

# ANAHEIM TOWN CENTER

100-290 WEST LINCOLN AVENUE | ANAHEIM, CA

**FOR LEASE**  
±6,000 SF Retail



## PROPERTY HIGHLIGHTS

- ±106,000 square foot grocery and drug anchored shopping center with a diverse mix of retail and restaurant tenants.
- Projects benefit from close proximity to nearly 4 million SF of office and industrial space, Anaheim High School and access to Interstate 5, all within a one-mile radius.
- Located at the signalized intersection of South Anaheim Boulevard and West Lincoln Avenue. With multiple ingress/egress points on S. Clementine St., W. Lincoln Ave., and S. Anaheim Blvd.

## TRAFFIC COUNTS

- ± 22,000 Average Daily Traffic on W. Lincoln Ave.
- ± 26,000 Average Daily Traffic on S. Anaheim Blvd.



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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## CURRENT AVAILABILITIES



| STE.  | TENANT                  | SF     |
|-------|-------------------------|--------|
| 2     | Starbucks               | 2,380  |
| 6     | Subway                  | 1,200  |
| 8     | Jax Donuts              | 1,200  |
| 12    | Vons (NAP)              | 38,700 |
| 18-22 | Phenix Salon Suites     | 3,000  |
| 26    | Tikka Guys              | 3,000  |
| 28    | La Michoacana Ice Cream | 1,200  |
| 30    | ChinaWall               | 1,500  |
| 32    | UPS Store               | 1,500  |
| 34    | Cigar House             | 600    |
| 36    | Baja Mex Grill          | 1,800  |
| 38    | Go-Staff                | 1,920  |
| 40    | Colours                 | 1,380  |
| 42    | Queen Nails             | 900    |
| 44    | Dental Wellness         | 1,200  |
| 48    | CVS (NAP)               | 21,360 |
| 52    | Jack in the Box (NAP)   | 2,500  |
| 54    | Koo Koo Grill           | 1,020  |
| 56    | T-Mobile                | 1,980  |
| 60    | Citibank (NAP)          | 10,000 |
| 64    | US Bank (Available)     | 6,000  |

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## ANAHEIM SNAPSHOT

|                                  | DEMOGRAPHICS                       | 1-MILE                    | 3-MILES   | 5-MILES   |
|----------------------------------|------------------------------------|---------------------------|-----------|-----------|
| POPULATION                       | 2019 Estimated Population          | 43,773                    | 280,421   | 677,625   |
|                                  | 2024 Projected Population          | 46,115                    | 292,410   | 700,881   |
|                                  | 2010 Census Population             | 40,109                    | 260,041   | 634,952   |
|                                  | 2000 Census Population             | 39,225                    | 254,801   | 606,673   |
|                                  | Growth 2010-2019                   | 0.95%                     | 0.82%     | 0.71%     |
|                                  | Growth 2019-2024                   | 1.05%                     | 0.84%     | 0.68%     |
|                                  | 2019 Estimated Median Age          | 30.4                      | 32.0      | 33.7      |
|                                  | Total Businesses                   | 1,367                     | 12,509    | 31,985    |
|                                  | Total Employees                    | 14,129                    | 214,821   | 409,981   |
|                                  | HOUSEHOLDS                         | 2019 Estimated Households | 11,126    | 76,361    |
| 2024 Projected Households        |                                    | 11,730                    | 79,850    | 198,125   |
| 2010 Census Households           |                                    | 10,292                    | 71,709    | 183,093   |
| 2000 Census Households           |                                    | 9,862                     | 71,231    | 178,175   |
| Growth 2010-2019                 |                                    | 0.85%                     | 0.68%     | 0.51%     |
| Growth 2019-2024                 |                                    | 1.06%                     | 0.90%     | 0.63%     |
| 2019 Est. Average Household Size |                                    | 3.89                      | 3.62      | 3.45      |
| INCOME                           | 2019 Est. Median Household Income  | \$60,580                  | \$62,383  | \$67,959  |
|                                  | 2024 Prj. Median Household Income  | \$73,633                  | \$75,872  | \$80,466  |
|                                  | 2019 Est. Average Household Income | \$76,300                  | \$80,115  | \$88,763  |
|                                  | 2024 Prj. Average Household Income | \$90,432                  | \$95,732  | \$105,089 |
|                                  | 2019 Estimated Per Capita Income   | \$19,592                  | \$21,843  | \$25,273  |
| HOUSING                          | 2019 Estimated Housing Units       | 11,794                    | 80,543    | 201,163   |
|                                  | 2019 Est. Owner Occupied Units     | 34.4%                     | 37.7%     | 43.7%     |
|                                  | 2019 Est. Renter Occupied Units    | 59.9%                     | 57.1%     | 51.8%     |
|                                  | 2019 Estimated Vacant Units        | 5.7%                      | 5.2%      | 4.6%      |
|                                  | 2019 Est. Median Housing Value     | \$520,008                 | \$513,438 | \$561,848 |
|                                  | 2019 Est. Average Housing Value    | \$556,036                 | \$545,516 | \$597,280 |



**359,171**

Total Population



**103,402**

Total Households



**\$93,491**

Avg. H.H. Income



**257,974**

Daytime Population

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