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FOR LEASE

# WESTGATE SHOPPING CENTER

NEC Beach Blvd + Lincoln Ave

## WESTGATE SHOPPING CENTER

- Westgate Shopping Center is a 295,000 square foot shopping center located in Anaheim and bordering the cities of Buena Park, Cypress, and Stanton
- Located at the primary intersection of Beach Blvd and Lincoln Ave, with 66,500 cars per day
- Dense trade area with over 290,871 people within 3 miles and strong daytime population with over 89,121 employees within 3 miles
- Regional draw with close proximity to Knotts Berry Farm, Medieval Times, and Knotts Soak City
- Anchor tenant, restaurant, pad, and shop space opportunities

# AERIAL VIEW



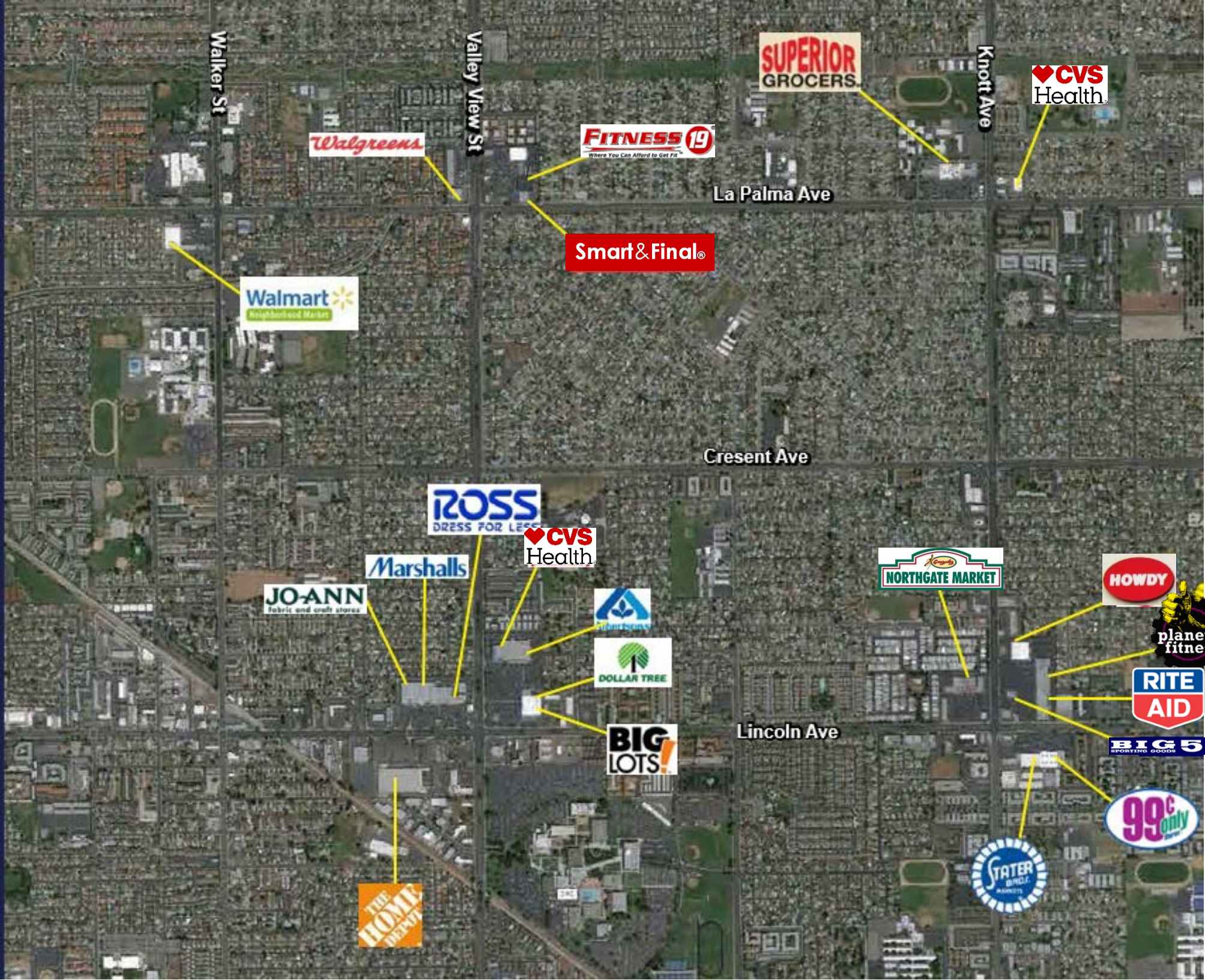
Anacapa Way

Beach Blvd

Lincoln Ave



MARKET OVERVIEW



Walker St

Valley View St

Knott Ave

La Palma Ave

Crescent Ave

Lincoln Ave

Walgreens

FITNESS 19  
Where You Can Afford to Get Fit

SUPERIOR GROCERS

CVS Health

Smart & Final

Walmart  
Fresh Food Market

ROSS  
DRESS FOR LESS

CVS Health

Marshalls

JO-ANN  
Fabric and craft stores

DOLLAR TREE

DOLLAR TREE

BIG LOTS!

NORTHGATE MARKET

HOWDY

RITE AID

BIG 5  
SPORTING GOODS

99c ONLY

STATER BROS.  
MARKETS

THE HOME DEPOT

### DEMOGRAPHICS Anaheim – 3 Miles

- Population 290,871
- Median Household Income: \$62,993
- Daytime Population: 89,121



WESTGATE SHOPPING CENTER

sears DSW **ELI FITNESS**  
**ROSS TJ-maxx** **BED BATH & BEYOND**  
 DRESS FOR LESS Beyond any store of its kind!

**Knott's**  
BERRY FARM

**Walgreens**

**goodwill**

**Walmart**  
Your neighborhood store.

**CVS**  
pharmacy

**VALLERIA**  
SUPERMARKETS



Gilbert St

W Broadway

Orange St

Beach Blvd

Anton Ave


Dale Ave

Magnolia St


# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2018


BEACH BLVD + LINCOLN AVE | ANAHEIM, CA

 POPULATION	1 MILE		3 MILES		5 MILES	
Estimated Population Forecasted	36,705		290,871		702,145	
Population (2023)	37,881		301,014		726,532	


  

 HOUSEHOLDS	1 MILE		3 MILES		5 MILES	
Households	10,935		82,407		202,771	


  

 AVG HH INCOME	1 MILE		3 MILES		5 MILES	
Avg Household Income	\$72,508		\$82,076		\$90,716	


  

 MEDIAN HH INCOME	1 MILE		3 MILES		5 MILES	
Median Household Income	\$55,038		\$62,993		\$69,164	


  

 PER CAPITA INCOME <small>Est.</small>	1 MILE		3 MILES		5 MILES	
Proj. Per Capita Income	\$22,673		\$23,823		\$26,762	


  

 DAYTIME DEMOS <small>Total</small>	1 MILE		3 MILES		5 MILES	
Number of Businesses	830		8,247		21,063	
Total Number of Employees	9,493		89,121		321,044	


  

 RACE & ETHNICITY	1 MILE		3 MILES		5 MILES	
White	15,800	43.0%	124,785	42.9%	300,082	42.7%
Black or African American	1,760	4.8%	10,377	3.6%	21,512	3.1%
American Indian & Alaskan Native	360	1.0%	2,700	0.9%	5,060	0.7%
Asian	8,816	24.0%	74,613	25.7%	206,292	29.4%
Pacific Islander	334	0.9%	1,930	0.7%	3,598	0.5%
Other Race	7,695	21.0%	61,919	21.3%	132,889	18.9%
Two or More Races	1,940	5.3%	14,548	5.0%	32,713	4.7%

 AGE DISTRIBUTION	1 MILE		3 MILES		5 MILES	
Median Age	35.3 yrs		34.7 yrs		35.9 yrs	

 HOUSING	1 MILE		3 MILES		5 MILES	
Owner Occupied Housing Units	3,980		39,100		106,971	
Renter Occupied Housing Units	6,956		43,307		95,800	

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PROPOSED APARTMENTS



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**DEVELOPMENT BY:**

**ZELMAN DEVELOPMENT CO.**

**LEASING:**



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