

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

2021 Estimated Population

1 Mile: 38,894
3 Mile: 293,909
5 Mile: 763,273

2021 Estimated Avg HH Income

1 Mile: \$84,660
3 Mile: \$88,950
5 Mile: \$92,668



TRAFFIC COUNTS

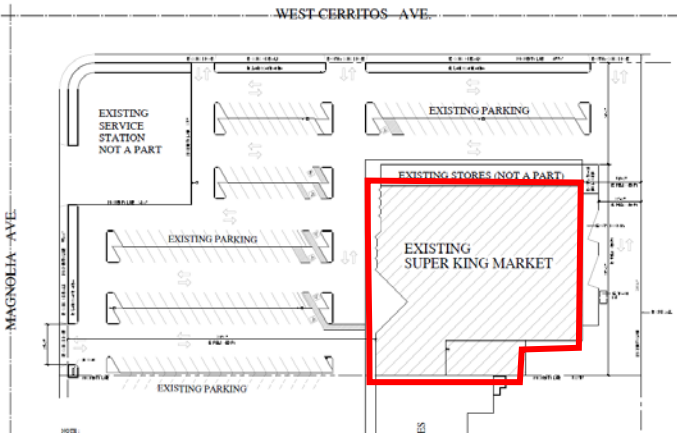
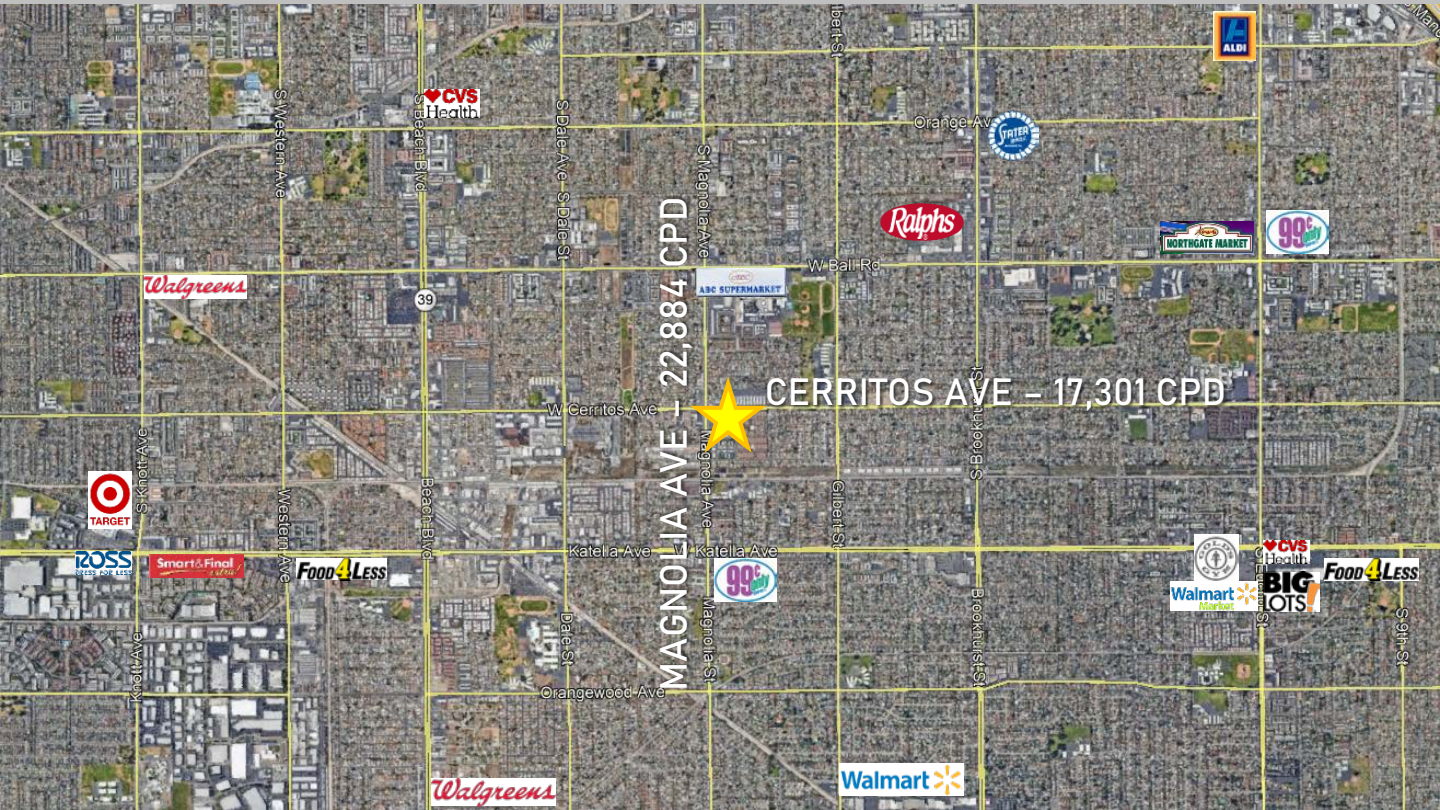
22,884 CPD – Magnolia Ave
17,301 CPD – Cerritos Ave

Approximately 40,185 CPD in total at this intersection in Anaheim

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