

Location, Location, Location

PREMIUM 2ND GENERATION
RESTAURANT/DINER SPACE

1128 W. Lincoln Avenue
Anaheim, CA 92805



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Paul Kott Realtors, Inc.
RESIDENTIAL · COMMERCIAL · INDUSTRIAL · INVESTMENT

THE SPACE

Location	1128 W. Lincoln Avenue Anaheim, CA 92805
APN	036-041-72
Cross Street	Santa Ana (5) Freeway
Traffic Count	26500 CPD

HIGHLIGHTS

- Premium 2nd Generation Restaurant/Diner Space
- Completely Renovated and Remodeled
- Historic Building in Anaheim/Historic "5 Points" Intersection
- Great Signage & Ample On-Site and Street Parking
- Great Restaurant/Diner Space Opportunity
- Fantastic Interstate 5 Freeway Access Point/At Lincoln Avenue
- Gateway to Downtown Anaheim Civic Center and Packing House District
- 1 Freeway Offramp North Of Disneyland
- Tesla Charging Stations On Site
- Traffic Count 26,500+ CPD (City of Anaheim)
- Mixed Use Historic Building/2 Loft Apartments Above Restaurant (Not A Part)



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
30,844	279,603	684,255

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$104,433	\$110,023	\$116,726

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,080	83,315	207,546

PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	4,000
LAND SF	38,853
LAND ACRES	0.89
YEAR BUILT	1928
YEAR RENOVATED	2010
ZONING TYPE	G-C (General Commercial)
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	55
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Anaheim Regional Medical Center
SOUTH	Disneyland
EAST	Downtown Anaheim Civic Center/Packing House District
WEST	Interstate 5 Freeway

MECHANICAL

HVAC	Yes
FIRE SPRINKLER	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Cement Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
LANDSCAPING	Yes

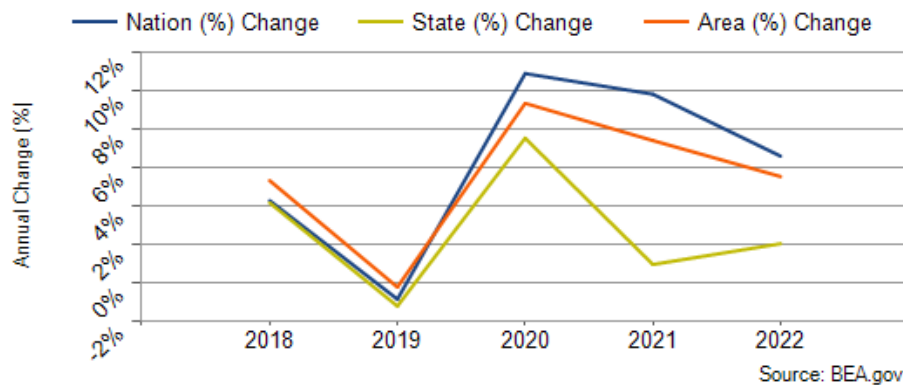
TENANT INFORMATION

MAJOR TENANT/S	Ruby's Diner
LEASE TYPE	NNN

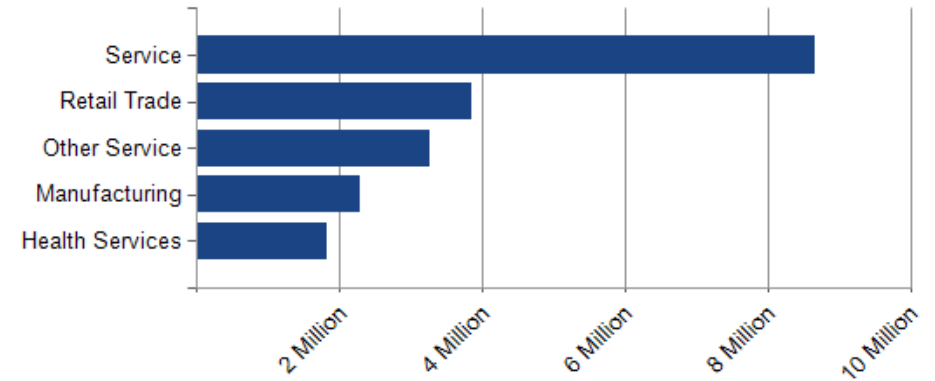


- The property is located in the heart of Anaheim's retail district, surrounded by popular shopping centers such as Anaheim Plaza, Anaheim GardenWalk and Downtown Disney. Short Distance from Anaheim Civic Center (±3,000 Employees).
- It is situated near major attractions like Disneyland Resort and Angel Stadium, drawing foot traffic from tourists and locals alike. Anaheim is home to the Angels/Ducks with 28 million visitors per year.
- The area boasts a diverse mix of dining options, with renowned restaurants such as The Anaheim White House Italian Steakhouse, The Ranch Restaurant & Saloon and Anaheim Packing House within a short drive and Center Street Promenade.
- Several hotels, including the Hilton Anaheim and JW Marriott Anaheim, are in close proximity, making it convenient for visitors to access the property.
- The neighborhood is well-connected with easy access to major freeways such as the I-5, 22 Freeway, 91 Freeway and CA-57, enhancing the property's visibility and accessibility to customers.

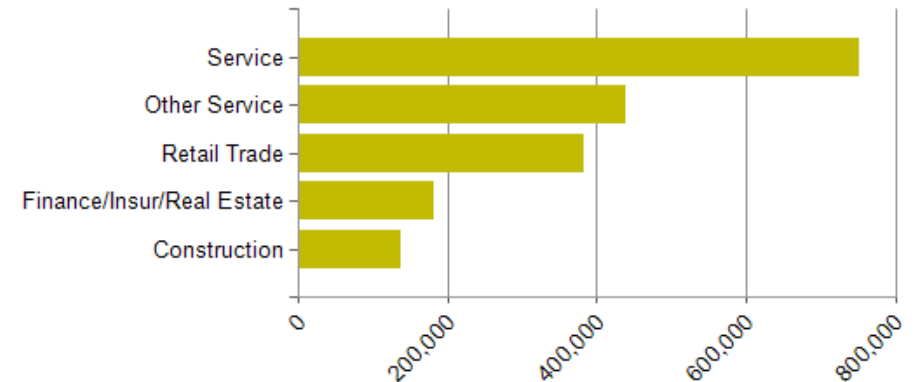
Orange County GDP Trend



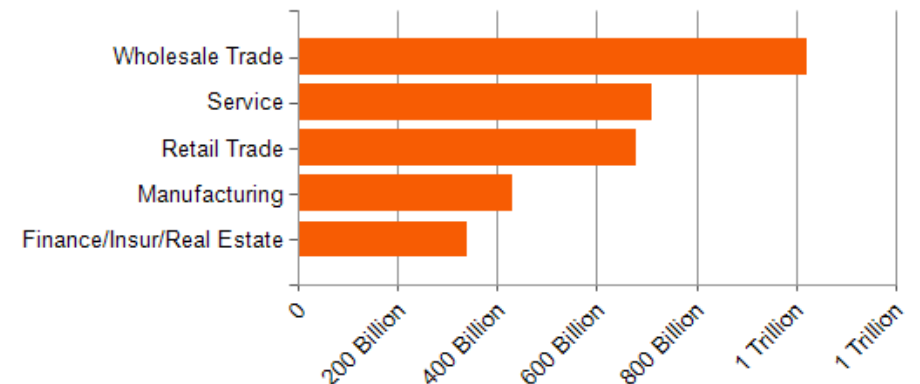
Major Industries by Employee Count



Major Industries by Business Count



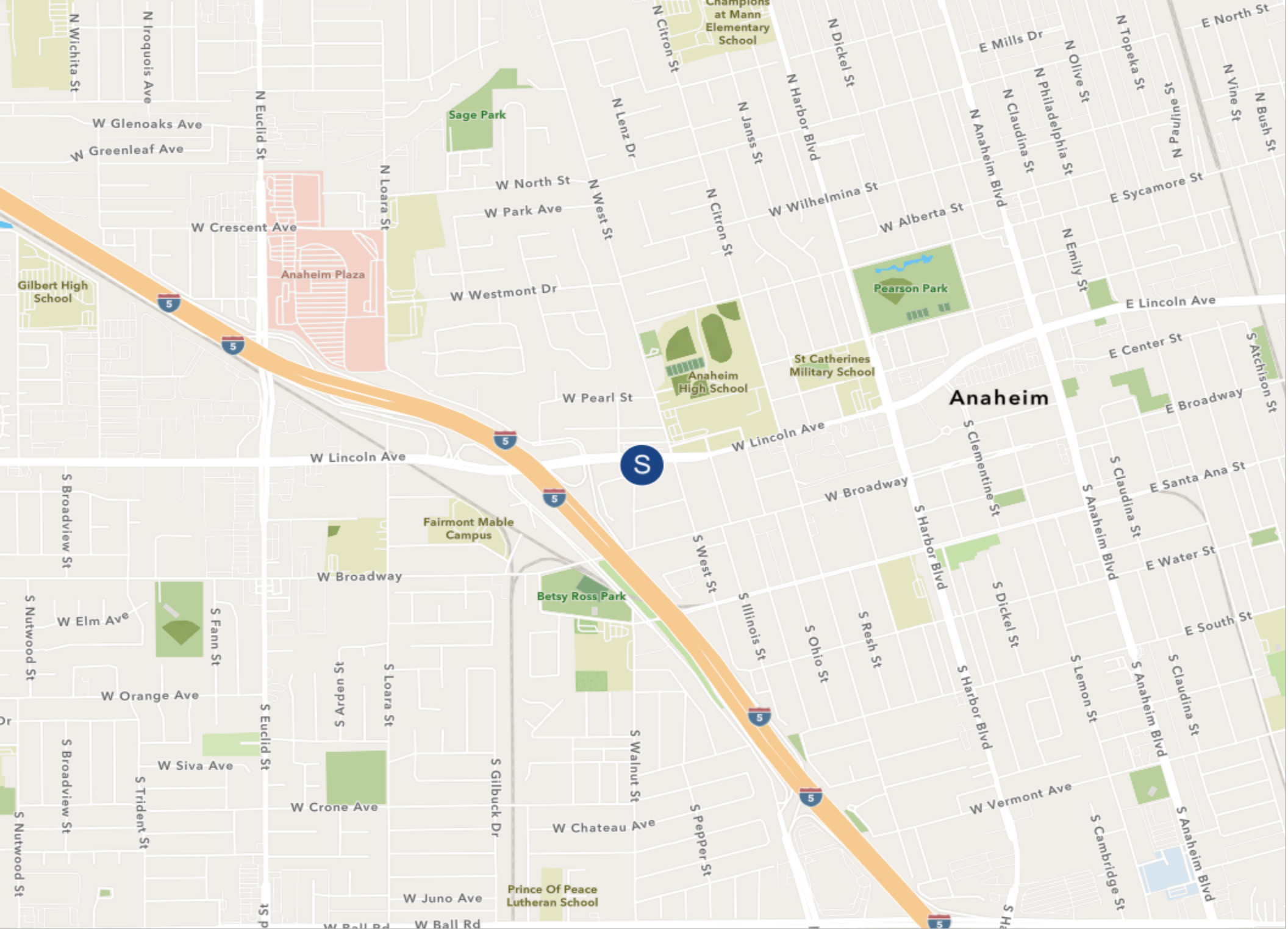
Major Industries by Sales Amount

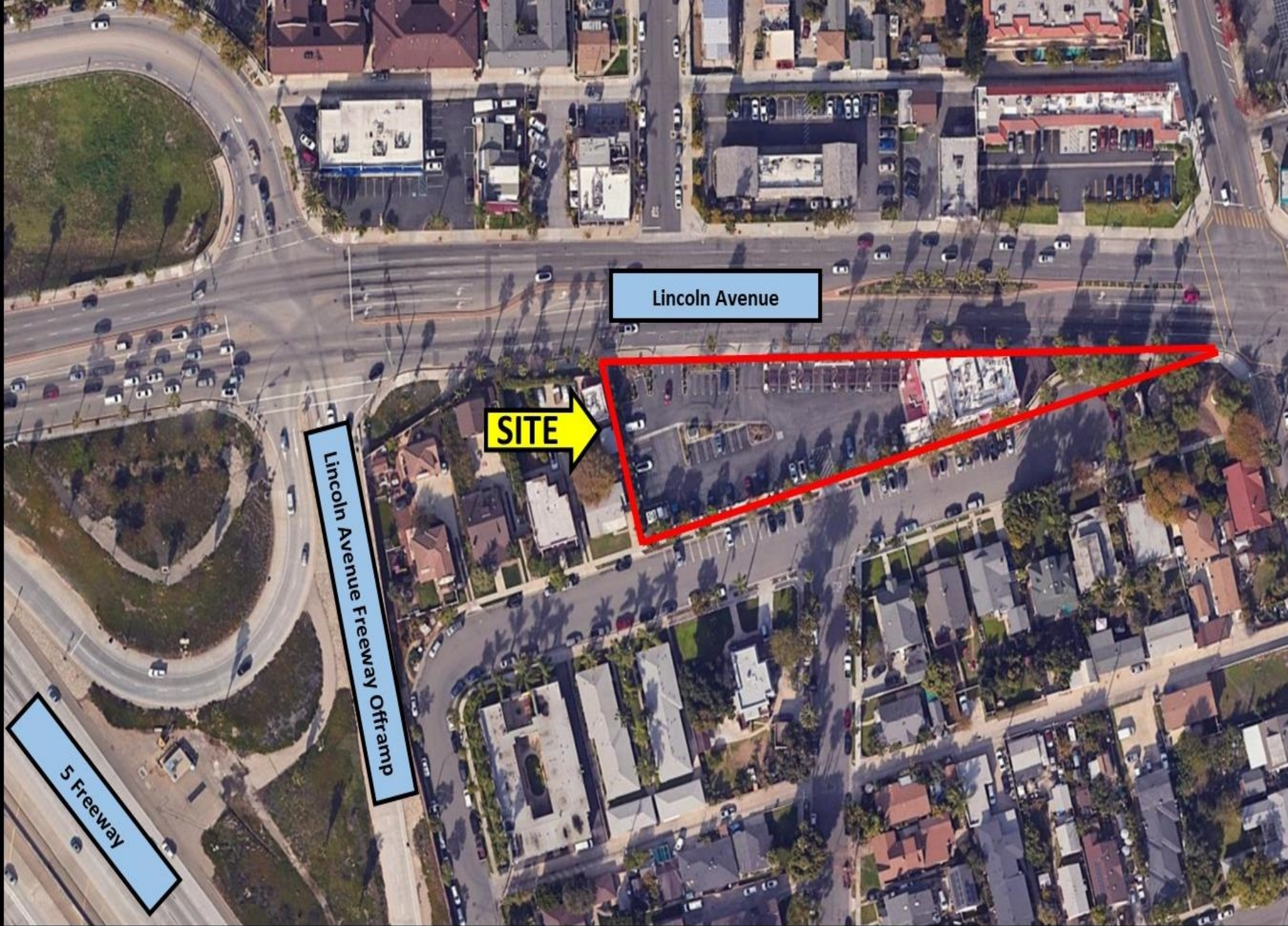


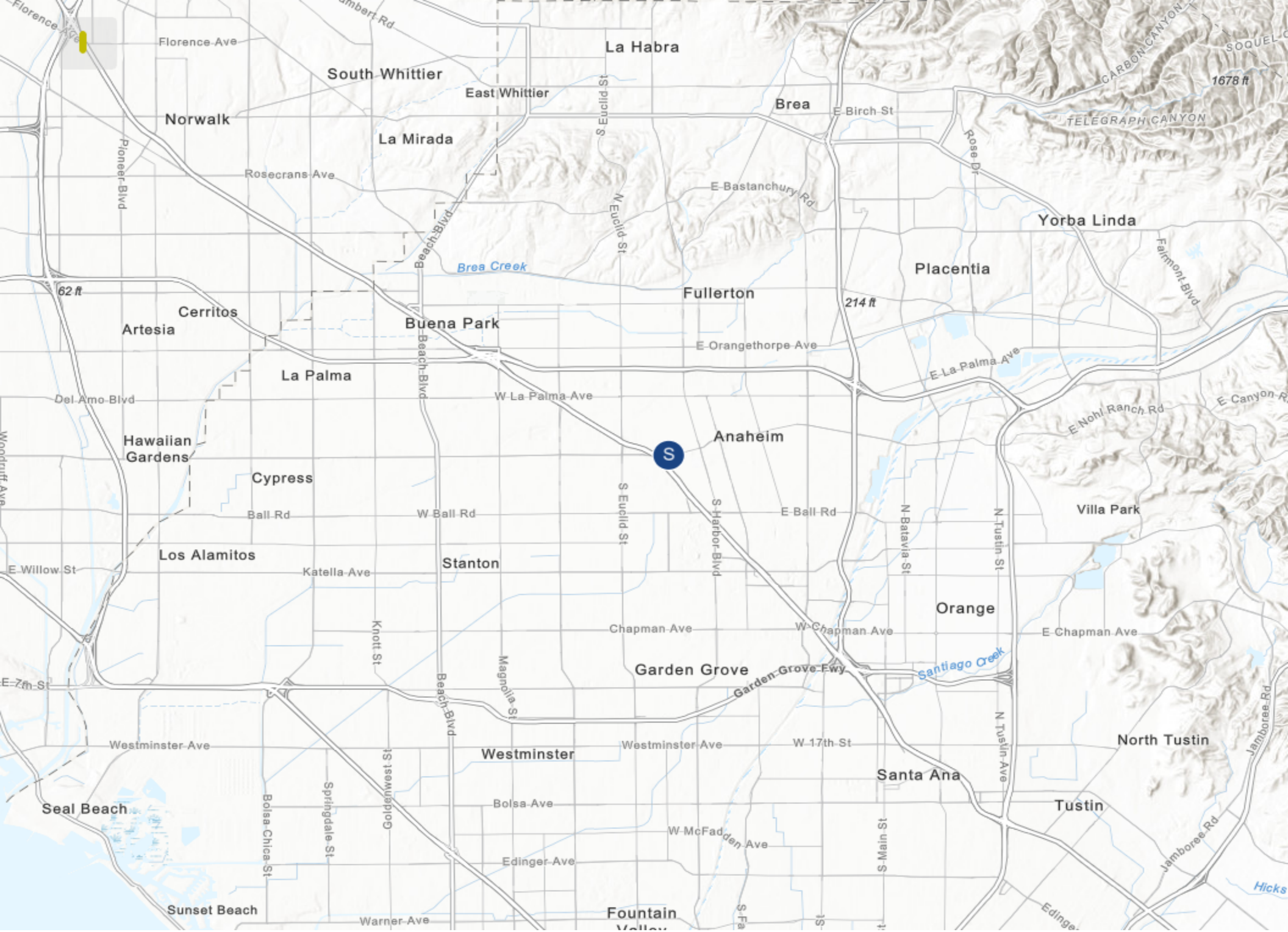


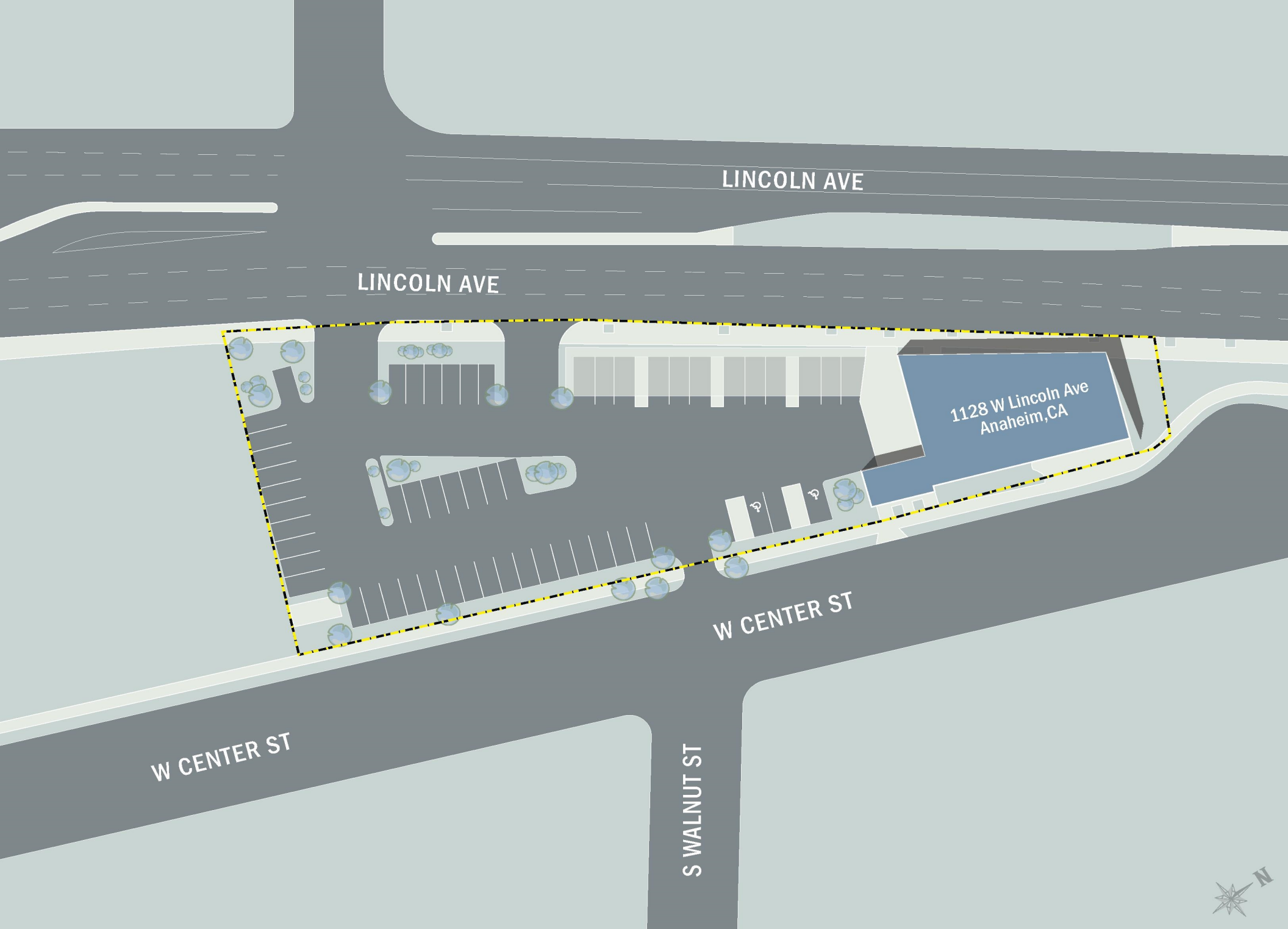
SUBJECT PROPERTY

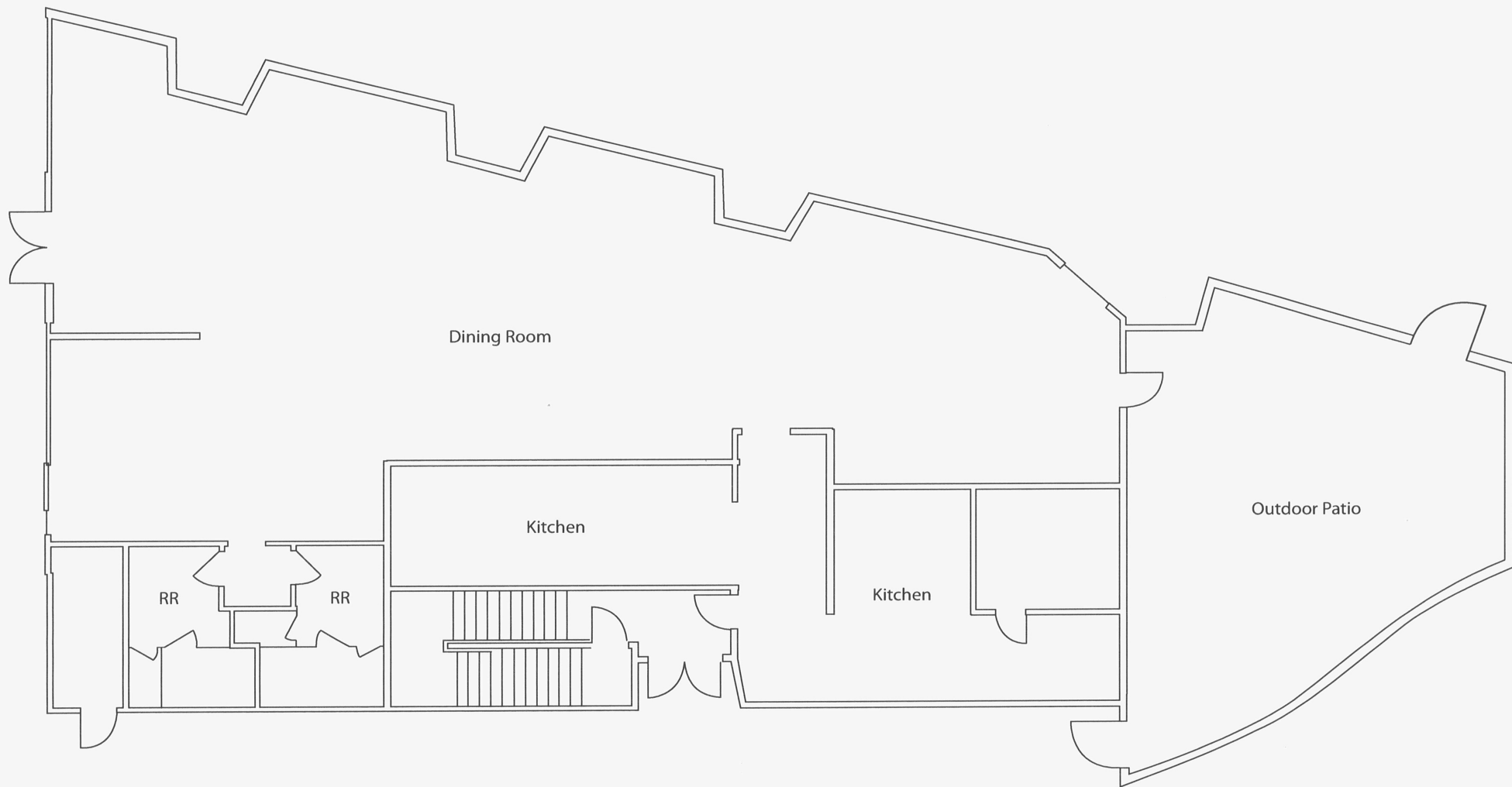
1128 W LINCOLN AVE
ANAHEIM, CA





















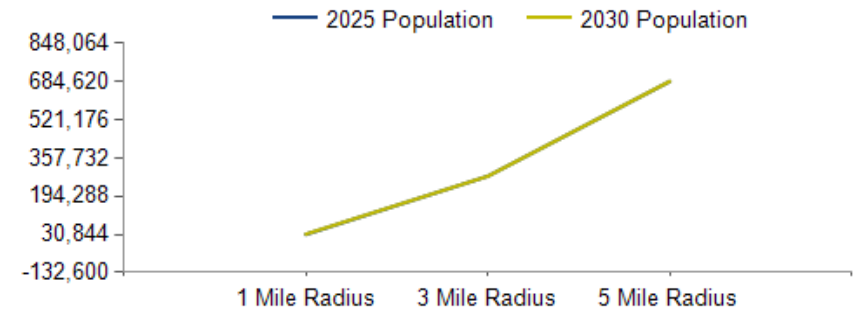




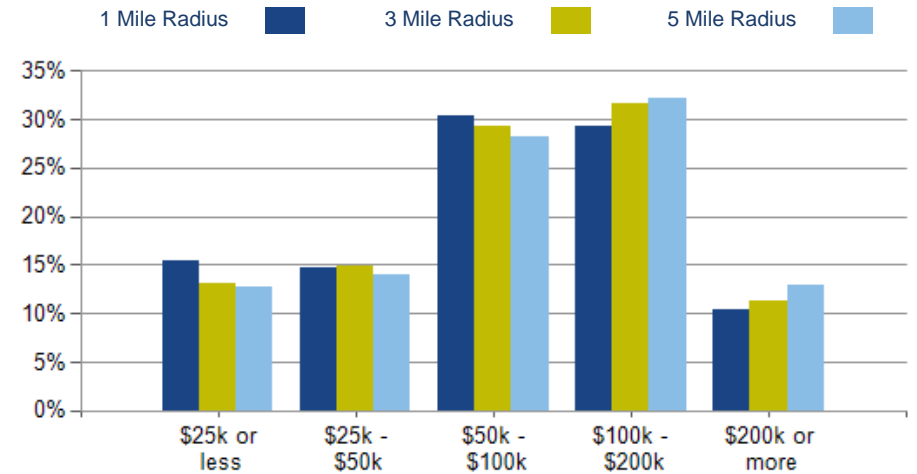
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,791	270,517	644,142
2010 Population	32,006	275,797	671,803
2025 Population	30,844	279,603	684,255
2030 Population	31,919	279,432	684,620
2025-2030: Population: Growth Rate	3.45%	-0.05%	0.05%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	905	6,169	15,803
\$15,000-\$24,999	648	4,715	10,507
\$25,000-\$34,999	619	4,992	11,326
\$35,000-\$49,999	865	7,409	17,830
\$50,000-\$74,999	1,710	12,927	31,186
\$75,000-\$99,999	1,339	11,419	27,204
\$100,000-\$149,999	2,051	17,262	42,593
\$150,000-\$199,999	891	9,047	24,219
\$200,000 or greater	1,051	9,366	26,867
Median HH Income	\$79,330	\$85,172	\$89,100
Average HH Income	\$104,433	\$110,023	\$116,726

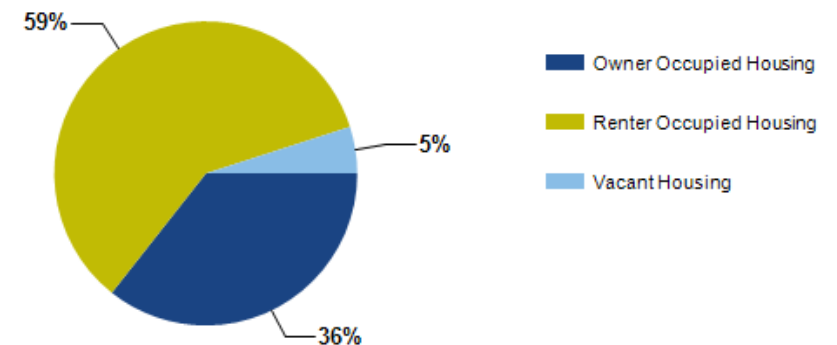
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,410	77,407	192,310
2010 Total Households	9,460	75,427	191,887
2025 Total Households	10,080	83,315	207,546
2030 Total Households	10,699	85,726	213,914
2025 Average Household Size	3.01	3.31	3.23
2025-2030: Households: Growth Rate	6.00%	2.85%	3.05%



2025 Household Income



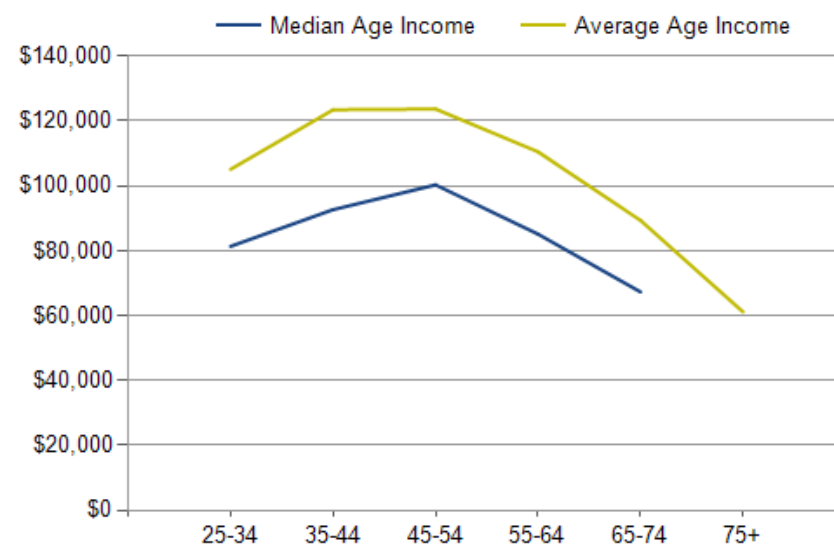
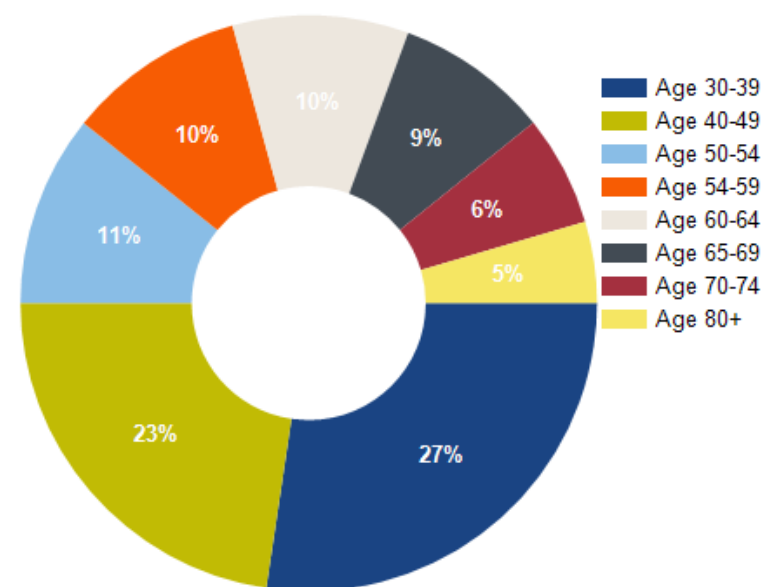
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,644	23,801	56,344
2025 Population Age 35-39	2,256	21,007	49,477
2025 Population Age 40-44	2,170	19,882	47,583
2025 Population Age 45-49	1,889	17,273	41,811
2025 Population Age 50-54	1,926	18,087	45,132
2025 Population Age 55-59	1,789	16,207	40,796
2025 Population Age 60-64	1,768	15,019	38,211
2025 Population Age 65-69	1,542	12,033	31,666
2025 Population Age 70-74	1,113	8,575	23,258
2025 Population Age 75-79	819	6,111	16,795
2025 Population Age 80-84	551	3,773	10,910
2025 Population Age 85+	606	4,191	12,317
2025 Population Age 18+	24,701	219,274	544,371
2025 Median Age	37	36	37
2030 Median Age	39	37	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,331	\$87,026	\$88,945
Average Household Income 25-34	\$105,113	\$107,241	\$110,484
Median Household Income 35-44	\$92,663	\$98,337	\$103,276
Average Household Income 35-44	\$123,463	\$125,371	\$131,877
Median Household Income 45-54	\$100,304	\$101,786	\$108,221
Average Household Income 45-54	\$123,703	\$126,217	\$138,212
Median Household Income 55-64	\$85,126	\$89,561	\$98,006
Average Household Income 55-64	\$110,511	\$116,294	\$127,105
Median Household Income 65-74	\$67,291	\$72,084	\$75,916
Average Household Income 65-74	\$89,340	\$95,499	\$102,264
Average Household Income 75+	\$61,154	\$71,188	\$75,470



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Exclusively Marketed by:



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