

# 2364 W LINCOLN AVE

Anaheim, CA 92801

±1,300 SF Space Available | Big Box Available - 12,000 SF - 22,000 SF

**Retail Opportunity**

Leasing Brochure



**MATTHEWS™**

Exclusively Listed By



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**MATTHEWS**™

# 2364 W Lincoln Avenue Anaheim, CA 92801

## SUITE 2364

±1,300 SF  
Asking Rent: Negotiable  
\$0.50 NNN

### Available:

±12,000 SF - ±22,000SF (+4,000 SF Basement)

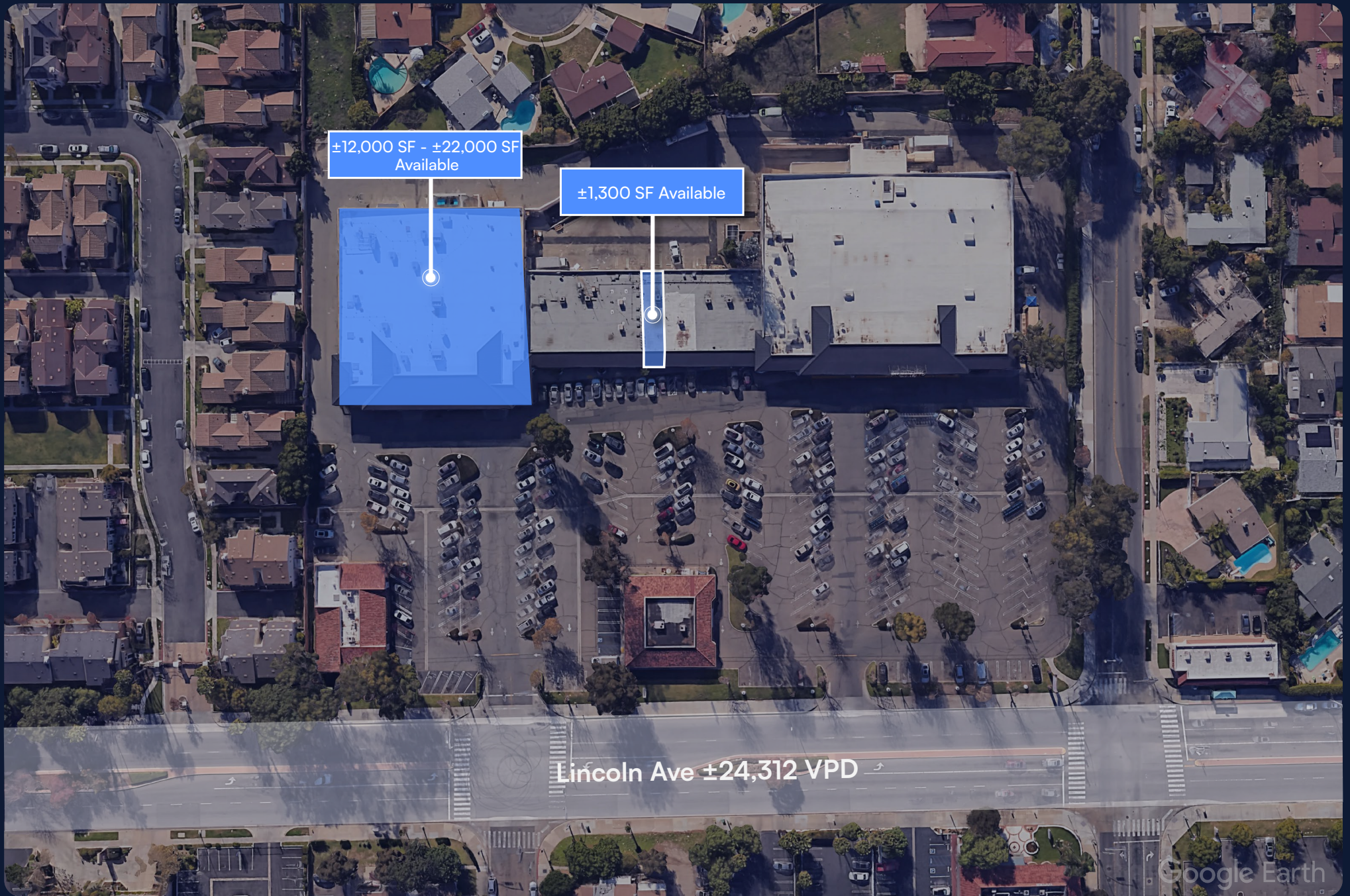
Asking Rent: Negotiable  
\$0.50 NNN

### Local Market Overview

- Join Vallarta Grocery anchored shopping center — one space available for Lease!
- Nearby tenants include KFC, Pizza Hut, Farmer Boys, Baskin Robbins, Taco Bell, In-N-Out, and Wells Fargo
- Across the street from Dad Miller Golf Course and Savanna High School
- Blocks away from the 5 Freeway



# Property Site Plan



# Industrial Sector



## Buena Park Downtown

Walmart Supercenter  
BED BATH & BEYOND  
ROSS  
TJ-maxx  
24 Hour FITNESS  
DSW  
Bath & Body Works

## Anaheim Plaza

Walmart Supercenter  
Burlington Party City  
petco  
TJ-maxx  
ULTA BEAUTY  
ROSS DRESS FOR LESS  
carter's  
rubio's COASTAL GRILL

STATER BROS. markets.  
HARBOR FREIGHT  
CVS pharmacy

91

± 268,500 VPD

Dad Miller Golf Course  
Golf Course

AHMC Anaheim Med Ctr  
±223 Beds

Cypress College  
±15,325 Students

39

57

Katella High School  
±2,500 Students



Downtown Anaheim

Subject Property



ANAHEIM PACKING DISTRICT

± 259,800 VPD

ANGEL STADIUM

COSTCO WHOLESALE

Knott's BERRY FARM  
±4.5M Annual Visitors

Maxwell Elementary  
±591 Students

amazon

± 66,692 VPD

Walmart Supercenter  
CVS pharmacy  
SPROUTS FARMERS MARKET  
ROSS DRESS FOR LESS  
ALDI five BELOW  
Marshalls  
PET SMART

Disneyland Park  
±30M Annual Visitors

The Outlets at Orange  
NORDSTROM  
NikeFactoryStore  
OLD NAVY  
rack  
GAP H&M  
Guitar Center  
BARNES & NOBLE

Joint Forces Training Base Los Alamitos  
Military Base



**KOHL'S**  
 Michaels ULTA BEAUTY  
 DOLLAR TREE  
 Chick-fil& planet fitness Starbucks

**amazon**

**Walgreens**

**FOOD4LESS**

91

± 268,500 VPD

**aecero**

**John Marshall Elementary School**  
 ±486 Students

**NORTHGATE MARKET**  
 Corporate

**WEST COAST UNIVERSITY**

**TOYOTA**

**Dr. Peter Marshall Elementary School**  
 ±718 Students

**Servite High School**  
 ±751 Students

**UNITED STATES POSTAL SERVICE**

**Buena Park Downtown**

**Dad Miller Golf Course**  
 Golf Course

**Walmart Supercenter** **24 FITNESS**  
**BED BATH & BEYOND** **DSW** Bath & Body Works  
**ROSS TJ-maxx**

**Savanna High School**  
 ±1,618 Students

**THE HOME DEPOT**

**99 RANCH MARKET**

**Fairway Village**  
 ±145 Units

**Subject Property**

**Chateau De Ville**  
 ±254 Units

**ANAHEIM UNION HIGH SCHOOL DISTRICT**  
 COMMUNITY SCHOOLS

**Anaheim Plaza**

**Lincoln Ave ± 24,312 VPD**

**Walmart Supercenter** **Burlington Party City**  
**petco** **ULTA BEAUTY** **ROSS**  
**TJ-maxx** **carter's** **rubio's** **COASTAL GRILL**

**Mattie Lou Maxwell Elementary**  
 ±591 Students

**Walt Disney Elementary School**  
 ±523 Students

**FarmerBoys**  
 BREAKFAST, BURGERS & MORE

**target** **ALDI**

Google Earth

# Anaheim, CA

## Market Demographics



**344,560**  
Total Population

**\$90,583**  
Median HH Income

**105,800**  
# of Households

**45.9%**  
Homeownership Rate

**174,640**  
Daytime Population

**28.8%**  
% Bachelor's Degree

**35.9**  
Median Age

**\$771,700**  
Median Property Value

## Local Market Overview

The subject retail location at 2364 W Lincoln Ave sits within the Southwest Anaheim commercial corridor, just west of major retail nodes like Anaheim Town Square at Lincoln Avenue and State College Boulevard, a long-established community shopping center with dining, services, and entertainment options. Anaheim is a substantial Orange County market with roughly 344,500 residents and a median age in the mid-30s, reflecting an active working-age population supporting local retail demand. Household incomes hover near \$90,000, which is consistent with strong consumer purchasing power in Southern California's high-cost environment. The 92801 ZIP Code combines residential density with nearby employment, tourism and transportation access. Proximity to key arterials increases footfall for convenience retail, neighborhood services, and experiential uses. The local consumer base includes a diverse mix of households and a strong commuter presence to larger employment hubs throughout central Orange County.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	39,759	258,569	648,219
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	12,356	77,289	195,122
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$87,545	\$106,415	\$109,814

# Economic Drivers in Anaheim

## Strong Local Demand Anchored by Dense Population and Commuter Traffic

### Economic Drivers

Anaheim benefits from a stable resident population and strong tourism economy underpinned by major regional draws (e.g., theme parks and convention business) that generate consistent spending on hospitality, food service, and convenience retail. Its central Orange County location provides direct access to employment centers and transportation infrastructure.

### Local Competitive Strengths

Local Competitive Strengths: Access to State College Blvd, Lincoln Ave, and surrounding residential neighborhoods fosters daily retail frequency; proximity to Anaheim's core activity nodes drives consistent daytime and evening traffic.



### Cypress College

Cypress College is a public community college located in Cypress, California, serving about  $\pm 13,992$  students annually across northern Orange County. As part of the North Orange County Community College District, it offers a wide range of associate degrees, career technical education programs, and university transfer pathways in fields such as health sciences, automotive technology, aviation, and the arts. The 110-acre suburban campus provides state-of-the-art facilities, including science labs, specialized training centers, and athletic fields, while also supporting a diverse student body through academic counseling, cultural events, and active student organizations. Accredited by the ACCJC, Cypress College is known for its commitment to workforce readiness, academic excellence, and seamless transfer to top four-year universities.

$\pm 13,992$  On Campus Students

173 Academic Programs

1966 Year Founded

Top Programs Nursing, Aviation, Automotive Tech, etc.

District Suburban, Centrally Located in Orange County

**\$4.8B+**

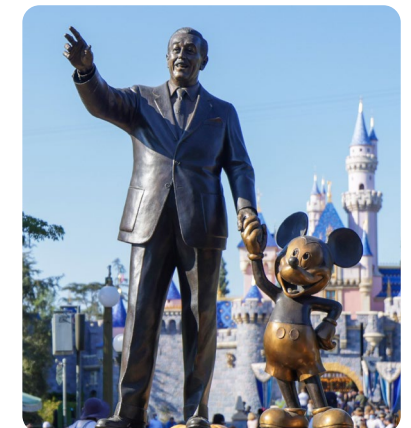
Regional Gross Domestic Product

**$\pm 15$  Miles**

Distance to Downtown Huntington Beach

**$\pm 5.7$  Miles**

Distance to Disneyland Park



# DISNEYLAND



## DISNEYLAND

In 2024, Anaheim welcomed approximately 27 million visitors, with 23.5 million domestic and 3.5 million international travelers. This marked a notable increase from the 18.7 million visitors in 2021, indicating a strong recovery in tourism. The Anaheim Convention Center hosted 160 events in 2023, attracting over 1.4 million attendees, setting a new benchmark for the destination. Additionally, Los Angeles International Airport (LAX) reported a record 75.1 million passengers in 2023, reflecting Southern California's continued appeal as a global travel hub.

Early projections for 2024 suggest a modest growth in visitation, with an anticipated increase of 1% to 2% compared to the previous year. However, Anaheim's hotel occupancy experienced a slight decline in 2024, with the annual occupancy rate at 72.1%, down 1.0% from 2023. This dip is attributed to factors such as inflation, expanded hotel room inventory, and travelers choosing alternative leisure markets. Despite this, the overall travel market remains optimistic, especially with ongoing investments and seasonal enhancements at Disneyland Resort, expected to renew interest and support future tourism growth across the region overall statewide.

**36,000**  
CURRENT  
EMPLOYEES

**\$1.3B**  
CONTRIBUTES IN ANNUAL  
STATE + LOCAL TAXES

**\$16.1B**  
CONTRIBUTED TO  
CALIFORNIA'S ECONOMY

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