2ND GEN DRIVE-THRU RESTAURANT FOR LEASE 10642 Katella Avenue

Anaheim, CA 92804

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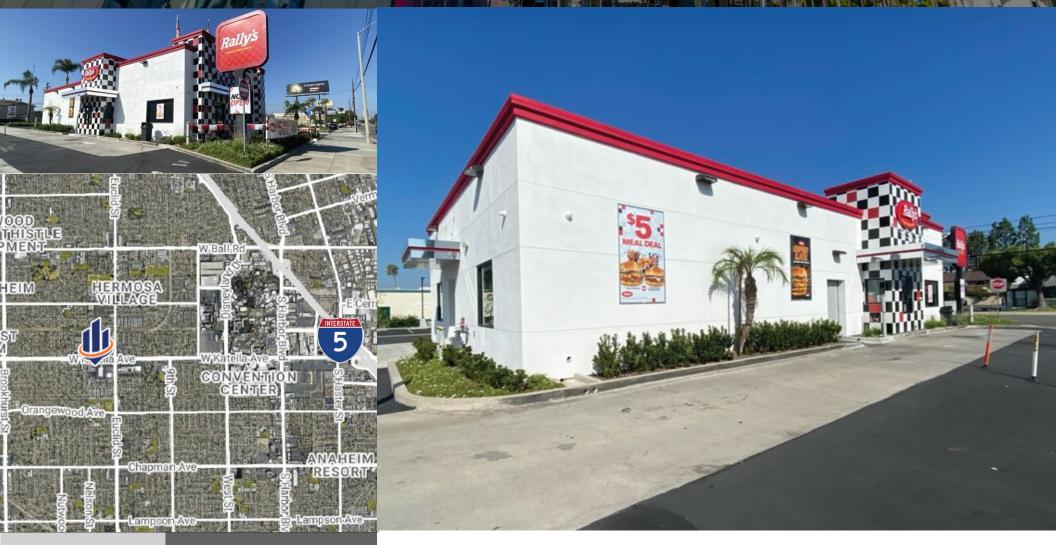
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Property Overview

2ND GENERATION DRIVE-THRU RESTAURANT FOR LEASE



Lease Rate	Negotiable
Lease Type	NNN
Building Size	1,700 - 3,037 SF
Lot Size	25,824 SF
Year Renovated	2022

Property Highlights

- 1,700 SF fully built-out drive-thru restaurant available immediately with opportunity to increase the restaurant to 3,100 SF
- 2022 remodel 2nd generation drive-thru space with over \$350K of new FF&E
- Excellent visibility and traffic count (34,100 VPD) on Katella Ave
- Benefits from a dense residential & daytime population within the immediate area
- Pylon signage available for maximum street visibility

2ND GENERATION DRIVE-THRU RESTAURANT FOR LEASE



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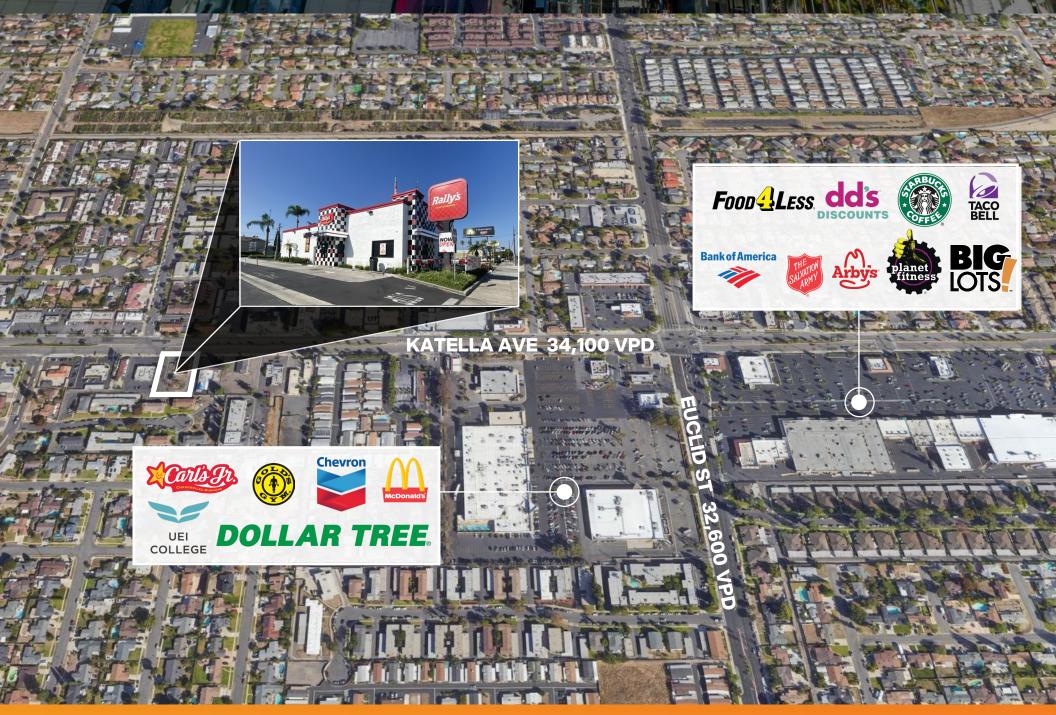
2ND GENERATION DRIVE-THRU RESTAURANT FOR LEASE



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Retailer Map

2ND GENERATION DRIVE-THRU RESTAURANT FOR LEASE



Demographics

2ND GENERATION DRIVE-THRU RESTAURANT FOR LEASE

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	30,662	120,276	281,113
AVERAGE AGE	34.1	34.6	33.3
AVERAGE AGE (MALE)	32.9	33.2	32.0
AVERAGE AGE (FEMALE)	34.2	35.6	34.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 8,161	2 MILES 33,555	3 MILES 79,187
TOTAL HOUSEHOLDS	8,161	33,555	79,187

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* Demog aphic data derived from 2020 ACS - US Census

