

# STADIUM CROSSINGS

## Pad With Drive Thru For Lease

1750 East Katella Avenue  
Anaheim, CA 92805



### ±12,000 SF Drive Thru Opportunity (7,000 SF Ground Floor)

#### Description:

- Centrally located in the heart of Anaheim in close proximity to major traffic generators such as Angel Stadium, The Honda Center and Disneyland.
- Convenient access to Interstate 5 Freeway and Highway 57.
- Excellent signage and visibility on Katella Avenue and State College Boulevard.
- Built in daytime population from multiple office buildings and residential immediately adjacent to the project.

#### Traffic Count:

- ± 34,000 Average Daily Traffic on East Katella Avenue
- ± 24,000 Average Daily Traffic on State College Boulevard

#### Demographics:

	1 MILE	3 MILES	5 MILES
Population '15	13,801	237,886	736,452
Average H.H. Income	\$71,087	\$75,491	\$74,674
Daytime Population	28,745	212,411	409,331

Source: ESRI



**Newmark Grubb  
Knight Frank**

Retail

For further information, please contact our exclusive agents:

**CHRIS WALTON** Senior Managing Director 949.608.2096 cwalton@ngkf.com CA RE License #01839264

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491 [www.ngkf.com](http://www.ngkf.com)

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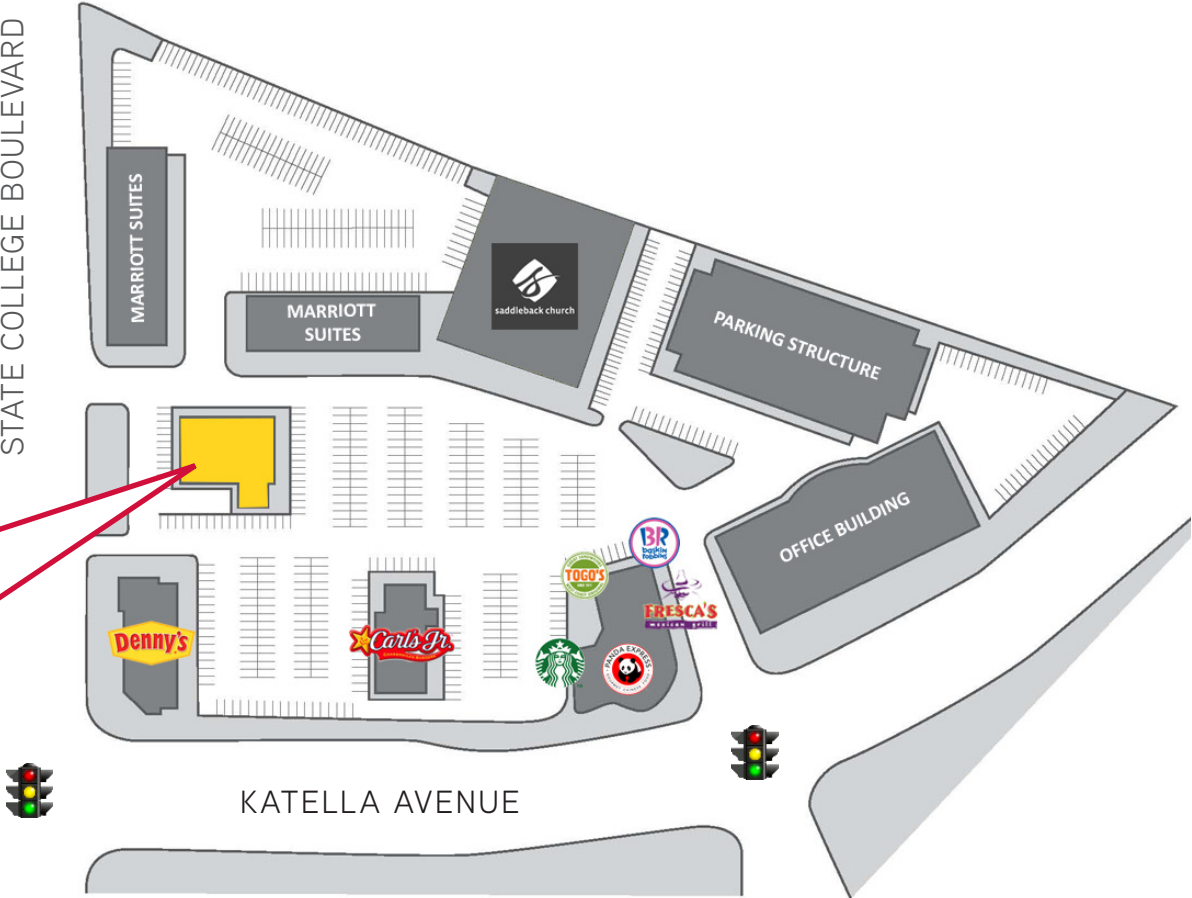
1750 East Katella Avenue  
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Tenant Roster		
SUITE	TENANT	SF
2005	Denny's	5,492
2025	Carl's Jr.	3,050
2035	Starbucks	1,275
2055	Panda Express	1,800
2065	Togo's / Baskin-Robbins	2,575
2085	Fresca's Mexican Grill	2,000
2095	Saddleback Church	36,500
1750	Community Bank - Available (9/1/16)	7,000 (ground floor) 5,000 (mezzanine)



STATE COLLEGE BOULEVARD



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### Executive Summary

Stadium Crossings  
2125 E Katella Ave, Anaheim, California, 92806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.80360  
Longitude: -117.88681

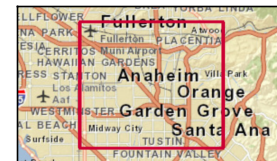
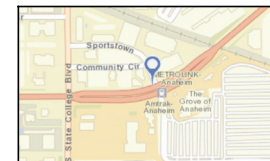
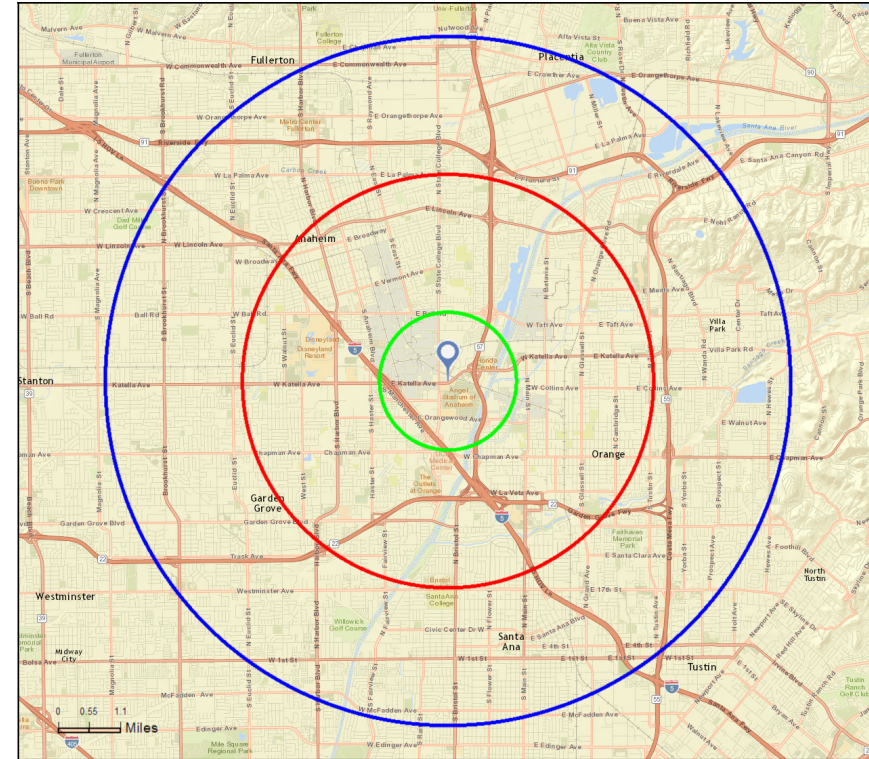
	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,747	218,372	709,694
2010 Population	12,141	226,307	713,535
2015 Population	13,801	237,886	736,452
2020 Population	15,013	249,101	762,498
2000-2010 Annual Rate	4.60%	0.36%	0.05%
2010-2015 Annual Rate	2.47%	0.95%	0.60%
2015-2020 Annual Rate	1.70%	0.93%	0.70%
2015 Male Population	50.9%	50.7%	50.6%
2015 Female Population	49.1%	49.3%	49.4%
2015 Median Age	30.5	32.2	31.8
<b>Households</b>			
2000 Households	2,443	61,491	188,051
2010 Households	4,692	64,179	190,084
2015 Total Households	5,367	67,170	195,156
2020 Total Households	5,897	70,577	202,386
2000-2010 Annual Rate	6.74%	0.43%	0.11%
2010-2015 Annual Rate	2.59%	0.87%	0.50%
2015-2020 Annual Rate	1.90%	0.99%	0.73%
2015 Average Household Size	2.54	3.41	3.69
<b>Median Household Income</b>			
2015 Median Household Income	\$56,968	\$59,053	\$56,834
2020 Median Household Income	\$68,319	\$69,083	\$65,598
2015-2020 Annual Rate	3.70%	3.19%	2.91%
<b>Average Household Income</b>			
2015 Average Household Income	\$71,087	\$75,491	\$74,674
2020 Average Household Income	\$81,275	\$85,591	\$84,581
2015-2020 Annual Rate	2.71%	2.54%	2.52%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$27,454	\$22,012	\$20,235
2020 Per Capita Income	\$31,649	\$24,922	\$22,888
2015-2020 Annual Rate	2.88%	2.51%	2.49%



### Site Map

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Retail