie's House
- Adventure City
- Pirate's Lair on Tom Sawyer Island
- The Lion Lighthouse
- Historical Main Street Archway
- Incredicoaster
- Frontier Shootin' Exposition
- Storybook Land Canal Boats
- Pixar Pier
- Downtown Disney District

AREA DEMOGRAPHICS

POPULATION	MILE 1	MILE 3	MILE 5
Population 2020	39,709	252,767	652,526
Population 2024	39,359	247,508	633,869
Population Projection 2029	38,965	244,339	623,214
Annual Growth 2020-2024	-0.2%	-0.5%	-0.7%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.3%
Median Age	37.9	39	39.4
Bachelor's Degree or Higher	25%	29%	29%
U.S. Armed Forces	11	190	395
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	12,469	77,123	197,838
2024 Households	12,294	75,073	190,787
2029 Household Projection	12,154	74,000	187,231
Annual Growth 2020-2024	0.9%	0.6%	0.4%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.4%
Owner Occupied Households	4,547	38,305	101,077
Renter Occupied Households	7,607	35,694	86,154
Avg Household Size	3.1	3.2	3.2
Avg Household Vehicles	2	2	2



CONSUMER SPENDING DETAILS

	1 MILE		3 MILE		5 MILE	
	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$23,519,794	\$1,861	\$154,521,929	\$2,036	\$396,818,181	\$2,060
Entertainment, Hobbies & Pets	\$57,016,327	\$4,511	\$398,749,735	\$5,254	\$1,031,675,339	\$5,356
Food & Alcohol	\$118,615,178	\$9,384	\$778,231,666	\$10,253	\$1,999,021,321	\$10,377
Household	\$63,609,566	\$5,032	\$472,364,706	\$6,224	\$1,236,816,407	\$6,420
Transportation & Maintenance	\$114,374,885	\$9,049	\$790,021,070	\$10,409	\$2,031,975,641	\$10,548
Health Care	\$19,214,777	\$1,520	\$130,942,057	\$1,725	\$339,394,311	\$1,762
Education & Daycare	\$27,257,655	\$2,156	\$207,217,103	\$2,730	\$542,422,409	\$2,816
Total Specified Consumer Spending (\$)	\$423,608,182	\$33,513	\$2,932,048,266	\$38,630	\$7,578,123,609	\$39,339

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$91,523	\$109,091	\$110,965
Median Household Income	\$71,750	\$87,743	\$88,463
< \$25,000	1,993	9,816	25,075
\$25,000 - 50,000	2,409	11,723	28,596
\$50,000 - 75,000	2,007	10,649	28,080
\$75,000 - 100,000	2,000	10,491	25,332
\$100,000 - 125,000	1,123	8,581	21,595
\$125,000 - 150,000	757	6,479	16,382
\$150,000 - 200,000	1,066	8,762	22,525
\$200,000+	938	8,570	23,202





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