

Lincoln Avenue Development Opportunity

GREAT DEVELOPMENT
OPPORTUNITY IN THE HEART OF
ANAHEIM

OFFERING MEMORANDUM

1617 W. Lincoln Avenue
Anaheim, CA 92805

Paul Kott

Kott & Company, Inc.

Broker

(714) 772-7000

paulkott@paulkottrealtors.com

Lic: 00871311/00637576

Wally Courtney

Kott & Co., Inc.

Broker Associate

(714) 742-9161

wally@kottandco.com

Lic: 00859144


KOTT & CO.
REAL ESTATE

Lincoln Avenue Development Opportunity

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Major Employers

Aerial View Map

Traffic Counts

Drive Times (Heat Map)

03 Property Description

Property Features

Site Plan

Parcel Map

Property Images

04 Demographics

General Demographics

Exclusively Marketed by:



Paul Kott

Kott & Company, Inc.

Broker

(714) 772-7000

paulkott@paulkottrealtors.com

Lic: 00871311/00637576



Wally Courtney

Kott & Co., Inc.

Broker Associate

(714) 742-9161

wally@kottandco.com

Lic: 00859144


KOTT & CO.
REAL ESTATE

Brokerage License No.: DRE#00871311
<https://kottandco.com>



01

Executive Summary

Investment Summary

OFFERING SUMMARY

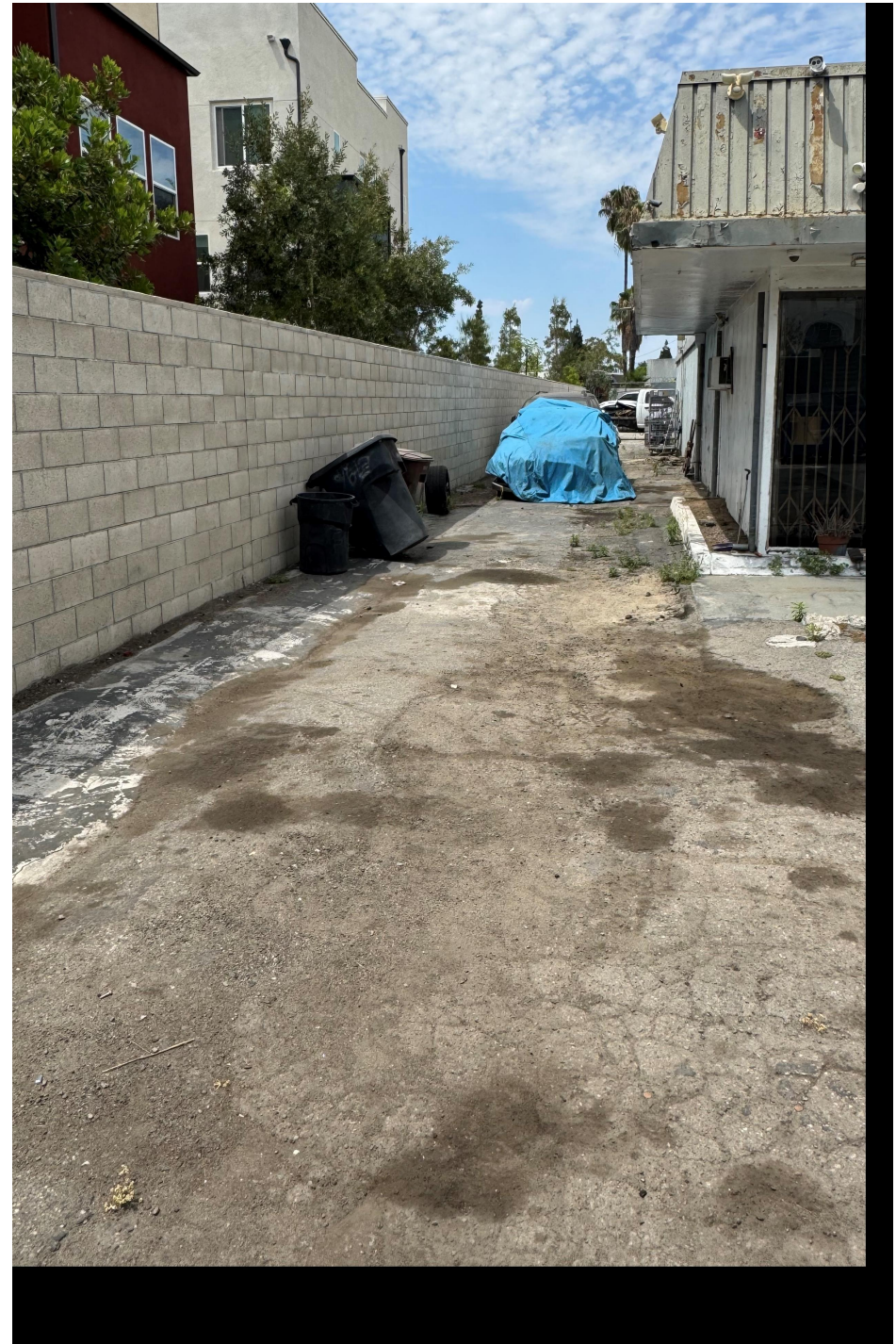
ADDRESS	1617 W. Lincoln Avenue Anaheim CA 92805
COUNTY	Orange
PRICE	\$1,650,000
PRICE PSF	\$110.74
LAND SF	14,900 SF
LAND ACRES	0.34
ZONING TYPE	C-CG
# OF PARCELS	1
APN	034-070-57

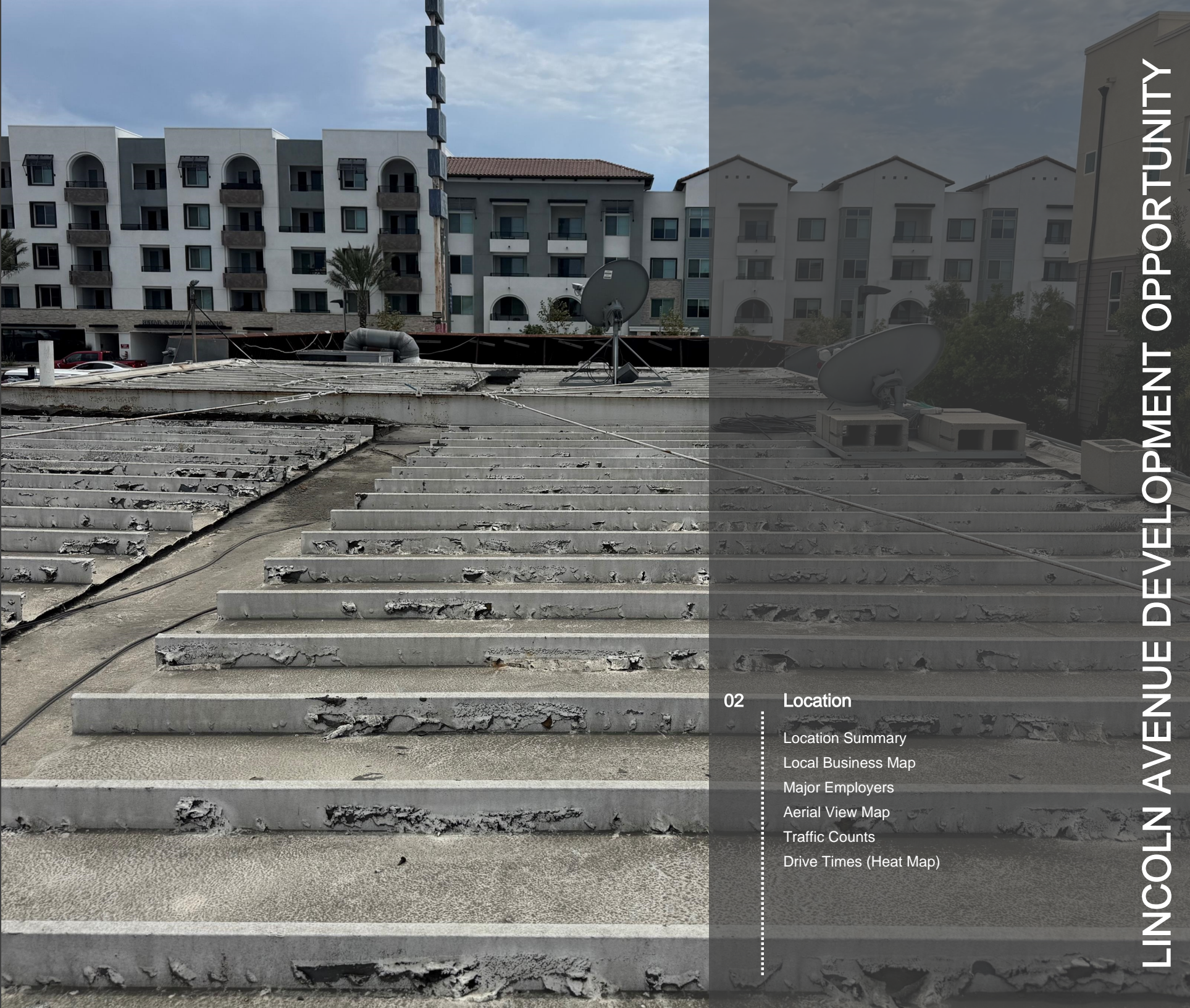
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	31,963	283,963	683,806
2025 Median HH Income	\$81,536	\$87,384	\$92,632
2025 Average HH Income	\$102,488	\$111,403	\$118,777

- Starting a business in Anaheim, California, offers several advantages. Here are some reasons why entrepreneurs choose Anaheim: Streamlined Licensing Process: Obtaining a business license in Anaheim is straightforward. The process is efficient, and most information is available online. The friendly and helpful experience makes it easier for businesses of all sizes to get started. Cheaper Electricity: Anaheim is the only city in Orange County, California, that generates its own electricity. This can lead to cost savings for businesses. Diverse Economy: Anaheim's economy is diverse, with sectors like manufacturing, healthcare, technology, and entertainment. This diversity provides opportunities for various types of businesses. Business-Friendly Environment: The city welcomes businesses and supports their growth. Whether you're a startup or an established company, Anaheim provides a conducive environment for success.



- Several key redevelopment projects along Lincoln Avenue in Anaheim are transforming the area, with 1617 W. Lincoln Avenue positioned in the middle of this activity. The area's revitalization involves both new construction and major corridor improvements. Boasting a dynamic neighborhood blend of commercial and residential properties, this Property is currently zoned Commercial General ("C-G" designation) perfect for the savvy investor to develop this land and make it a significant focal point in the City of Anaheim.
- Anaheim's income is based on a tourism economy. In addition to The Walt Disney Company being the city's largest employer, the Disneyland Resort itself contributes about \$4.7 billion annually to Southern California's economy. It also produces \$255 million in taxes every year. Another source of tourism is the Anaheim Convention Center, which is home to many important national conferences. Many hotels, especially in the city's Resort district, serve theme park tourists and conventiongoers. Continuous development of commercial, entertainment, and cultural facilities stretches from the Disney area east to the Santa Ana River, south into the cities of Garden Grove, Orange and Santa Ana – collectively, this area has been labeled the Anaheim–Santa Ana edge city and is one of the three largest such clusters in Orange County, together with the South Coast Plaza–John Wayne Airport edge city and Irvine Spectrum.
- Other Development projects in the area include: Mixed-use at 1600 W. Lincoln: This project is constructing 315 apartments with ground-floor commercial space. The mixed-use development will replace a former used-car dealership, introducing more density and modern retail to the street. Lincoln and Euclid townhomes: To the west of 1617 W. Lincoln, 101 for-sale townhomes were built on a 5.6-acre parcel at the corner of Lincoln and Euclid streets. This project revitalized a previously isolated plot of land by integrating new housing. A 3 Acre Porsche Dealership is proposed on the adjacent property. Beach Boulevard redevelopment: The city is addressing blight on the nearby Beach Boulevard corridor, which intersects with Lincoln Avenue. This includes acquiring and demolishing aging motels and replacing them with affordable housing, townhomes, and new retail. The combined effect of these projects will fundamentally change the character of the Lincoln Avenue corridor near 1617 W. Lincoln.





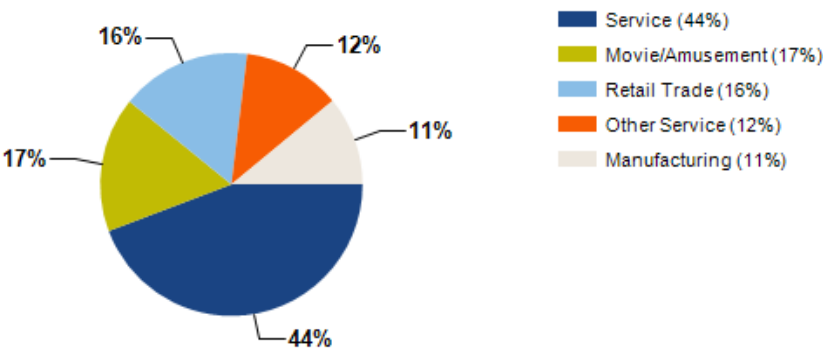
02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

- Anaheim's city limits extend almost the full width of Orange County, from Cypress in the west, twenty miles east to the Riverside County line, encompassing a diverse range of neighborhoods. In the west, mid-20th-century tract houses predominate. Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. South of downtown, a center of commercial activity of regional importance begins, the Anaheim–Santa Ana edge city, which stretches east and south into the cities of Orange, Santa Ana, and Garden Grove. This edge city includes the Disneyland Resort, with two theme parks, multiple hotels, and its retail district; Disney is part of the larger Anaheim Resort district with numerous other hotels and retail complexes.
- Anaheim's income is based on a tourism economy. In addition to The Walt Disney Company being the city's largest employer, the Disneyland Resort itself contributes about \$4.7 billion annually to Southern California's economy. It also produces \$255 million in taxes every year. Another source of tourism is the Anaheim Convention Center, which is home to many important national conferences. Many hotels, especially in the city's Resort district, serve theme park tourists and conventiongoers.
- Anaheim was founded by fifty German families in 1857 and incorporated as the second city in Los Angeles County on March 18, 1876; Orange County was split off from Los Angeles County in 1889. Anaheim remained largely an agricultural community until Disneyland opened on July 17, 1955. This led to the construction of several hotels and motels around the area, and residential districts in Anaheim soon followed. The city also developed into an industrial center, producing electronics, aircraft parts and canned fruit. Anaheim is a charter city.
- The property's close proximity to major transportation routes, such as 5, 22, 55, 57 and 91 Freeways and the Anaheim Reginal Transportation Intermodal Center featuring public transportation for bus and rail/Amtrak and future terminus point for California High Speed Rail which offers convenient access for commuters and customers.

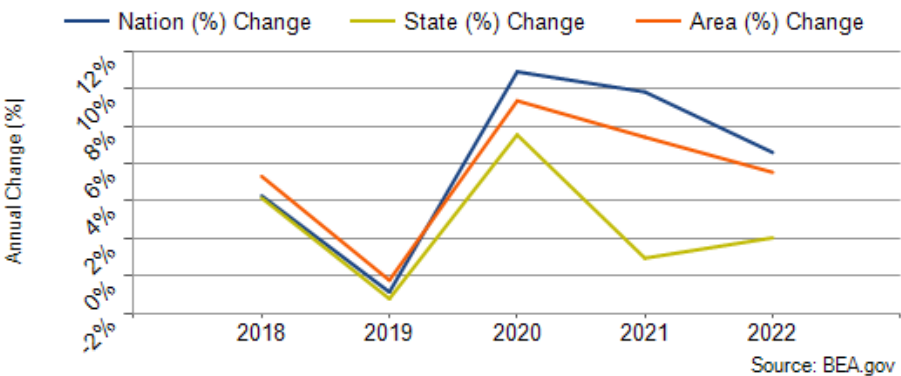
Major Industries by Employee Count



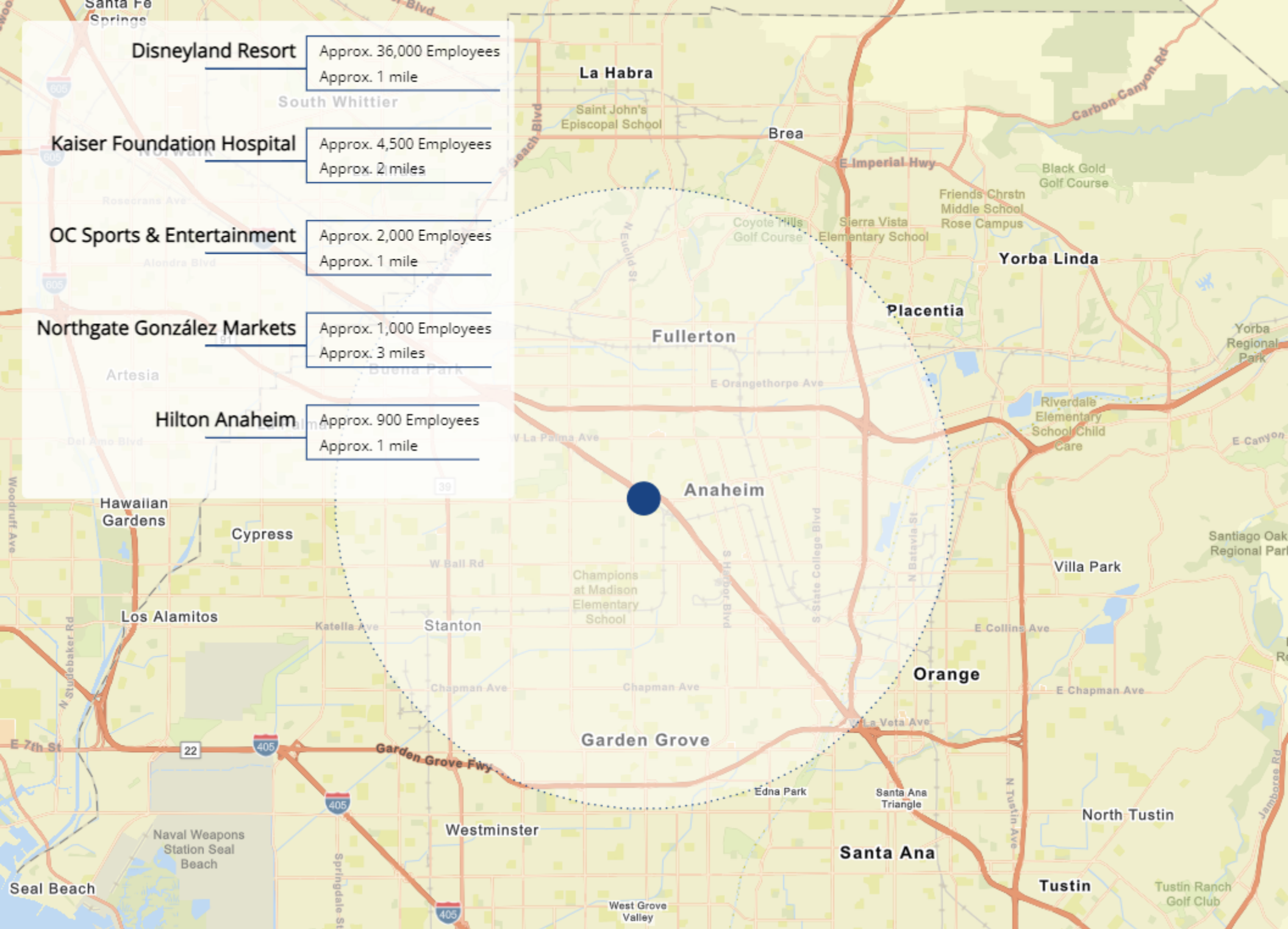
Largest Employers

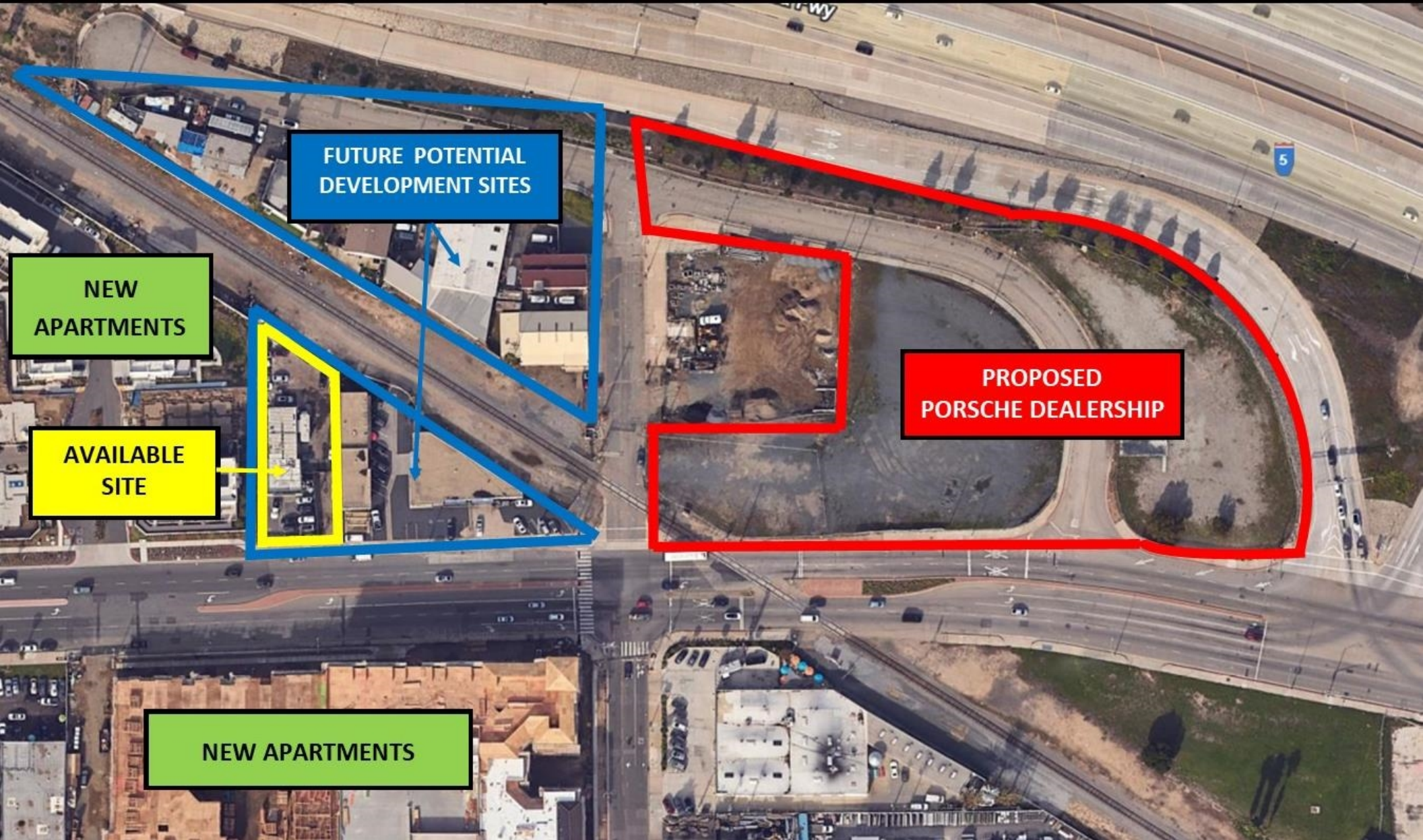
Disneyland Resort	36,000
Kaiser Foundation Hospital	4,500
OC Sports & Entertainment	2,000
Northgate González Markets	1,000
Hilton Anaheim	900
Anaheim Regional Medical Center	885
L-3 Harris Technologies	850
West Anaheim Medical Center	740

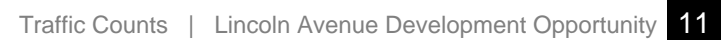
Orange County GDP Trend

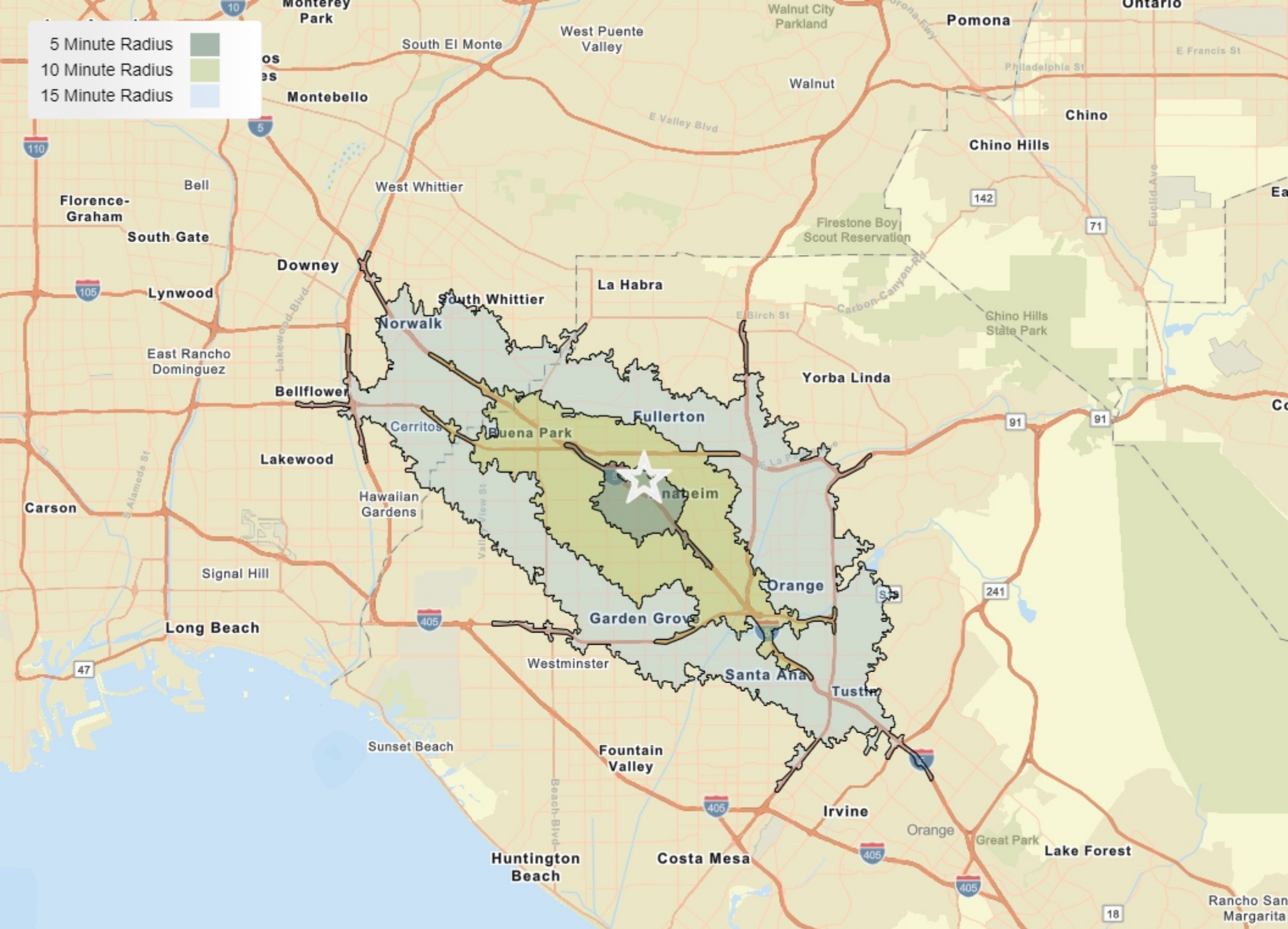














03

Property Description

- Property Features
- Site Plan
- Parcel Map
- Property Images

PROPERTY FEATURES

LAND SF	14,900
LAND ACRES	0.34
# OF PARCELS	1
ZONING TYPE	C-CG
TRAFFIC COUNTS	23,000 CPD (C/O Anahiem)

NEIGHBORING PROPERTIES

NORTH	Interstate 5 Freeway
SOUTH	Retail/Residential/Commercial
EAST	Retail/Residential/Commercial
WEST	Retail/Residential/Commercial

UTILITIES

WATER	Yes
ELECTRICITY / POWER	Yes













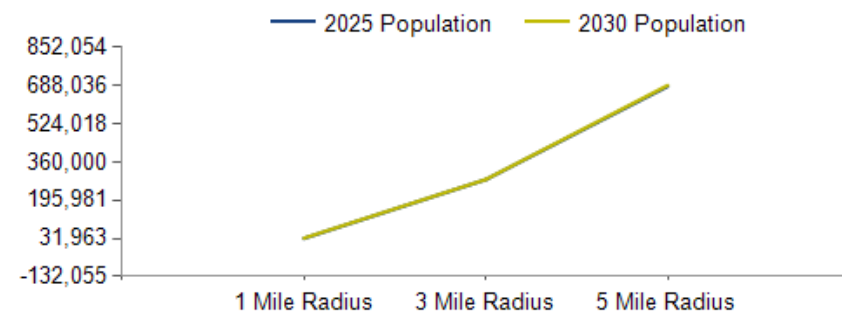
04

Demographics

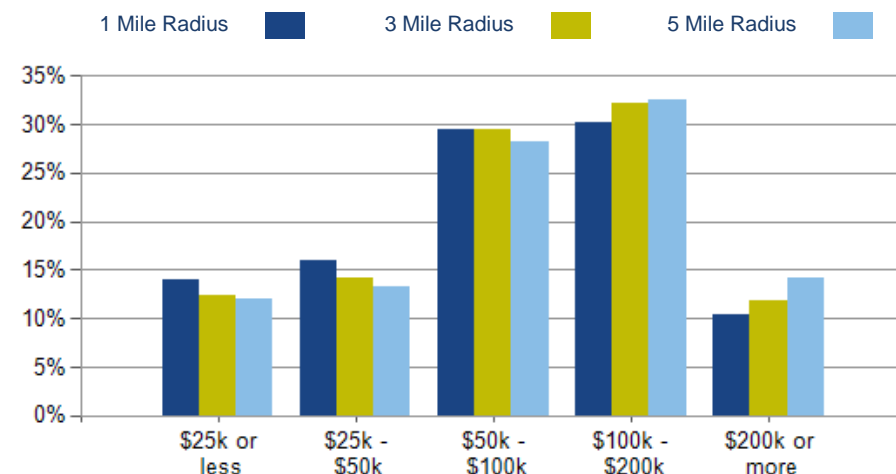
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,615	278,571	641,703
2010 Population	31,983	284,224	669,338
2025 Population	31,963	283,963	683,806
2030 Population	32,982	284,765	688,036
2025 African American	925	7,265	16,827
2025 American Indian	543	5,471	11,048
2025 Asian	5,916	55,542	186,098
2025 Hispanic	19,227	169,419	345,251
2025 Other Race	10,734	94,849	194,139
2025 White	7,711	69,594	166,941
2025 Multiracial	6,024	50,067	105,673
2025-2030: Population: Growth Rate	3.15%	0.30%	0.60%

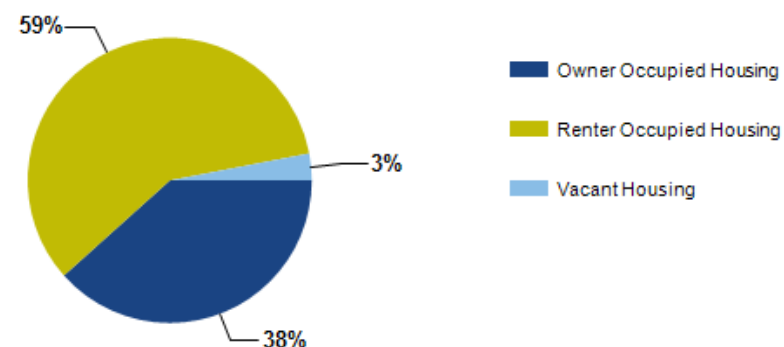
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	726	6,001	14,655
\$15,000-\$24,999	634	4,503	10,417
\$25,000-\$34,999	603	4,448	9,680
\$35,000-\$49,999	946	7,533	17,864
\$50,000-\$74,999	1,519	13,276	30,530
\$75,000-\$99,999	1,332	11,686	28,265
\$100,000-\$149,999	1,959	17,049	41,874
\$150,000-\$199,999	977	10,215	26,144
\$200,000 or greater	1,016	10,016	29,727
Median HH Income	\$81,536	\$87,384	\$92,632
Average HH Income	\$102,488	\$111,403	\$118,777



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

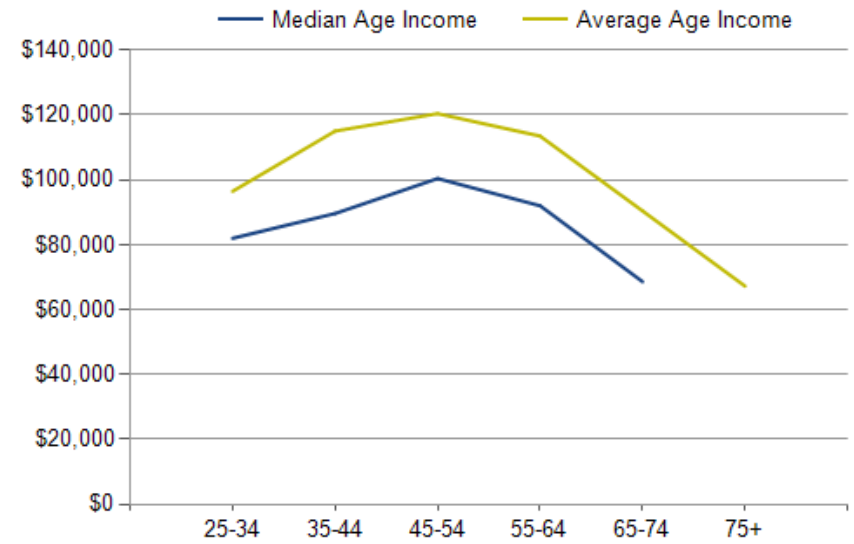
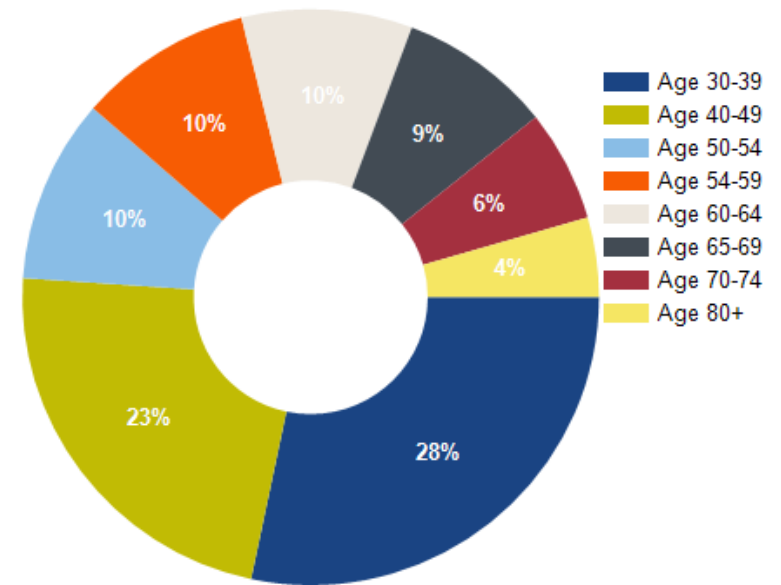


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,844	24,577	58,279
2025 Population Age 35-39	2,398	20,890	49,237
2025 Population Age 40-44	2,244	19,498	46,449
2025 Population Age 45-49	1,965	17,405	41,274
2025 Population Age 50-54	1,913	17,647	43,230
2025 Population Age 55-59	1,803	17,099	41,717
2025 Population Age 60-64	1,772	15,573	38,225
2025 Population Age 65-69	1,582	13,365	33,781
2025 Population Age 70-74	1,162	10,040	25,817
2025 Population Age 75-79	827	6,943	18,219
2025 Population Age 80-84	538	4,309	11,715
2025 Population Age 85+	489	4,043	11,509
2025 Population Age 18+	25,136	223,217	544,945
2025 Median Age	37	36	37
2030 Median Age	38	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,984	\$89,480	\$93,388
Average Household Income 25-34	\$96,481	\$108,884	\$114,058
Median Household Income 35-44	\$89,625	\$103,406	\$108,858
Average Household Income 35-44	\$115,040	\$129,553	\$136,521
Median Household Income 45-54	\$100,409	\$104,697	\$112,572
Average Household Income 45-54	\$120,426	\$129,400	\$141,172
Median Household Income 55-64	\$92,032	\$94,500	\$103,528
Average Household Income 55-64	\$113,512	\$118,205	\$130,562
Median Household Income 65-74	\$68,595	\$71,641	\$77,083
Average Household Income 65-74	\$90,430	\$95,042	\$101,971
Average Household Income 75+	\$67,226	\$69,449	\$73,762

Population By Age



Lincoln Avenue Development Opportunity

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kott & Company, Inc. and it should not be made available to any other person or entity without the written consent of Kott & Company, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Kott & Company, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Kott & Company, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Kott & Company, Inc. has not verified, and will not verify, any of the information contained herein, nor has Kott & Company, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Paul Kott

Kott & Company, Inc.
Broker
(714) 772-7000
paulkott@paulkottrealtors.com
Lic: 00871311/00637576



Wally Courtney

Kott & Co., Inc.
Broker Associate
(714) 742-9161
wally@kottandco.com
Lic: 00859144



KOTT & CO.
REAL ESTATE

Brokerage License No.: DRE#00871311
<https://kottandco.com>