



8030 Dale Street Buena Park, CA

44,064 SF ANCHOR SPACE AVAILABLE FOR LEASE
3,400 SF PAD AVAILABLE FOR GROUND LEASE

FOR LEASE.



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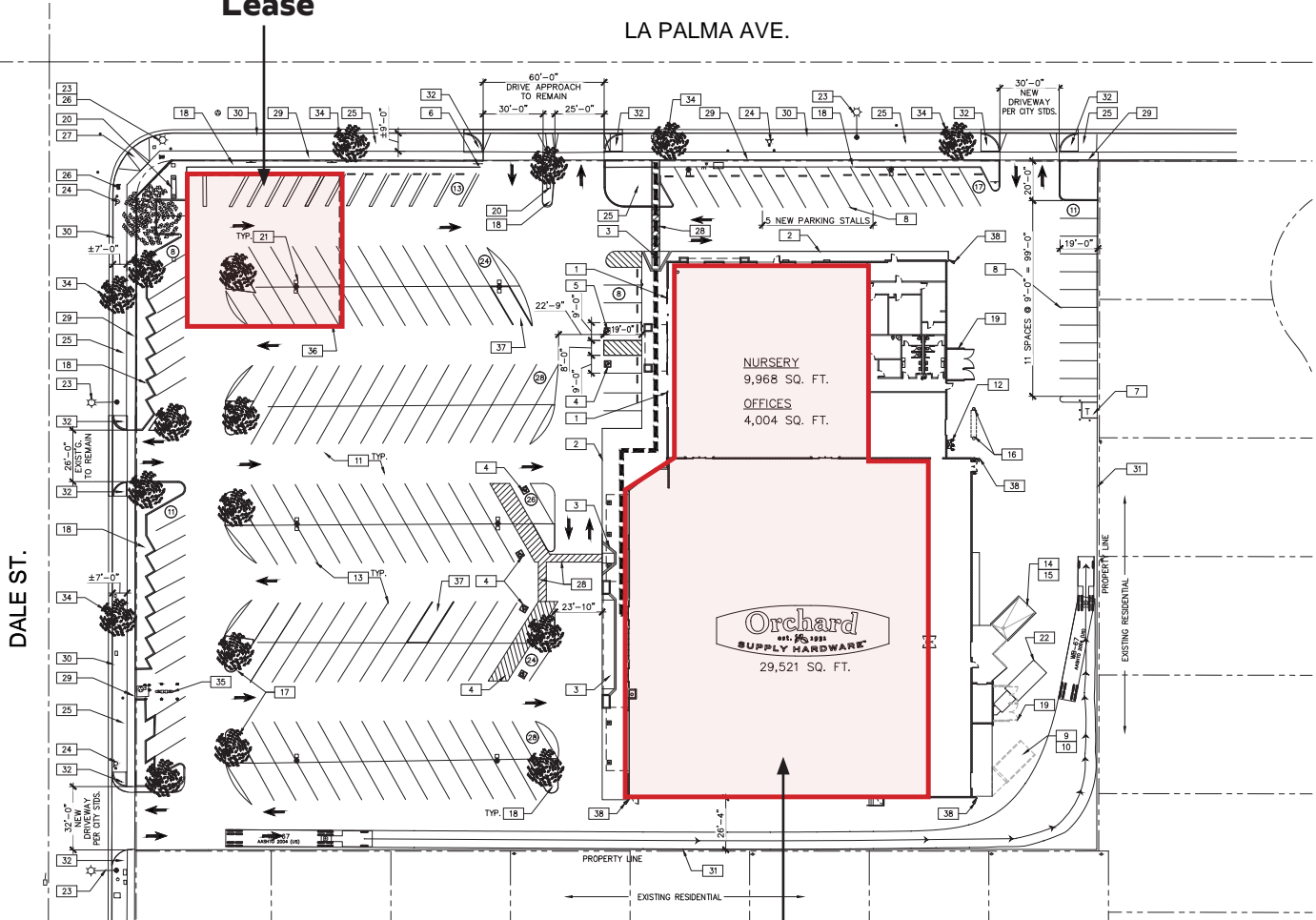


Property Features.

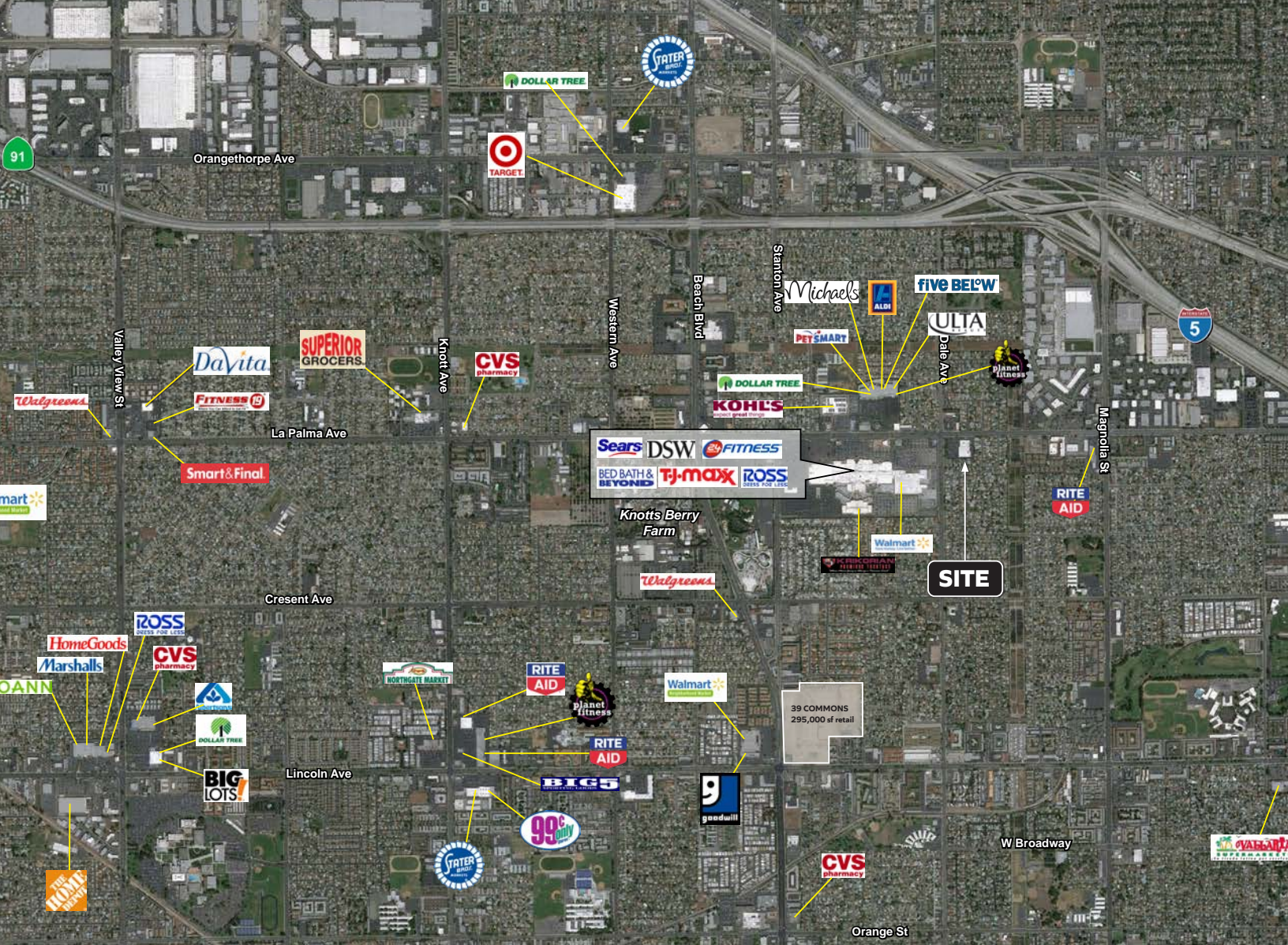
- + ±44,064 SF anchor space available
- + ±3,400 SF pad with potential drive-thru opportunity
- + Pylon signage along La Palma Ave
- + Signalized intersection with great street visibility
- + Easy access to I-5 and Hwy 91
- + Regional trade area with strong surrounding co-tenancy
- + Located just east of Knott's Berry Farm, Knott's Soak City, and Beuna Park Downtown Mall
- + Traffic Counts: La Palma Ave - 28,000 ADT; Dale Street - 16,000 ADT

**±3,400 SF
Available
for Ground
Lease**

LA PALMA AVE.



**±44,064 SF
Anchor
Space
Available**







8030 Dale Street, Buena Park, CA 90620



POPULATION

	1 mile	3 miles	5 miles
Total Population	23,092	284,555	667,364
Projected Population (2022)	24,043	292,596	686,418



HOUSING

Total Households	6,648	80,712	192,205
Projected Total Households (2022)	6,876	82,421	196,442



INCOME

Median Household Income	\$75,598	\$64,570	\$73,788
Average Household Income	\$92,286	\$83,592	\$94,374
Per Capita Income	\$26,557	\$23,729	\$27,234
Median Disposable Income	\$59,564	\$53,493	\$58,453
Average Disposable Income	\$71,437	\$65,183	\$72,098



DAYTIME DEMOS

Total Daytime Population	22,621	243,623	684,214
Daytime Population Workers	10,419	91,873	329,780
Daytime Population Residents	12,202	151,750	354,434



RACE & ETHNICITY

White	9,998 43.30%	118,195 41.54%	287,590 43.09%
Black or African American	849 3.68%	10,445 3.67%	20,437 3.06%
American Indian & Alaska Native Population	210 0.91%	2,491 0.88%	4,840 0.73%
Asian Population	6,130 26.55%	74,627 26.23%	190,358 28.52%
Pacific Islander Population	118 0.51%	1,692 0.59%	3,209 0.48%
Other Race Population	4,488 19.44%	63,165 22.20%	129,763 19.44%
Population of Two or More Races	1,299 5.63%	13,939 4.90%	31,167 4.67%
Hispanic Population	9,863 42.71%	133,546 46.93%	287,212 43.04%
Non-Hispanic Population	13,229 57.29%	151,009 53.07%	380,152 56.96%



EDUCATION

Bachelor's Degree	3,204 20.52%	37,612 20.26%	95,222 21.36%
Graduate/Professional Degree	837 5.36%	11,923 6.42%	41,300 9.27%



AGE

Median Age	36.5	34.4	35.8
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**8030
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Buena Park, CA**

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