

2100 E KATELLA AVENUE

2ND GEN RESTAURANT FOR LEASE | ANAHEIM, CA

RI

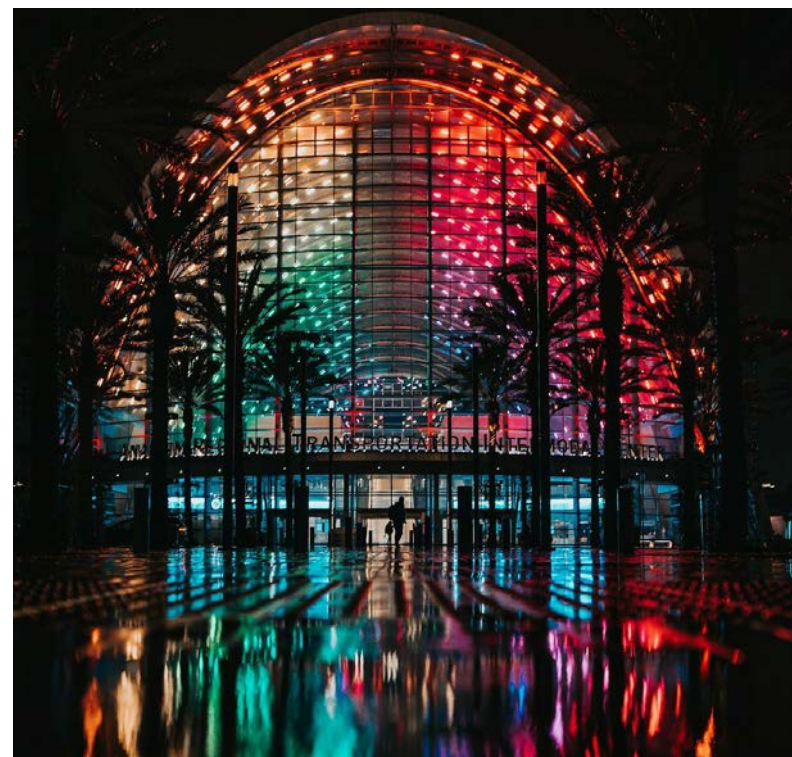


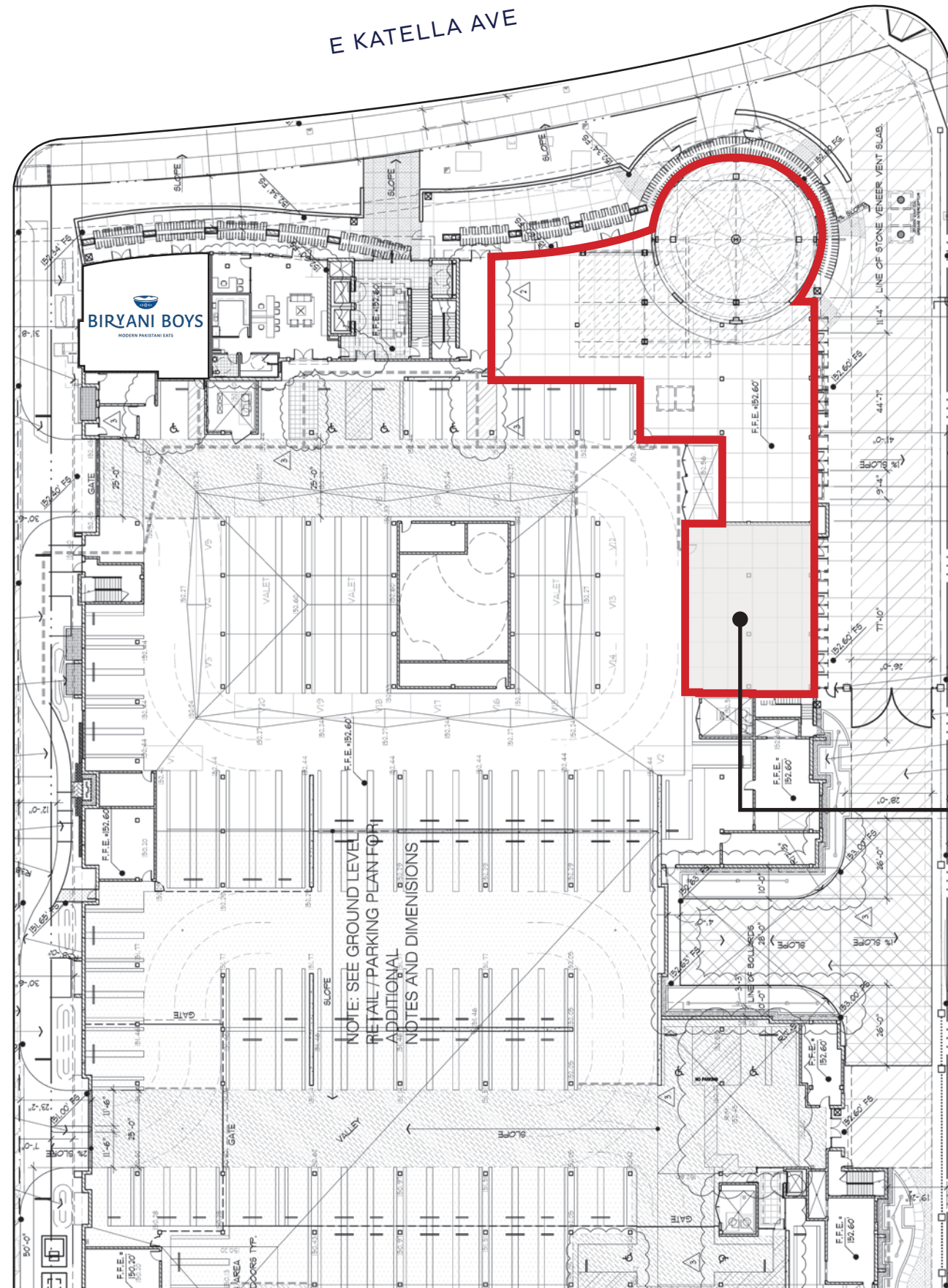
IN THE HEART OF ANAHEIM

Anaheim is one of Southern California's most dynamic and visited destinations, welcoming millions of residents, workers, and tourists each year. Nestled within the vibrant Platinum Triangle, 2100 E Katella Avenue sits at the intersection of entertainment, sports, and lifestyle—just steps from Angel Stadium, Honda Center, and the highly anticipated OCVibe mixed-use district.

Blending urban energy with Orange County's signature sophistication, the area offers walkable access to premier dining, shopping, and cultural experiences. Surrounding developments continue to transform the district into a true live-work-play hub, supported by new residential communities, creative offices, and modern hospitality projects.

Strategically positioned near the I-5 and 57 freeways, and within minutes of Disneyland Resort and Anaheim Regional Transportation Intermodal Center, 2100 E Katella provides unparalleled connectivity and visibility in one of Orange County's most evolving urban environments.





THE OPPORTUNITY

- 2nd generation restaurant fully built-out in pristine condition
- Approximately ±10,429 SF
- Situated adjacent to Angel Stadium and Grove of Anaheim
- Property offers prominent frontage to E Katella Ave (47,000 ADT)
- Strategically positioned in the heart of Orange County's entertainment district
- Strong daytime and nighttime population
- Close proximity to the 57 and 5 freeways

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



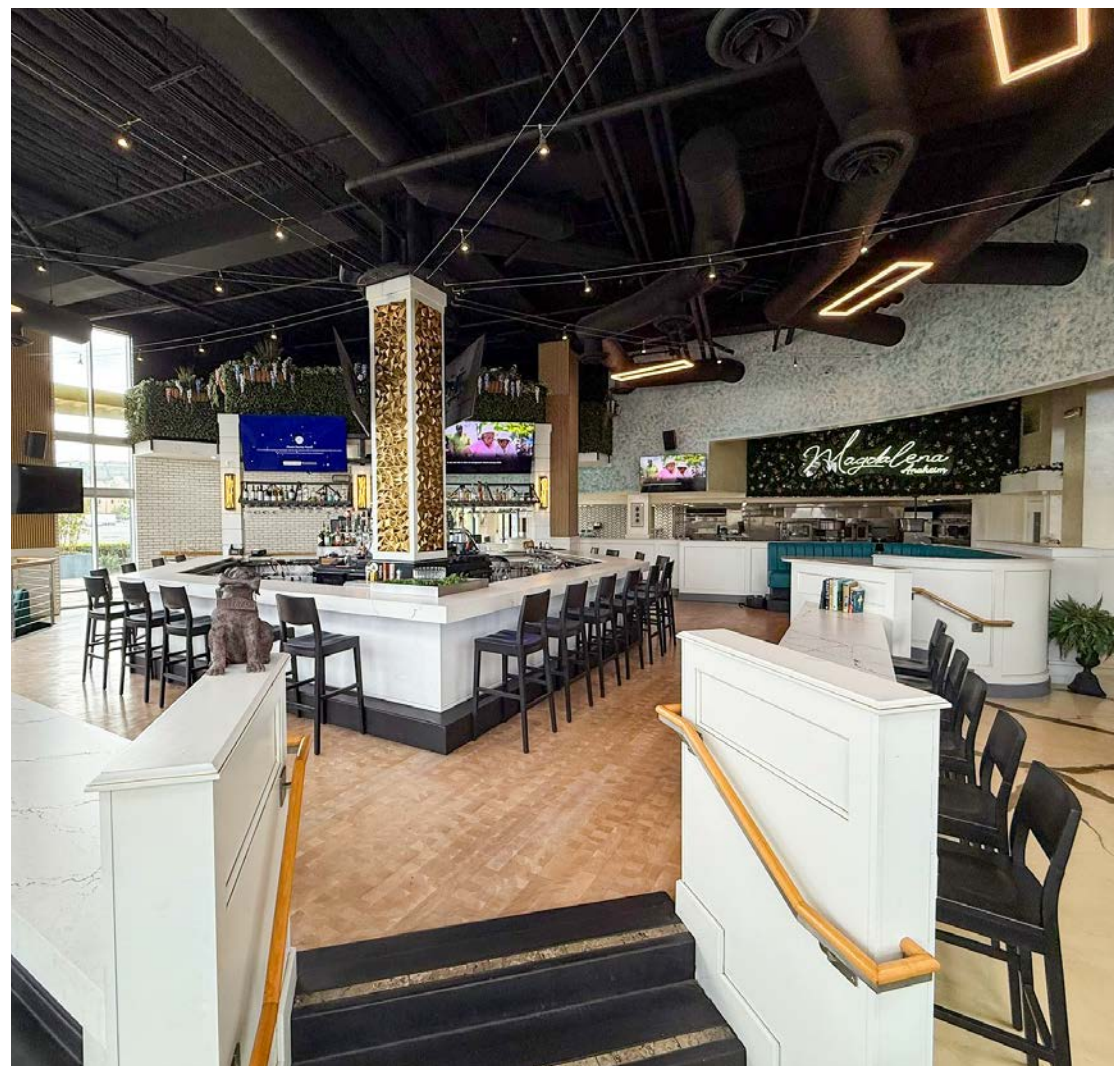
PROPERTY PHOTOS

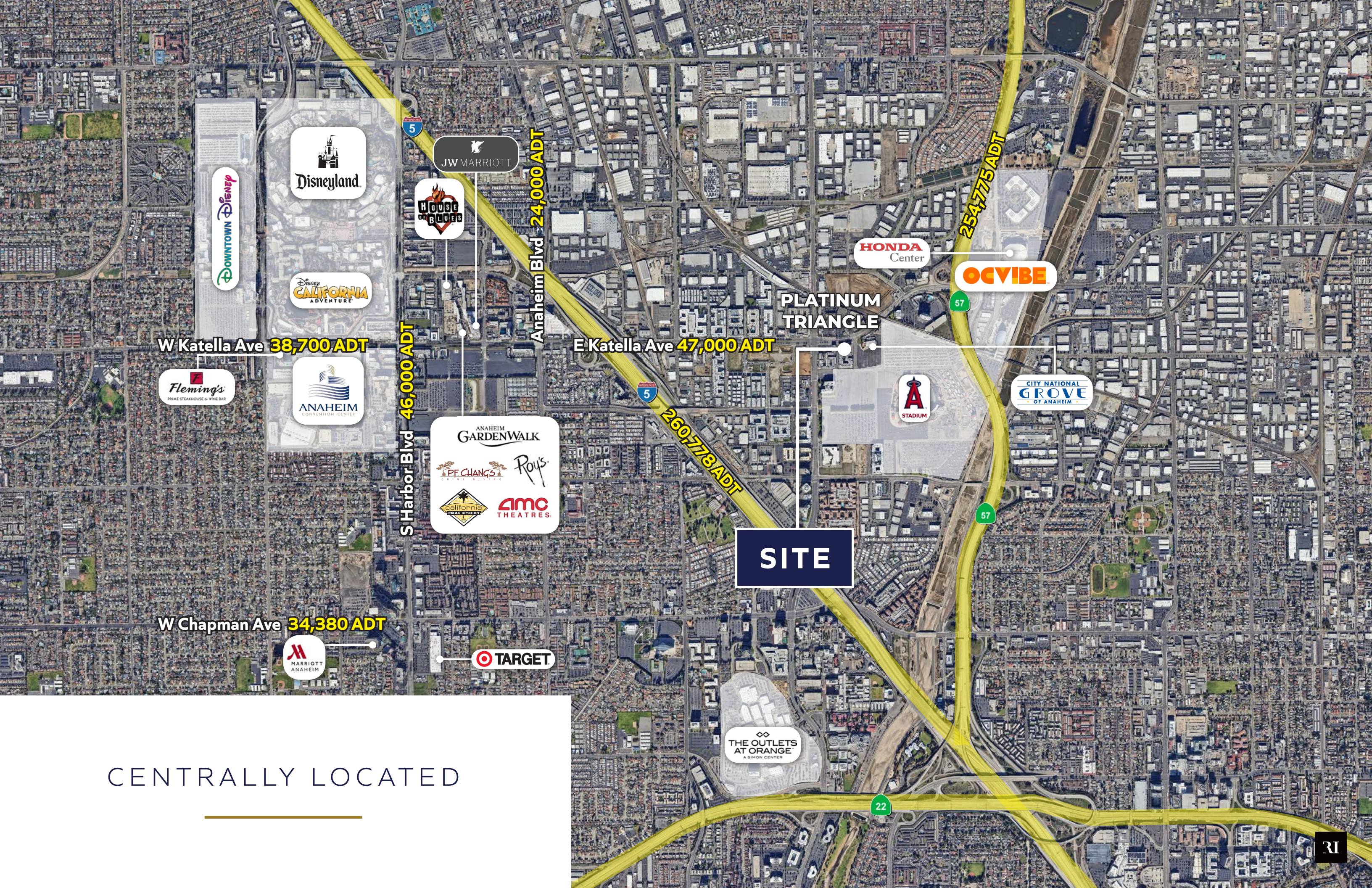
Building Exterior



PROPERTY PHOTOS

Building Interior





DOWNTOWN Disney



W Katella Ave 38,700 ADT



W Chapman Ave 34,380 ADT



Anaheim Blvd 24,000 ADT



E Katella Ave 47,000 ADT

260,778 ADT

SITE

PLATINUM TRIANGLE



254,775 ADT



CENTRALLY LOCATED

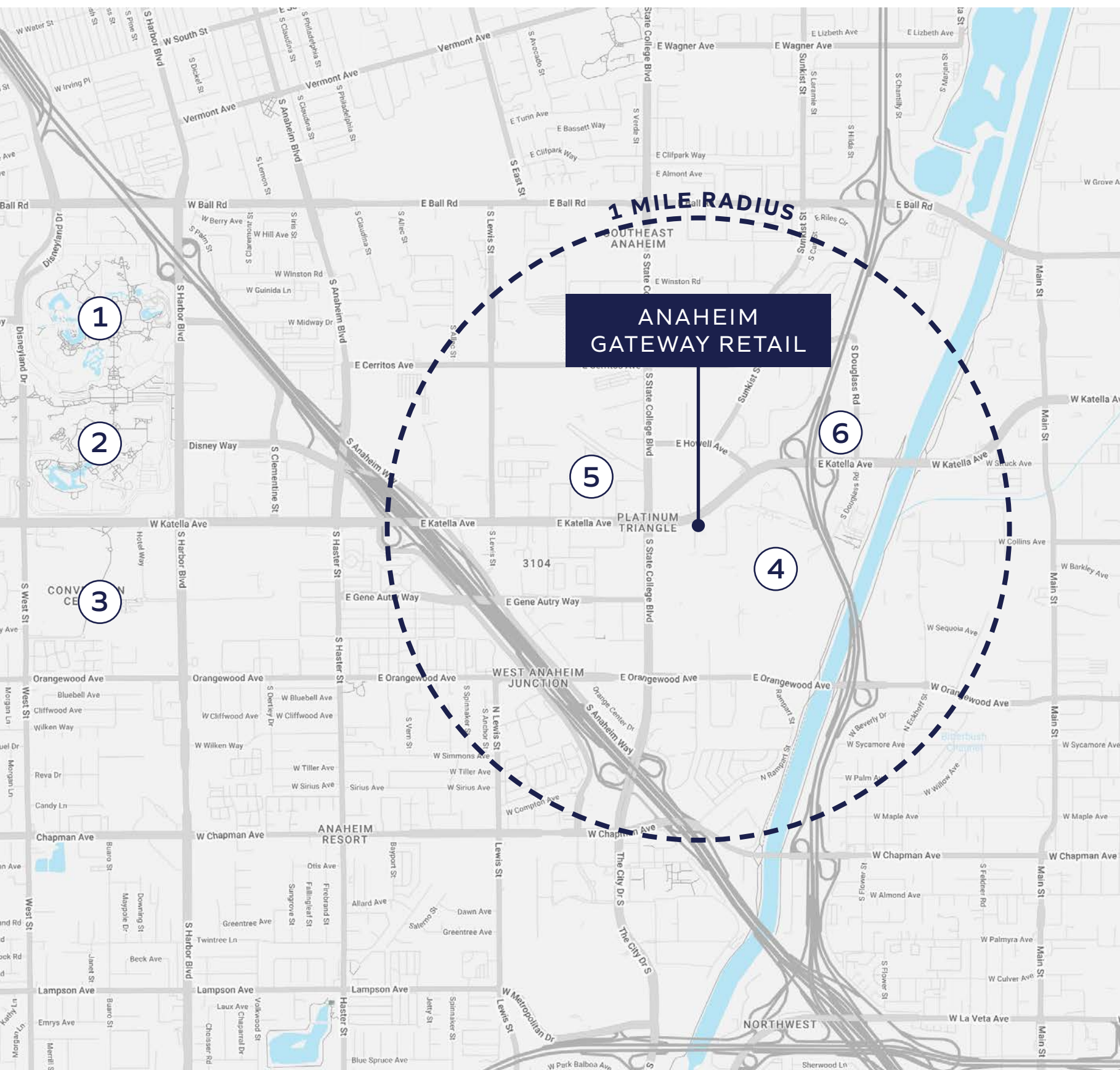
TRAFFIC DRIVERS

Tourist Traffic: Anaheim Resort District contains approx. 70 hotels with around 18,000 hotel rooms

Dense Demos: Approximately 25,380 people in a 1-mile radius with an average income of \$121,105

HIGHLIGHTS

- 1 Disneyland**
Approximately 18–19 million annual visitors
- 2 California Adventure**
Approximately 9–10 million annual visitors
- 3 Anaheim Convention Center**
Approximately 1 million annual visitors
- 4 Angel Stadium**
Approximately 3 million annual visitors
- 5 Platinum Triangle**
Approximately 17,000 new residential units
- 6 Honda Center**
Approximately 1 million annual visitors



IN THE NEIGHBORHOOD







THE GROVE | 0.5 MIN WALK



ANGEL STADIUM | 2 MIN WALK



OC VIBE



CONCEPTUAL RENDERING

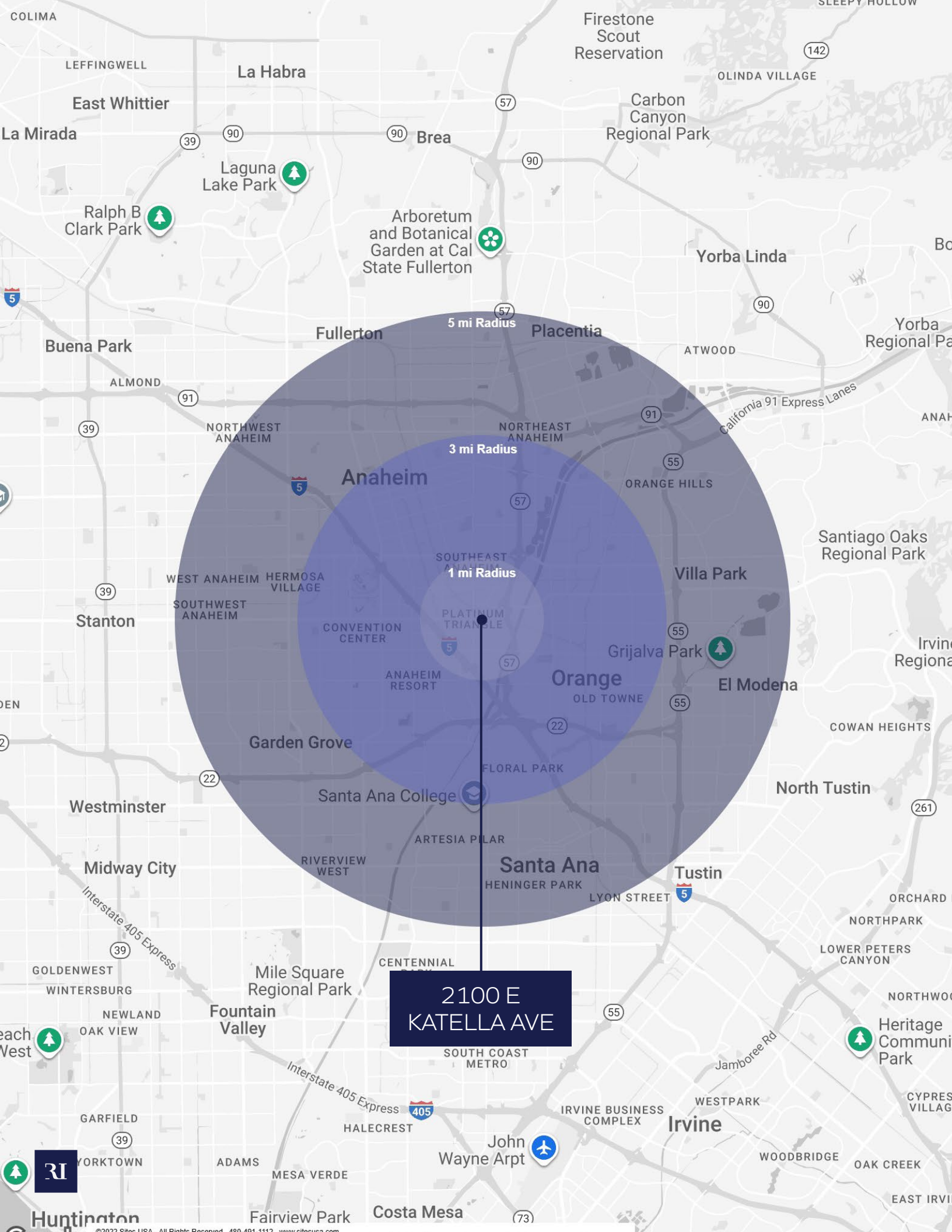
HONDA CENTER



CONCEPTUAL RENDERING

GOLDEN ROAD BREWING





AREA DEMOGRAPHICS

//ANAHEIM, CA

	1 MILE	3 MILE	5 MILE
Total Population	25,380	235,156	723,606
Projected Pop. (2030)	28,359	234,199	709,493
Total Businesses	2,349	12,914	32,887
Total Employees	31,703	153,889	331,203
Average Household Income	\$121,105	\$123,292	\$118,855
Median Household Income	\$106,004	\$102,668	\$99,153
Total Households	11,159	73,273	208,803
Median Age	31.2	35.0	35.5

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

2100 E KATELLA AVE

CONNOR STEVENS

949.490.1411

cstevens@retailinsite.net

LIC #02016996

NATALIE WARD

949.945.6281

nward@retailinsite.net

LIC #02153954



RETAIL INSITE | Lic. #01206760 | www.retailinsite.net

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

