

FOR LEASE

2741 W LINCOLN AVE

**WEST LINCOLN AVENUE
STRIP CENTER**

Anaheim, CA 92801

PRESENTED BY:

CAMERON IRONS

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CalDRE #01176224

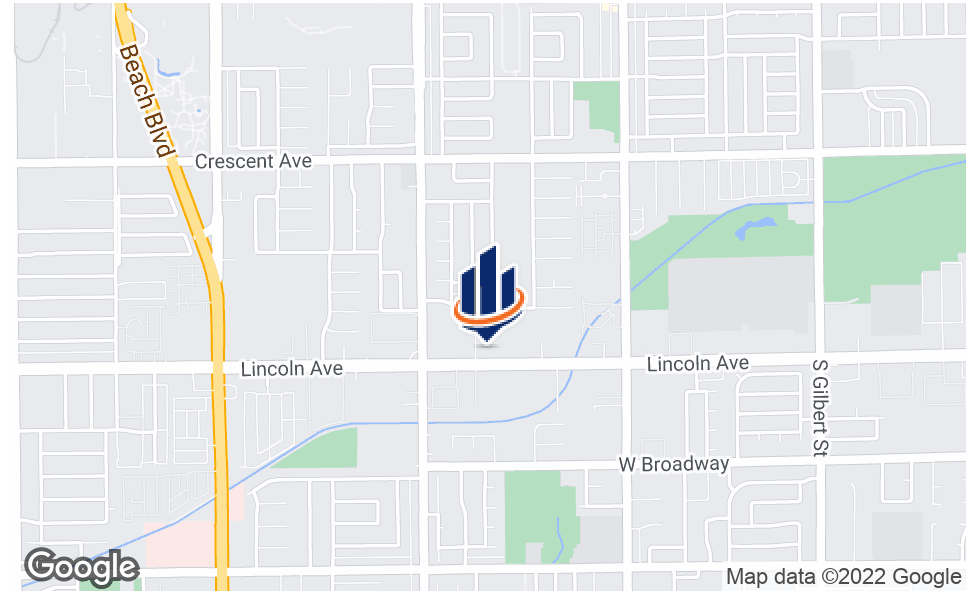
JUSTINE ECHOLDS BRE # 02112177

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OFFERING SUMMARY

LEASE RATE:	\$1.50 SF/month [NNN]
BUILDING SIZE:	6,995 SF
AVAILABLE SF:	1,050 - 1,150 SF
YEAR BUILT:	1967
RENOVATED:	2018
ZONING:	General Commercial
MARKET:	Anaheim
APN:	070-602-17

PROPERTY OVERVIEW

This fully remodeled neighborhood strip center is centrally located around numerous apartment complexes. Located South of Interstate 5, West of Highway 91, and East of Beach Blvd. (±25000 cpd on Lincoln)

PROPERTY HIGHLIGHTS

- Complete Remodel
- Property will be delivered as blank slate, allowing tenant to renovate to their liking
- Flexibility with demising plans
- Next door to apartment building
- Excellent demographics
- Total population roughly 278,000 within 3-mile radius

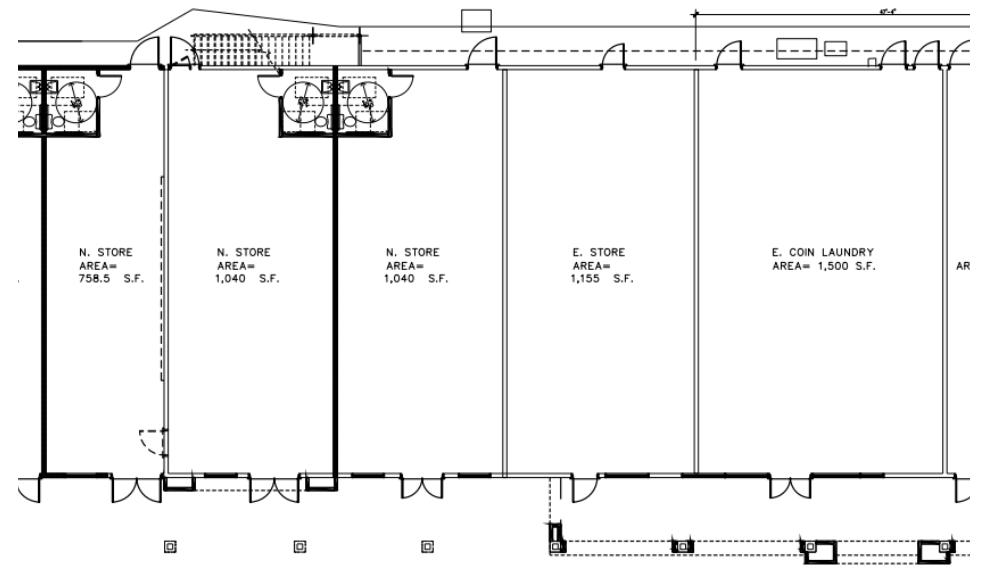
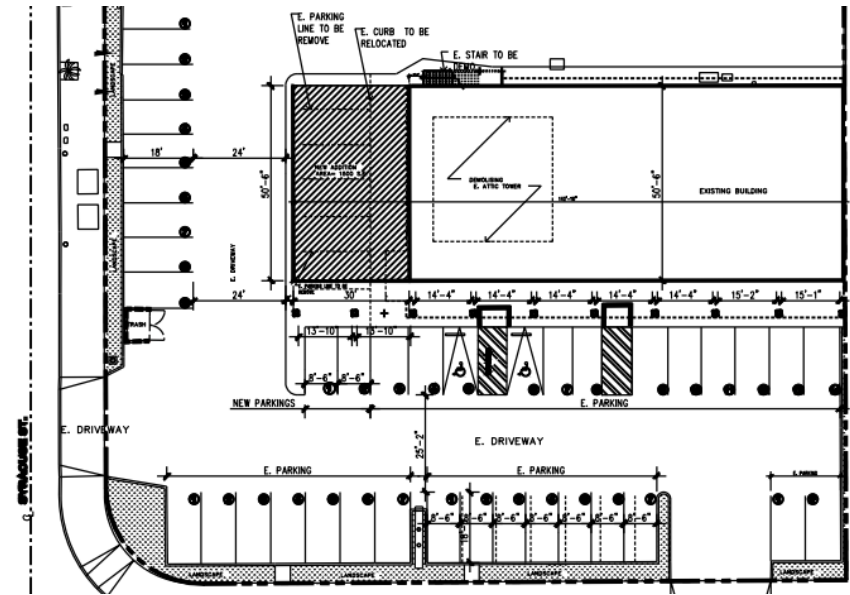
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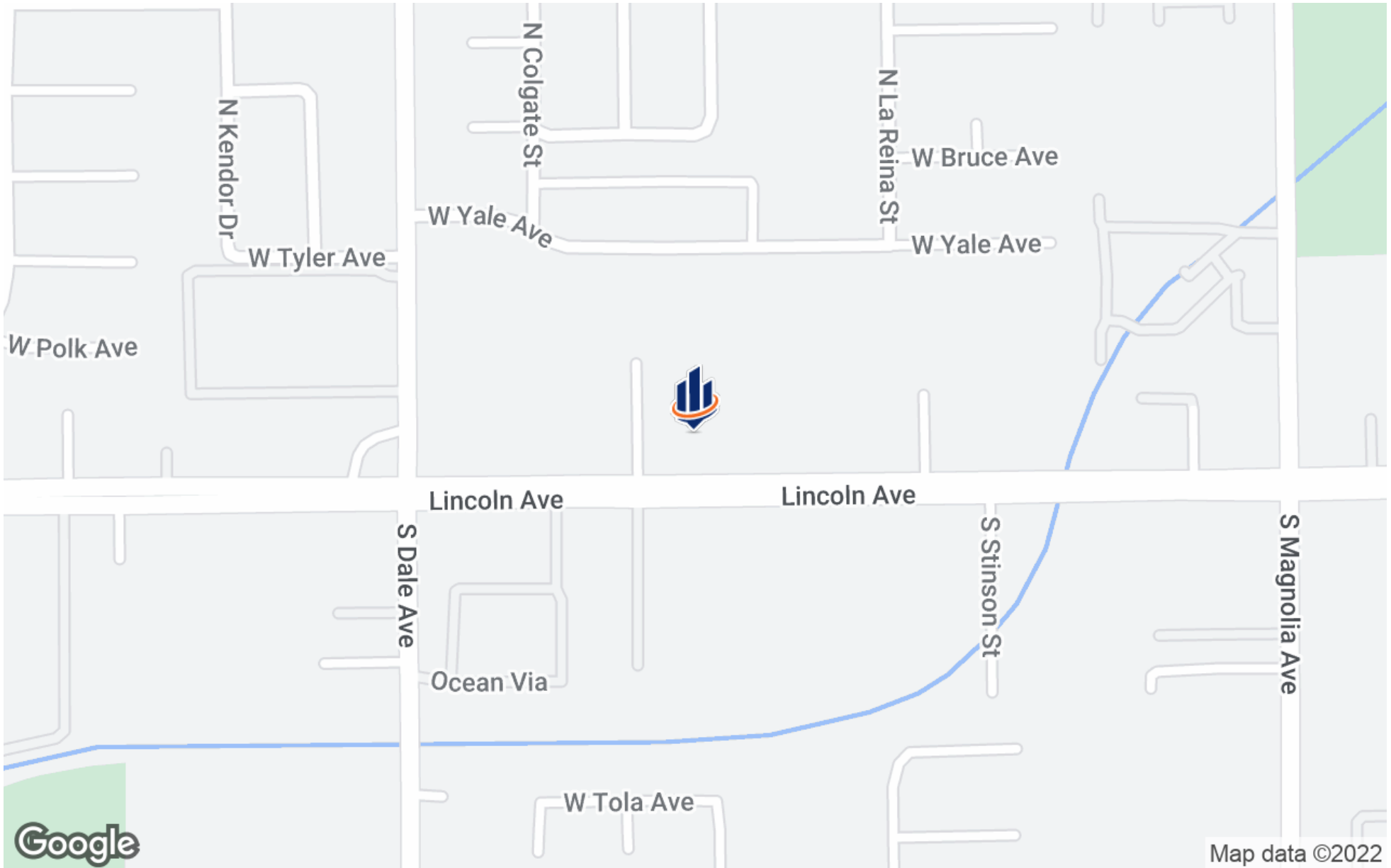
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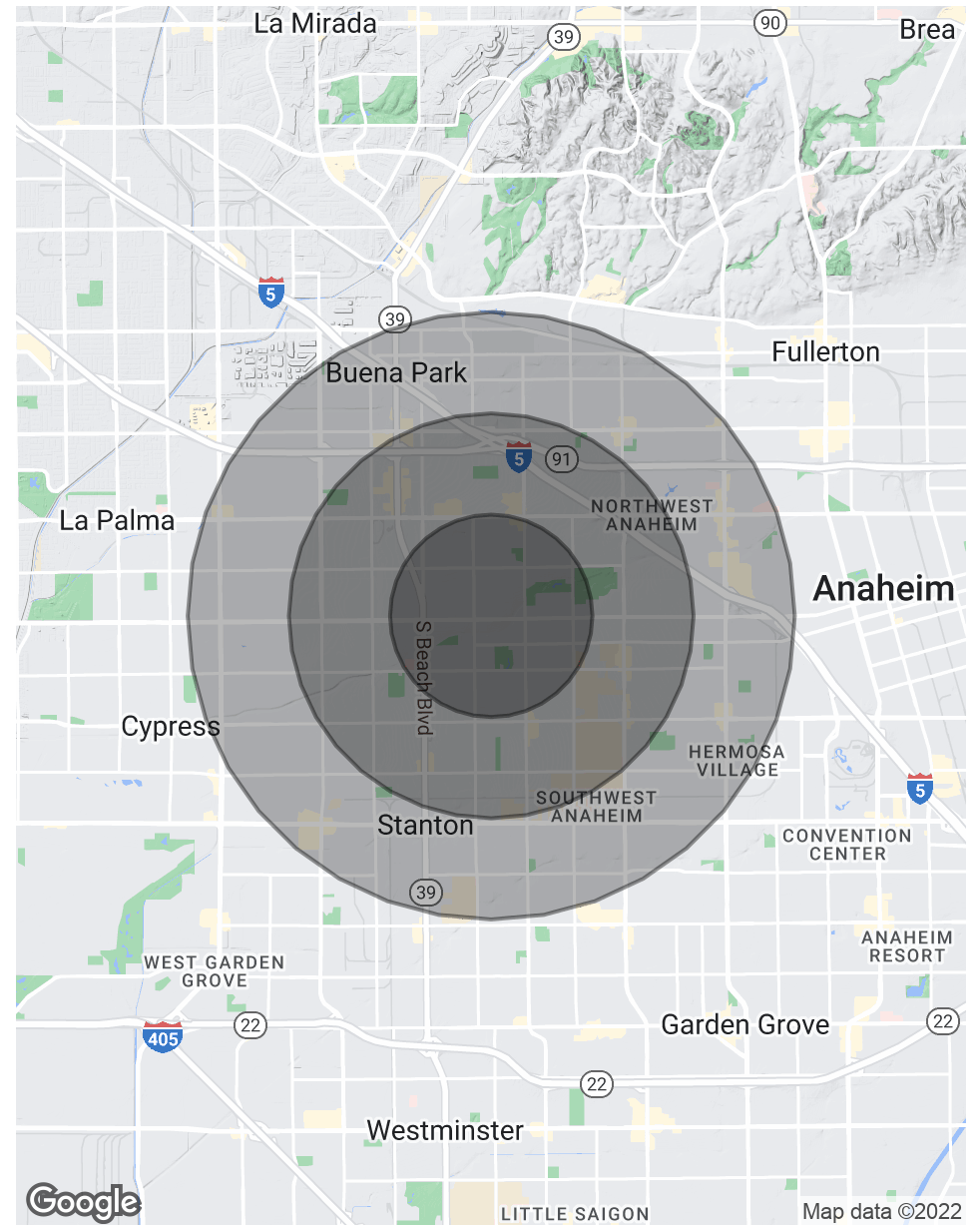
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	31,818	124,080	278,716
AVERAGE AGE	32.2	32.8	33.1
AVERAGE AGE (MALE)	32.0	31.7	32.1
AVERAGE AGE (FEMALE)	32.3	34.3	34.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,893	36,845	81,152
# OF PERSONS PER HH	3.2	3.4	3.4
AVERAGE HH INCOME	\$63,447	\$64,251	\$67,274
AVERAGE HOUSE VALUE	\$468,456	\$453,548	\$451,497

* Demographic data derived from 2020 ACS - US Census



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