

# 28,000 SF RETAIL SPACE DIVISIBLE Available for Lease in Anaheim, CA



10500 Magnolia Ave, Anaheim, CA 92804



## PROPERTY HIGHLIGHTS

- **Space Available: 28,000 SF**
- Current Tenant: Super King Market
- Center to be remodeled with relocation of new Super King
- **Divisible:** Space can be demised to suit tenant's size requirements.
- Dense daily needs residential customer base in immediate areas
- Diverse trade area with numerous national and regional tenants
- High traffic counts at intersection
- Do not disturb tenant

## DEMOGRAPHICS

### 2022 Estimated Population

1 Mile: 37,319

3 Mile: 288,633

5 Mile: 747,565

### 2022 Estimated Avg HH Income

1 Mile: \$98,940

3 Mile: \$102,015

5 Mile: \$106,644



## TRAFFIC COUNTS

23,000 CPD – Magnolia Ave

14,000 CPD – Cerritos Ave

**Approximately 37,000 CPD** in total at this intersection in Anaheim

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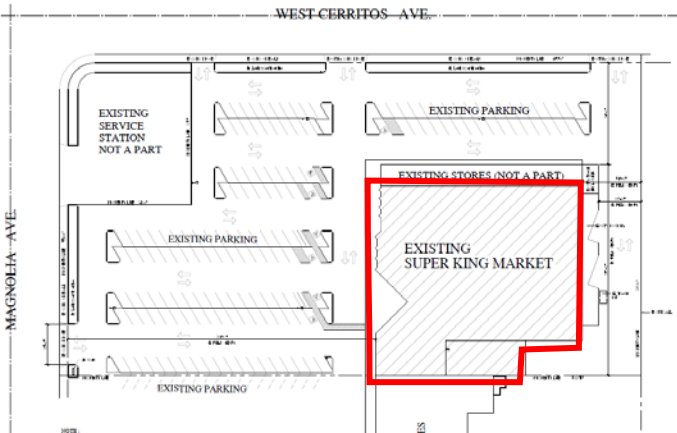
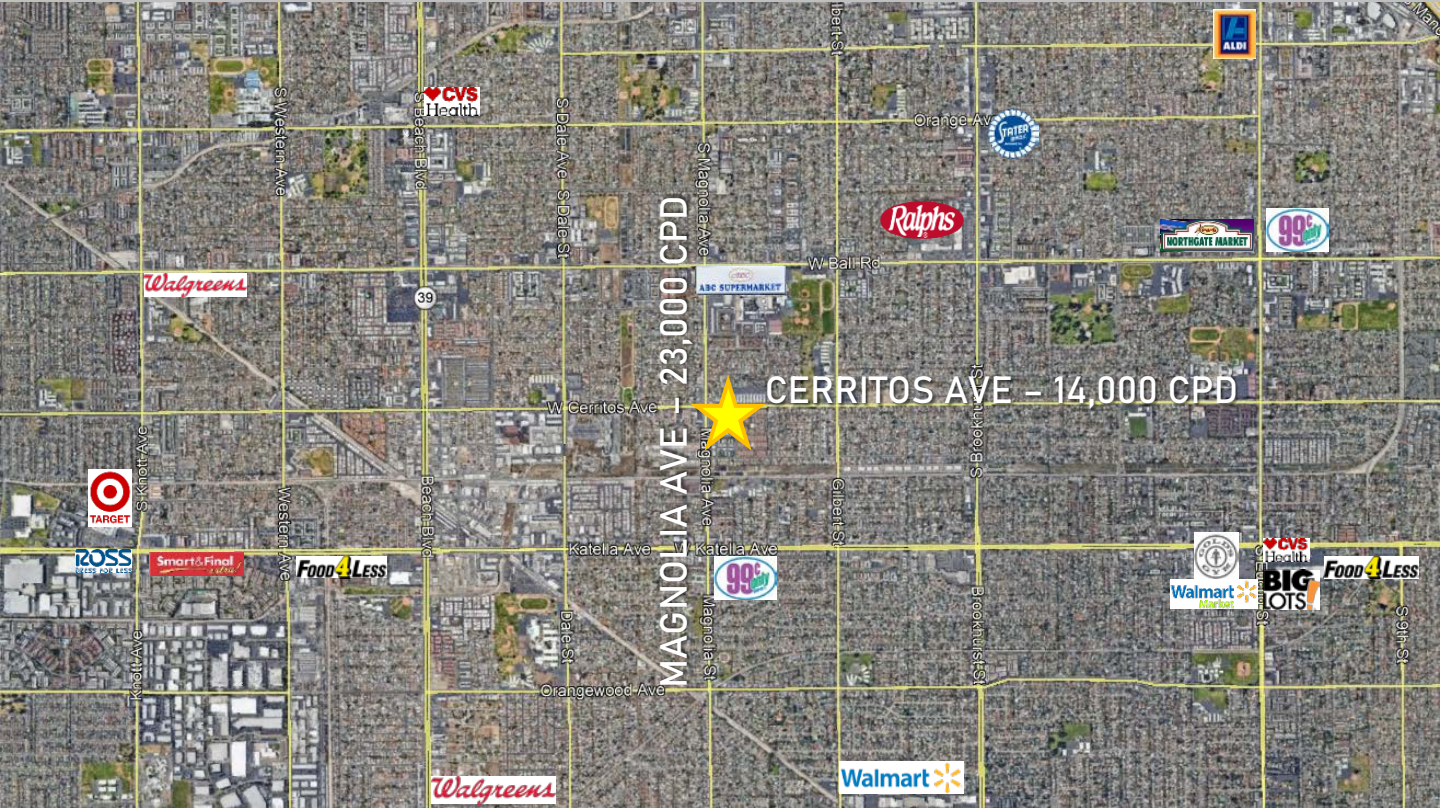
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