

FOR LEASE – 7,024 SF IN THE HEART OF ANAHEIM MAGNOLIA SQUARE | SEC Magnolia Ave & Ball Rd, Anaheim, CA

JOIN



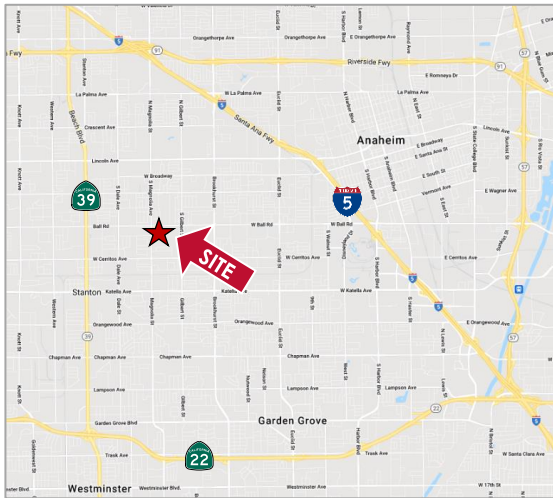
**ABC
SUPERMARKET**




**cricket
wireless**



PROPERTY FEATURES

- 7,024 SF Jr Anchor space available
- Enormous population density
- Outstanding daily needs co-tenancy
- Convenient access, ample parking



 POPULATION	 AVG HOUSEHOLD INCOME	 DAYTIME POPULATION
1-mile 38,546	1-mile \$92,195	1-mile 4,702
3-mile 287,910	3-mile \$91,557	3-mile 73,485
5-mile 737,877	5-mile \$94,059	5-mile 261,358

TRAFFIC COUNTS

Magnolia Ave: 22,000 cars per day
Ball Road: 28,000 cars per day

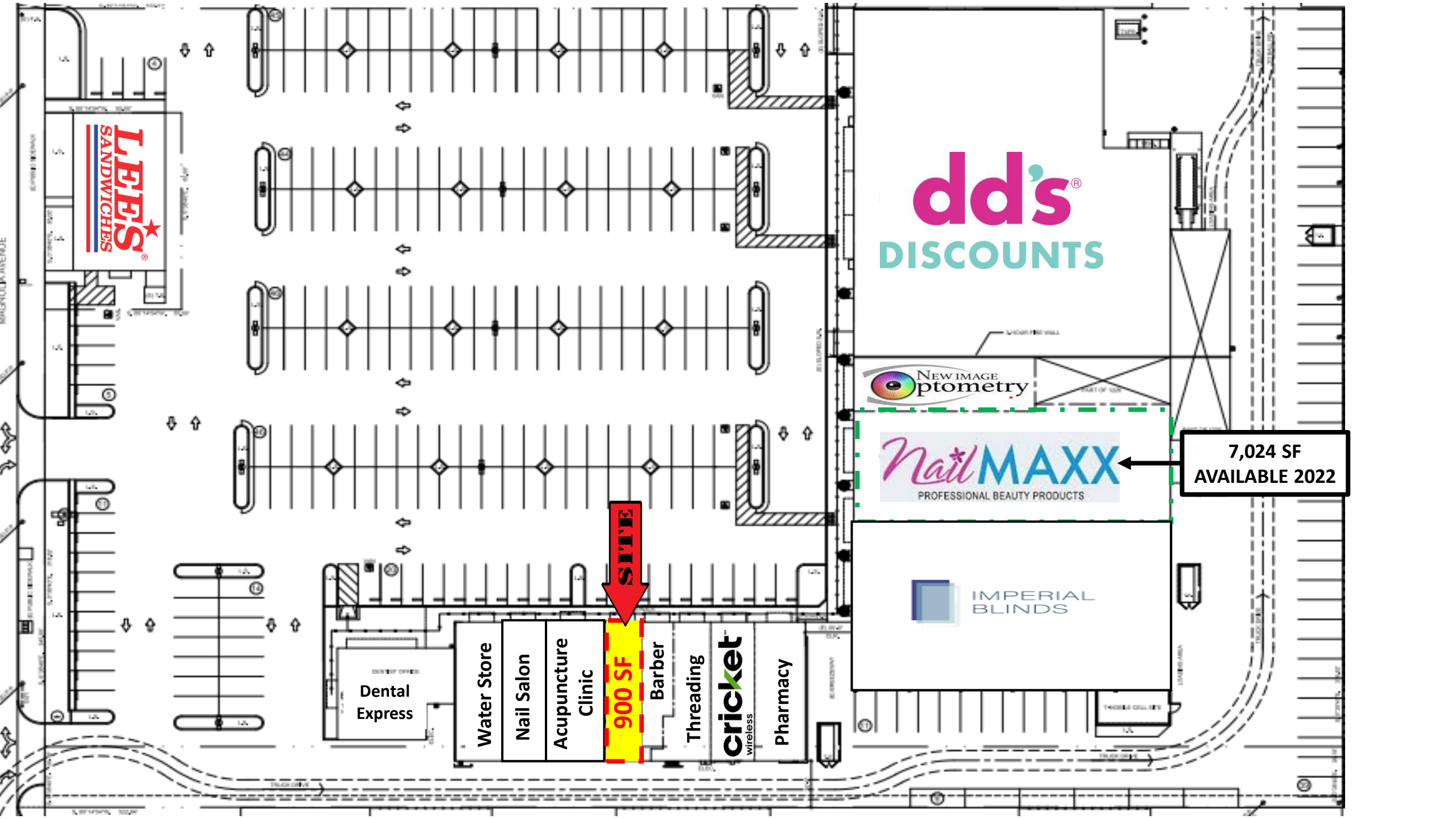
Source: OCTA, 2019

Source: Sites USA, 2021



For More Information, Please Contact:

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LEB'S SANDWICHES

dd's DISCOUNTS

New Image Optometry

NailMAXX PROFESSIONAL BEAUTY PRODUCTS

IMPERIAL BLINDS

Dental Express

Water Store

Nail Salon

Acupuncture Clinic

900 SF

Barber

Threading

cricket wireless

Pharmacy

7,024 SF AVAILABLE 2022



Available 2022
7,024 SF

901 SF

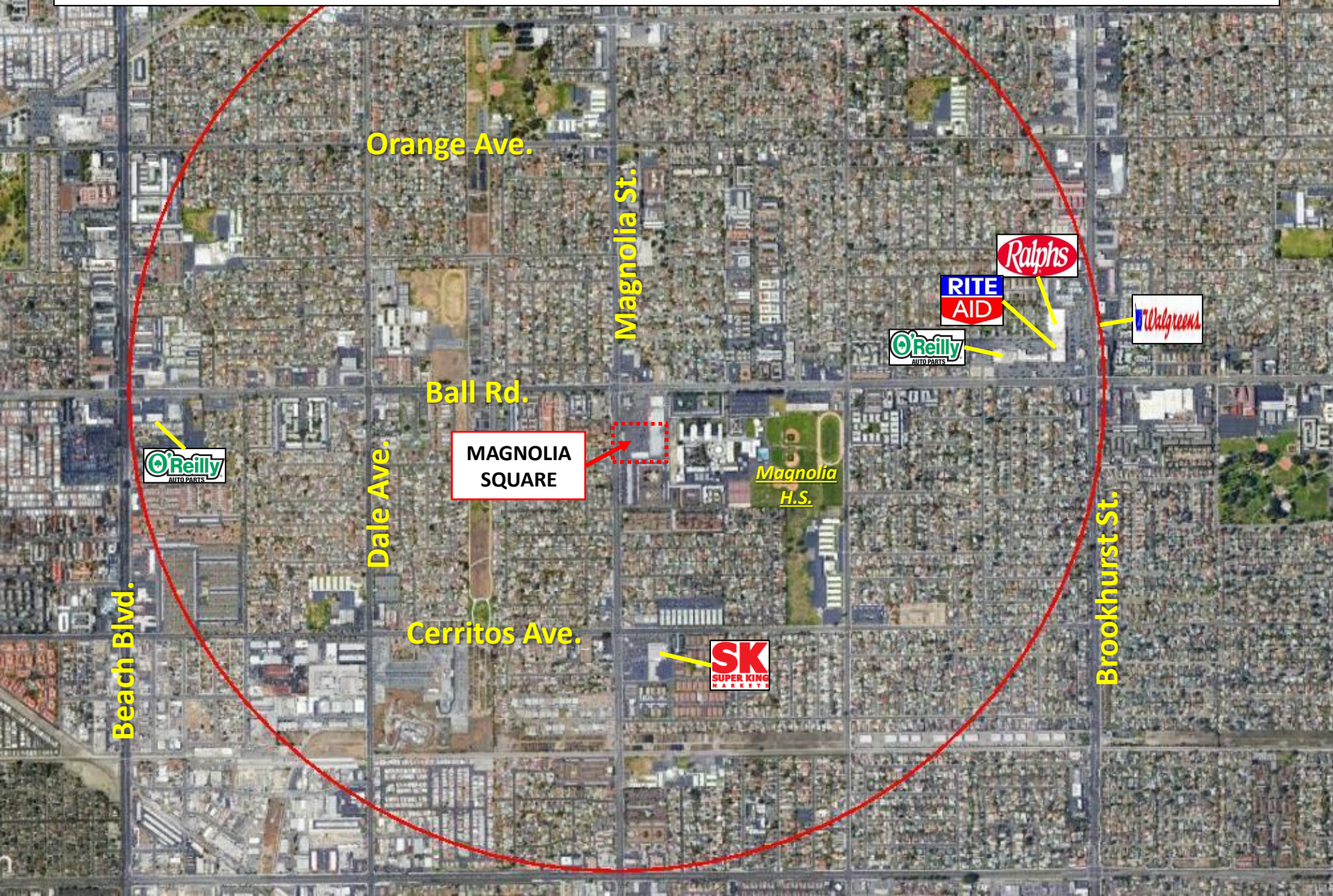
Ball Rd.

Magnolia Ave.



1 Mile Demographics

38,546 People / Ave. HH Income \$92,195 / 51.8% Hispanic / 4,702 Daytime Population



Orange Ave.

Magnolia St.



Ball Rd.

MAGNOLIA SQUARE

Magnolia H.S.

Dale Ave.

Cerritos Ave.



Brookhurst St.

Beach Blvd.



FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



SRA/Blaine Bush

Lat/Lon: 33.8159/-117.9745

RF1

Magnolia Square

Anaheim, CA 92804

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	38,546	287,910	737,877
	2026 Projected Population	37,773	281,708	726,728
	2010 Census Population	37,920	285,330	719,823
	2000 Census Population	37,321	275,555	698,492
	Projected Annual Growth 2021 to 2026	-0.4%	-0.4%	-0.3%
	Historical Annual Growth 2000 to 2021	0.2%	0.2%	0.3%
HOUSEHOLDS	2021 Estimated Households	10,656	85,051	217,602
	2026 Projected Households	10,843	86,522	223,282
	2010 Census Households	10,148	81,580	204,423
	2000 Census Households	10,196	81,771	202,102
	Projected Annual Growth 2021 to 2026	0.4%	0.3%	0.5%
	Historical Annual Growth 2000 to 2021	0.2%	0.2%	0.4%
AGE	2021 Est. Population Under 10 Years	13.0%	12.2%	12.1%
	2021 Est. Population 10 to 19 Years	13.8%	12.7%	12.9%
	2021 Est. Population 20 to 29 Years	14.5%	14.3%	14.1%
	2021 Est. Population 30 to 44 Years	20.8%	20.5%	20.6%
	2021 Est. Population 45 to 59 Years	19.4%	19.7%	19.9%
	2021 Est. Population 60 to 74 Years	12.9%	13.9%	13.9%
	2021 Est. Population 75 Years or Over	5.7%	6.8%	6.5%
	2021 Est. Median Age	35.2	37.0	37.1
MARITAL STATUS & GENDER	2021 Est. Male Population	49.7%	49.2%	49.4%
	2021 Est. Female Population	50.3%	50.8%	50.6%
	2021 Est. Never Married	39.9%	37.9%	37.6%
	2021 Est. Now Married	38.8%	40.2%	41.4%
	2021 Est. Separated or Divorced	15.9%	16.2%	15.8%
	2021 Est. Widowed	5.5%	5.8%	5.1%
INCOME	2021 Est. HH Income \$200,000 or More	6.9%	7.1%	8.5%
	2021 Est. HH Income \$150,000 to \$199,999	6.3%	7.7%	7.9%
	2021 Est. HH Income \$100,000 to \$149,999	18.0%	18.8%	18.9%
	2021 Est. HH Income \$75,000 to \$99,999	14.4%	14.5%	14.4%
	2021 Est. HH Income \$50,000 to \$74,999	18.7%	17.7%	17.9%
	2021 Est. HH Income \$35,000 to \$49,999	11.7%	11.0%	10.3%
	2021 Est. HH Income \$25,000 to \$34,999	8.2%	7.6%	7.3%
	2021 Est. HH Income \$15,000 to \$24,999	6.4%	6.6%	6.3%
	2021 Est. HH Income Under \$15,000	9.6%	8.9%	8.5%
	2021 Est. Average Household Income	\$92,195	\$91,557	\$94,059
	2021 Est. Median Household Income	\$69,882	\$74,541	\$78,212
	2021 Est. Per Capita Income	\$25,574	\$27,191	\$27,856
	2021 Est. Total Businesses	738	8,261	25,805
2021 Est. Total Employees	4,702	73,465	261,358	

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2021 Est. White	43.1%	42.5%	41.3%
	2021 Est. Black	3.5%	3.4%	2.9%
	2021 Est. Asian or Pacific Islander	24.0%	28.5%	31.2%
	2021 Est. American Indian or Alaska Native	1.0%	0.8%	0.7%
	2021 Est. Other Races	28.5%	24.9%	23.9%
HISPANIC	2021 Est. Hispanic Population	19,958	126,393	316,718
	2021 Est. Hispanic Population	51.8%	43.9%	42.9%
	2026 Proj. Hispanic Population	51.9%	44.1%	43.2%
	2010 Hispanic Population	52.7%	45.1%	44.0%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	25,629	197,103	504,339
	2021 Est. Elementary (Grade Level 0 to 8)	13.8%	11.0%	11.0%
	2021 Est. Some High School (Grade Level 9 to 11)	11.3%	10.4%	10.1%
	2021 Est. High School Graduate	28.3%	25.7%	24.1%
	2021 Est. Some College	18.6%	21.0%	20.4%
	2021 Est. Associate Degree Only	7.0%	7.6%	7.4%
	2021 Est. Bachelor Degree Only	16.3%	17.9%	19.2%
	2021 Est. Graduate Degree	4.8%	6.4%	7.7%
HOUSING	2021 Est. Total Housing Units	10,957	87,333	223,401
	2021 Est. Owner-Occupied	41.8%	47.7%	48.7%
	2021 Est. Renter-Occupied	55.4%	49.7%	48.7%
	2021 Est. Vacant Housing	2.7%	2.6%	2.6%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	4.5%	3.1%	4.1%
	2021 Homes Built 2000 to 2009	3.9%	4.5%	5.6%
	2021 Homes Built 1990 to 1999	5.9%	6.1%	6.6%
	2021 Homes Built 1980 to 1989	9.4%	10.6%	10.3%
	2021 Homes Built 1970 to 1979	18.5%	20.9%	19.7%
	2021 Homes Built 1960 to 1969	19.5%	18.8%	19.9%
	2021 Homes Built 1950 to 1959	32.8%	29.6%	25.7%
	2021 Homes Built Before 1949	2.7%	3.7%	5.5%
HOME VALUES	2021 Home Value \$1,000,000 or More	5.1%	6.2%	7.0%
	2021 Home Value \$500,000 to \$999,999	62.7%	62.6%	64.8%
	2021 Home Value \$400,000 to \$499,999	14.7%	14.0%	13.3%
	2021 Home Value \$300,000 to \$399,999	5.8%	6.9%	5.9%
	2021 Home Value \$200,000 to \$299,999	3.5%	2.7%	2.5%
	2021 Home Value \$150,000 to \$199,999	0.9%	1.2%	0.9%
	2021 Home Value \$100,000 to \$149,999	1.3%	1.2%	0.9%
	2021 Home Value \$50,000 to \$99,999	3.7%	2.8%	2.3%
	2021 Home Value \$25,000 to \$49,999	0.9%	1.2%	1.3%
	2021 Home Value Under \$25,000	1.5%	1.1%	1.1%
	2021 Median Home Value	\$550,218	\$572,037	\$595,206
	2021 Median Rent	\$1,561	\$1,571	\$1,611

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	30,377	230,892	591,415
	2021 Est. Civilian Employed	56.0%	56.3%	56.7%
	2021 Est. Civilian Unemployed	4.8%	4.8%	4.8%
	2021 Est. in Armed Forces	0.3%	-	-
	2021 Est. not in Labor Force	38.9%	38.9%	38.4%
	2021 Labor Force Males	49.4%	48.7%	49.0%
	2021 Labor Force Females	50.6%	51.3%	51.0%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	17,021	130,032	335,445
	2021 Mgmt, Business, & Financial Operations	10.6%	12.2%	13.4%
	2021 Professional, Related	17.3%	18.6%	19.5%
	2021 Service	22.9%	21.5%	20.7%
	2021 Sales, Office	24.2%	22.2%	21.4%
	2021 Farming, Fishing, Forestry	0.4%	0.5%	0.5%
	2021 Construction, Extraction, Maintenance	9.9%	9.3%	9.3%
	2021 Production, Transport, Material Moving	14.8%	15.7%	15.2%
	2021 White Collar Workers	52.0%	53.0%	54.2%
	2021 Blue Collar Workers	48.0%	47.0%	45.8%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	76.9%	78.5%	78.2%
	2021 Drive to Work in Carpool	11.9%	11.8%	11.5%
	2021 Travel to Work by Public Transportation	3.7%	2.8%	2.8%
	2021 Drive to Work on Motorcycle	-	0.2%	0.2%
	2021 Walk or Bicycle to Work	2.6%	2.3%	2.4%
	2021 Other Means	1.4%	0.8%	1.0%
	2021 Work at Home	3.4%	3.5%	3.9%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	14.9%	15.0%	16.7%
	2021 Travel to Work in 15 to 29 Minutes	34.0%	34.8%	35.2%
	2021 Travel to Work in 30 to 59 Minutes	36.6%	37.4%	35.5%
	2021 Travel to Work in 60 Minutes or More	10.2%	11.0%	11.1%
	2021 Average Travel Time to Work	27.4	27.4	26.8
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$708.12 M	\$5.64 B	\$14.67 B
	2021 Est. Apparel	\$25.35 M	\$201.32 M	\$525.16 M
	2021 Est. Contributions, Gifts	\$39.38 M	\$316.26 M	\$832.53 M
	2021 Est. Education, Reading	\$22.68 M	\$181.96 M	\$481.4 M
	2021 Est. Entertainment	\$39.8 M	\$318.37 M	\$831.81 M
	2021 Est. Food, Beverages, Tobacco	\$109.77 M	\$870.21 M	\$2.26 B
	2021 Est. Furnishings, Equipment	\$24.64 M	\$197.17 M	\$514.72 M
	2021 Est. Health Care, Insurance	\$63.69 M	\$508.66 M	\$1.32 B
	2021 Est. Household Operations, Shelter, Utilities	\$230.35 M	\$1.83 B	\$4.75 B
	2021 Est. Miscellaneous Expenses	\$13.18 M	\$105.45 M	\$274.69 M
	2021 Est. Personal Care	\$9.47 M	\$75.5 M	\$196.4 M
	2021 Est. Transportation	\$129.81 M	\$1.03 B	\$2.69 B

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