FOR LEASE

39 COMMONS

NEC Beach Blvd + Lincoln Ave

S&A SPRINGSTEAD & ASSOCIATES

39 COMMONS SHOPPING CENTER

- 39 Commons Shopping Center is a 295,000 square foot shopping center located in Anaheim and bordering the cities of Buena Park, Cypress, and Stanton
- Located at the primary intersection of Beach Blvd and Lincoln Ave, with 88,500 cars per day
- Dense trade area with over 287,183 people within 3 miles and strong daytime population with over 88,422 employees within 3 miles
- Regional draw with close proximity to Knotts Berry Farm, Medieval Times, and Knotts Soak City
- Anchor tenant, restaurant, pad, and shop space opportunities

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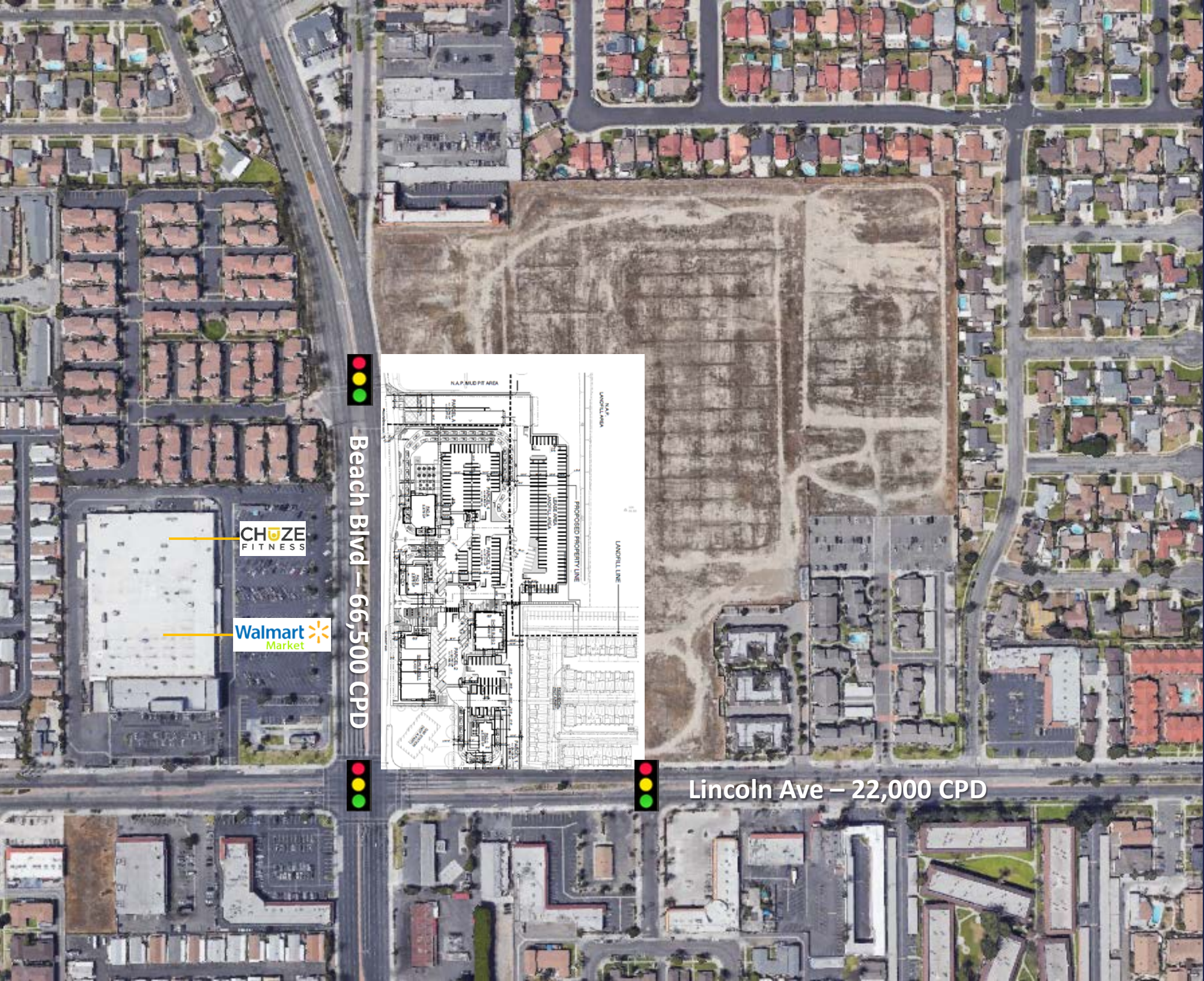
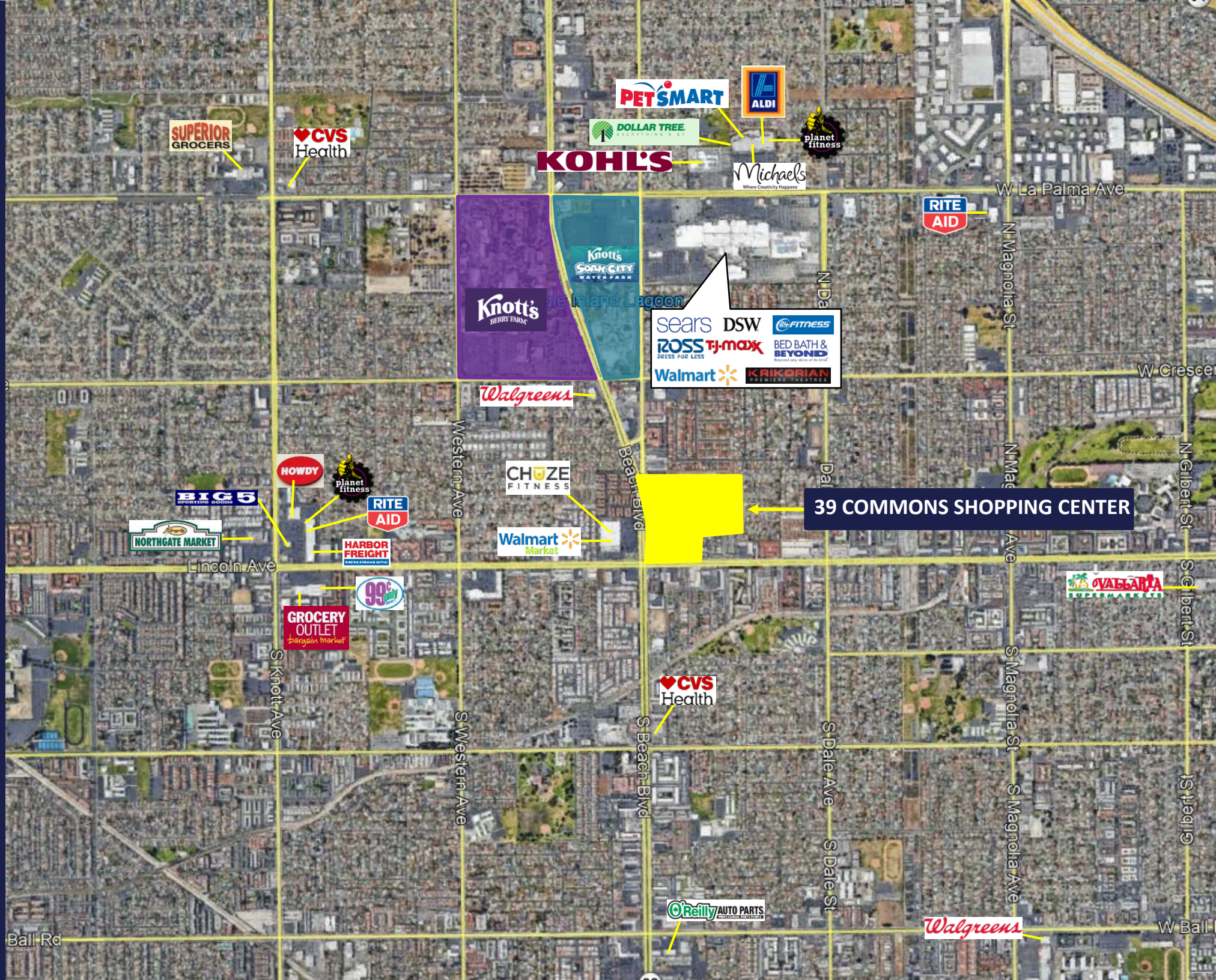
& ASSOCIATES

AERIAL VIEW


CHUZE FITNESS
Walmart Market
Beach Blvd – 66,500 CPD
Lincoln Ave – 22,000 CPD
N.A.P. MUD PIT AREA
PROPOSED PROPERTY LINE
LANDFILL LINE

MARKET OVERVIEW



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EXPANDED DEMOGRAPHIC PROFILE

Estimated 2020

BEACH BLVD + LINCOLN AVE | ANAHEIM, CA

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population Forecasted	36,224	287,183	694,038
Population (2025)	36,834	292,314	708,312
HOUSEHOLDS			
Households	10,749	81,130	200,129
AVG HH INCOME			
Avg Household Income	$79,651	$88,383	$95,989
MEDIAN HH INCOME			
Median Household Income	$59,842	$68,508	$74,768
$$$ PER CAPITA INCOME Est.			
Proj. Per Capita Income	$23,720	$25,015	$27,770
DAYTIME DEMOS Total			
Number of Businesses	983	10,119	25,613
Total Number of Employees	8,296	88,422	283,445

RACE & ETHNICITY	1 MILE		3 MILES		5 MILES	
White	15,162	41.9%	119,810	41.7%	289,190	41.7%
Black or African American	1,763	4.9%	10,324	3.6%	21,336	3.1%
American Indian & Alaskan Native	346	1.0%	2,576	0.9%	4,845	0.7%
Asian	9,089	25.1%	77,393	26.9%	211,742	30.5%
Pacific Islander	331	0.9%	1,916	0.7%	3,557	0.5%
Other Race	7,596	21.0%	60,671	21.1%	130,696	18.8%
Two or More Races	1,936	5.3%	14,493	5.0%	32,673	4.7%
Hispanic	16,503	45.6%	129,482	45.1%	286,964	41.3%
AGE DISTRIBUTION						
Median Age	35.6 yrs		35.0 yrs		36.1 yrs	
HOUSING						
Owner Occupied Housing Units	3,861		38,465		105,086	
Renter Occupied Housing Units	6,887		42,665		95,043	

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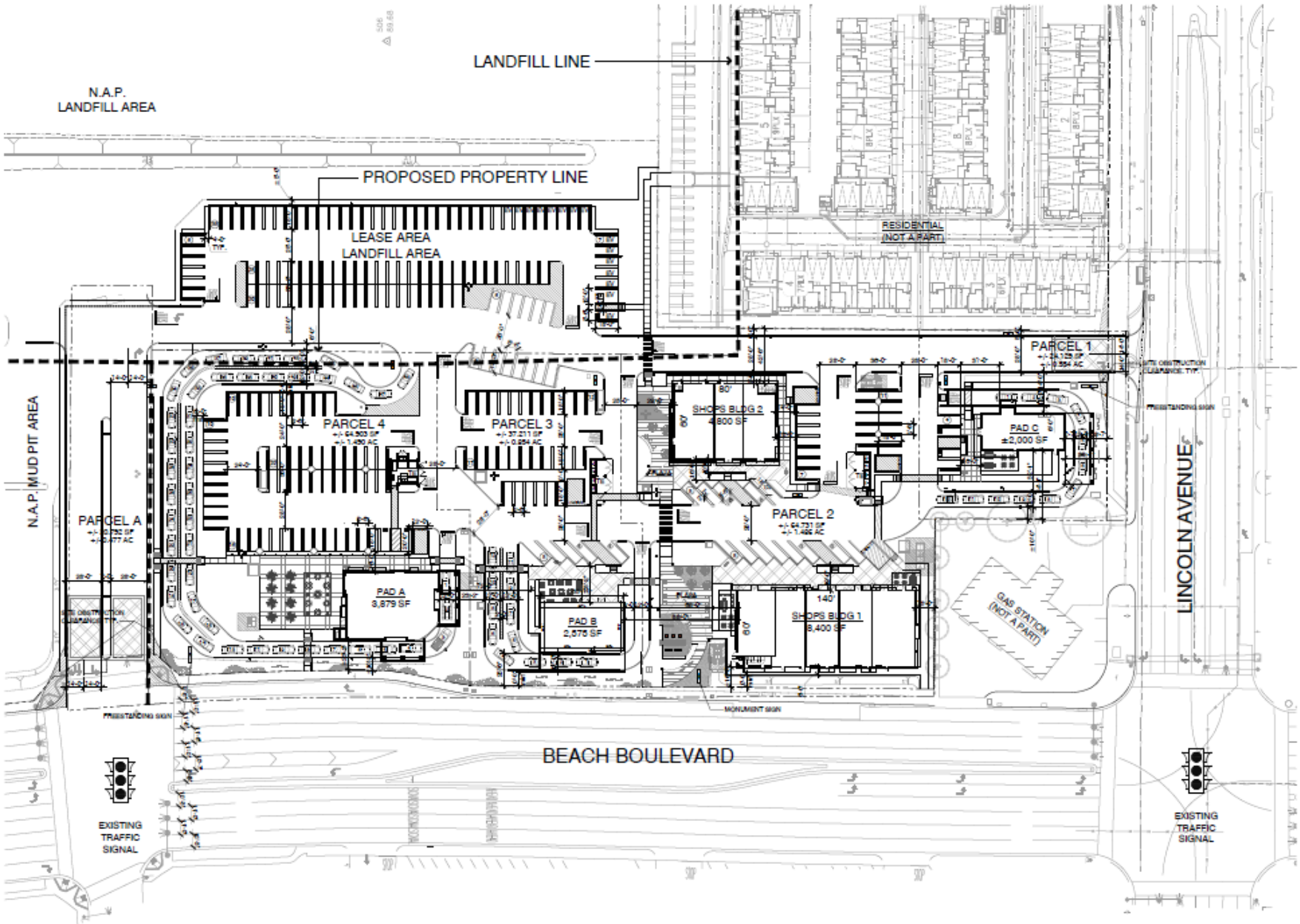
SITE PLAN


LANDFILL LINE
N.A.P.
LANDFILL AREA
PROPOSED PROPERTY LINE
LEASE AREA
LANDFILL AREA
RESIDENTIAL
(NOT A PART)
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL A
N.A.P. MUD PIT AREA
SHOPS BLDG 2
4,800 SF
PAD C
±2,000 SF
PAD A
3,879 SF
PAD B
2,575 SF
SHOPS BLDG 1
8,400 SF
GAS STATION
(NOT A PART)
LINCOLN AVENUE
BEACH BOULEVARD
EXISTING
TRAFFIC
SIGNAL
EXISTING
TRAFFIC
SIGNAL
FREESTANDING SIGN
MONUMENT SIGN

DEVELOPMENT BY:

ZELMAN DEVELOPMENT CO.

LEASING:

S&A SPRINGSTEAD & ASSOCIATES

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