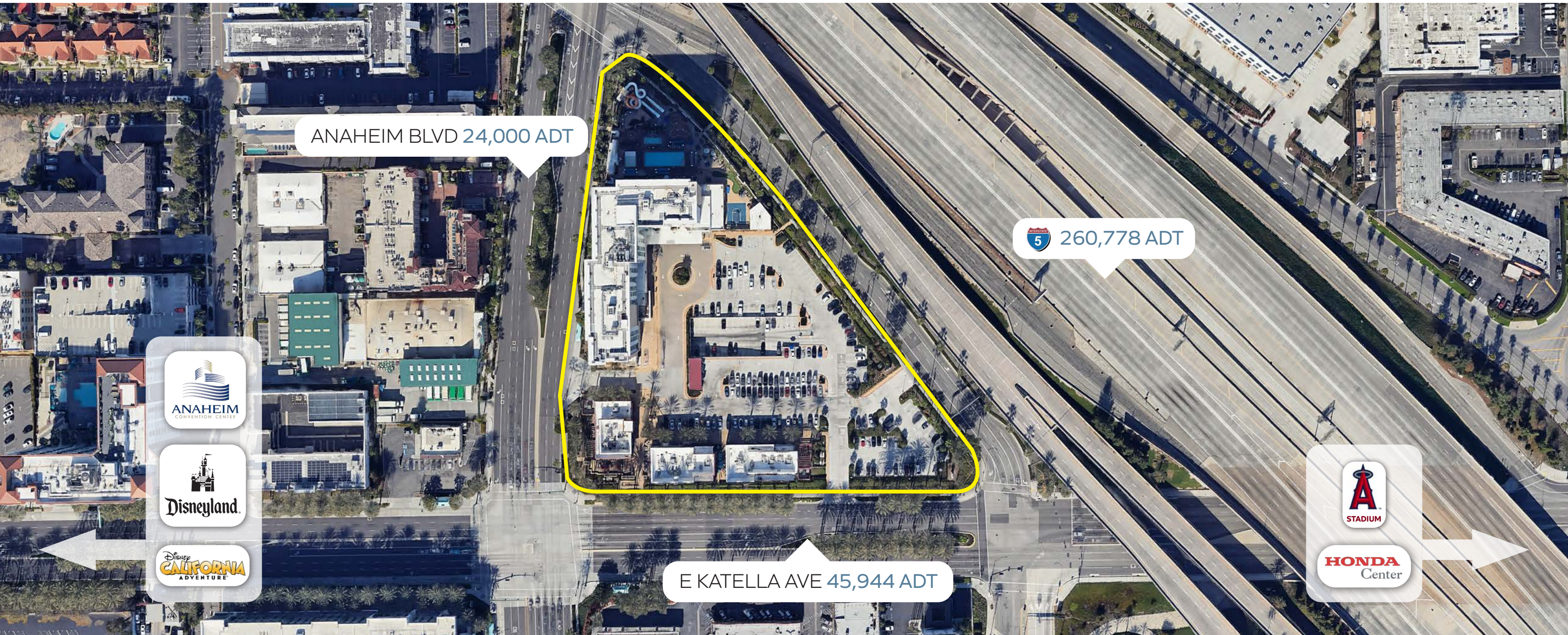


ANAHEIM GATEWAY RETAIL

CURRENT AT&T AVAILABLE FOR LEASE | 131 E KATELLA AVE, ANAHEIM, CA



ANAHEIM BLVD 24,000 ADT

5 260,778 ADT

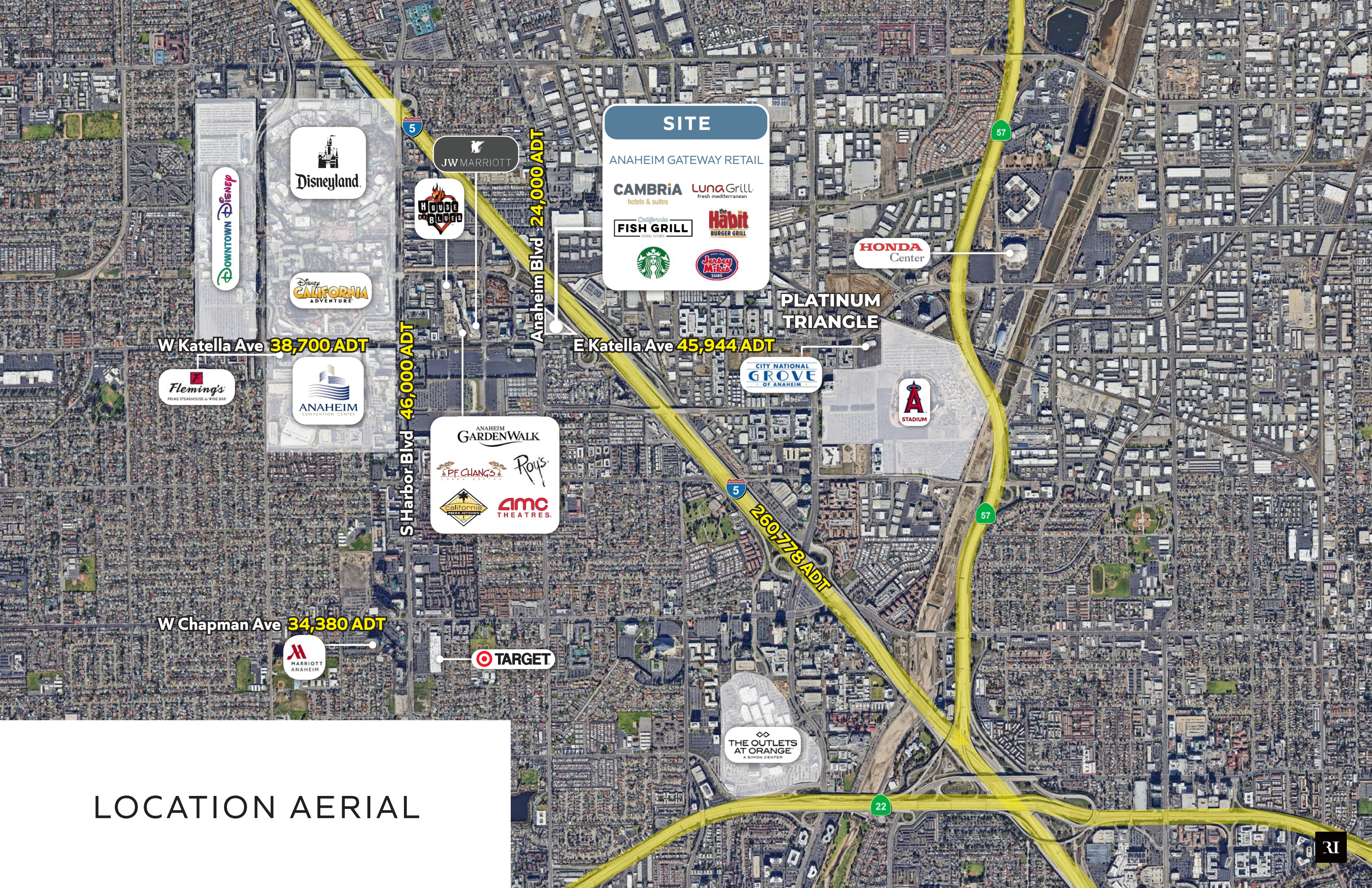
E KATELLA AVE 45,944 ADT



HONDA Center

PRIME RETAIL/RESTAURANT OPPORTUNITY

RI RETAIL INSITE





SITE

ANAHEIM GATEWAY RETAIL

CAMBRIA hotels & suites **LunaGrill** fresh mediterranean

FISH GRILL CASUAL KITCHEN **the Habit** BURGER GRILL

Disneyland

Disney CALIFORNIA ADVENTURE

DOWNTOWN Disney

W Katella Ave **38,700 ADT**

Fleming's
PRIME STEAKHOUSE & WINE BAR

ANAHEIM CONVENTION CENTER

S Harbor Blvd **46,000 ADT**

ANAHEIM GARDEN WALK

P.F. CHANG'S **Roy's**

california PIZZA KITCHEN **AMC THEATRES**

Anaheim Blvd **24,000 ADT**

E Katella Ave **45,944 ADT**

CITY NATIONAL GROVE OF ANAHEIM

HONDA Center

PLATINUM TRIANGLE

A STADIUM

Interstate 5 **260,778 ADT**

W Chapman Ave **34,380 ADT**

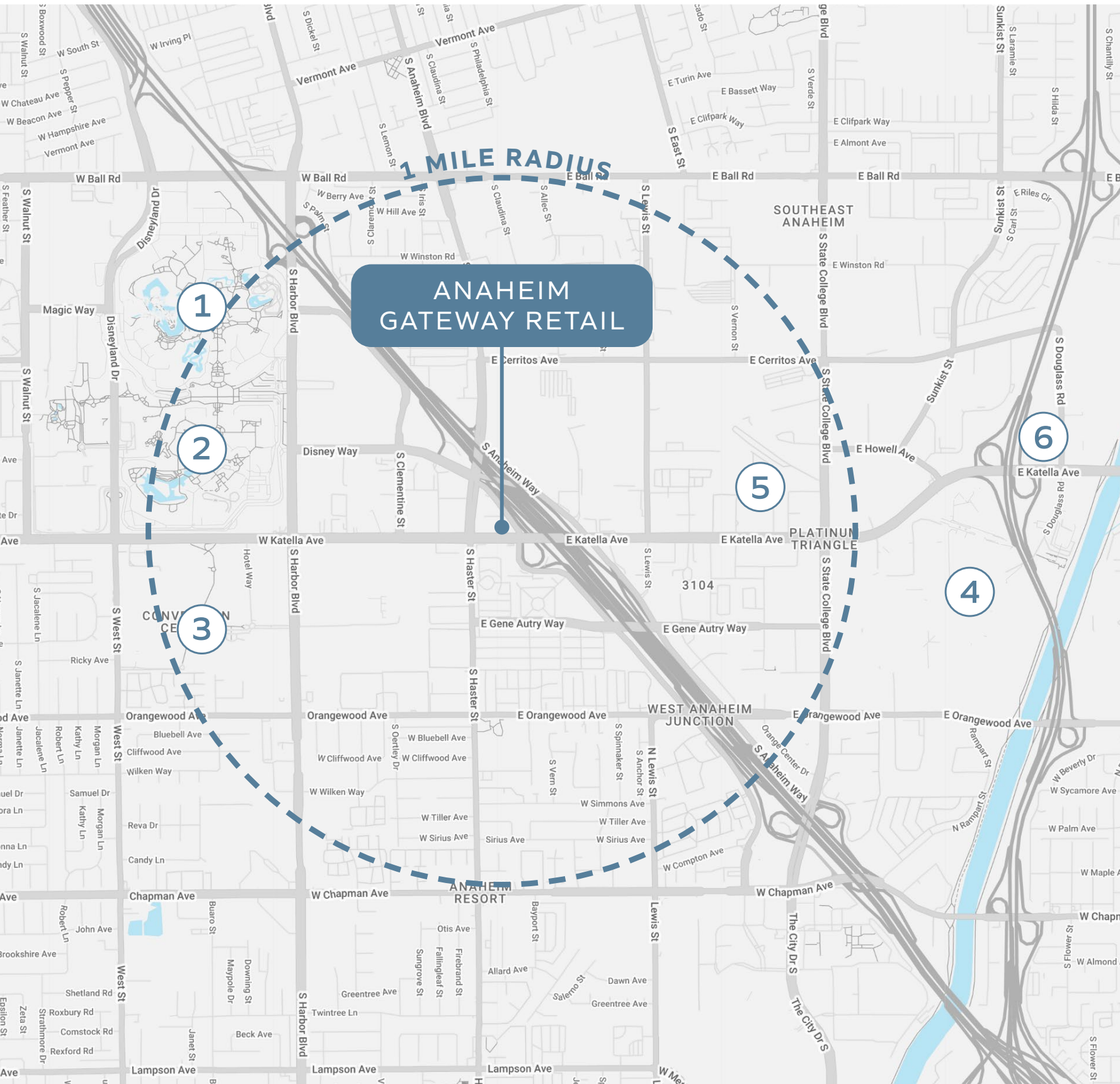
MARRIOTT ANAHEIM

TARGET

THE OUTLETS AT ORANGE
A SIMON CENTER

LOCATION AERIAL

MARKET OVERVIEW



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

Dense Demos: Approximately 28,446 people in a 1-mile radius with an average income of \$99,158

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

THE PROJECT

ANAHEIM GATEWAY RETAIL

- Recently constructed retail center in 2019 with ample surface level parking
- Current AT&T available for lease
- Project restaurants include: Starbucks, Ono Hawaiian BBQ, Luna Grill, California Fish Grill, The Habit, Yogurtland, and Jersey Mike's
- Adjacent to brand-new 352-key Cambria Hotel & Suites

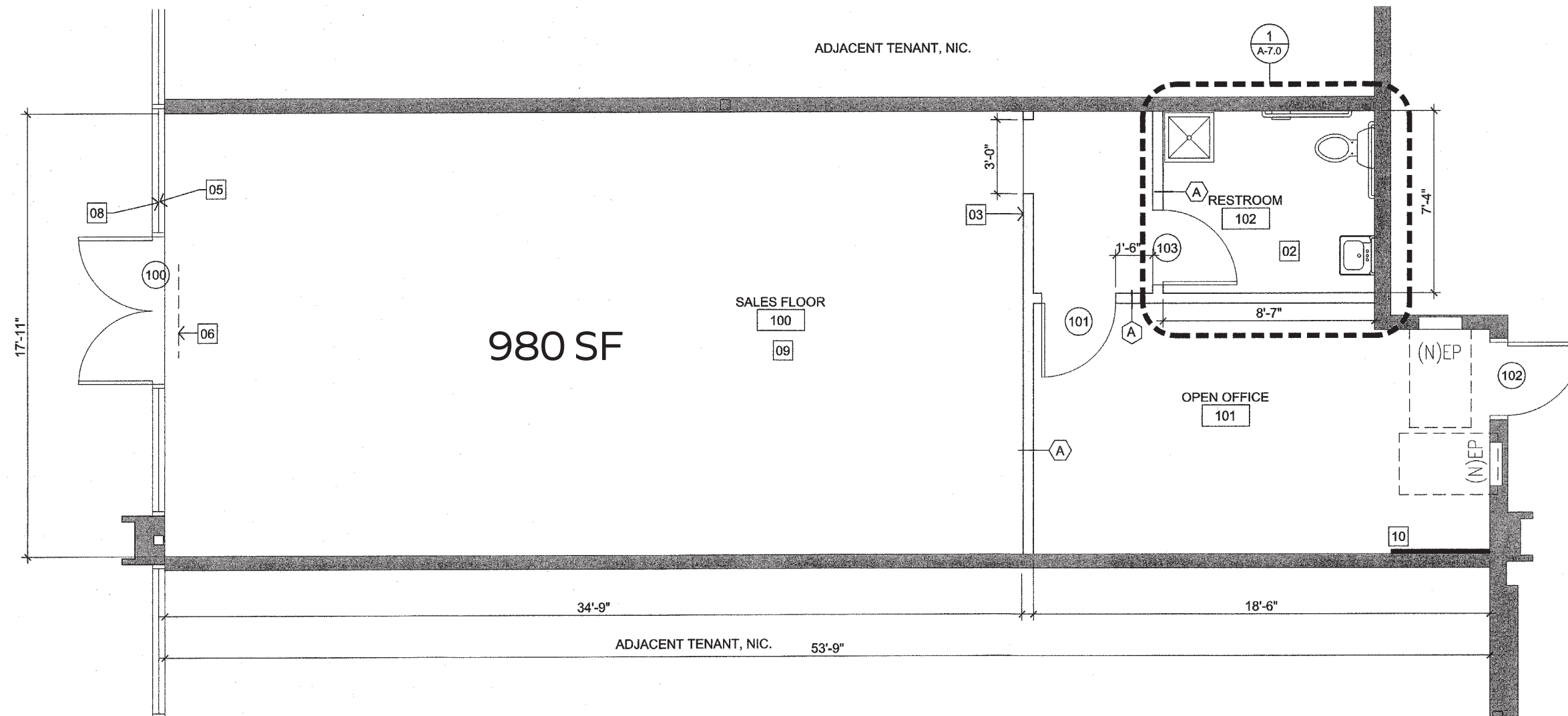


The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions,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

FLOOR PLAN

ANAHEIM GATEWAY RETAIL

131 E KATELLA AVE, STE 20, ANAHEIM, CA



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PROPERTY PHOTOS



VIEW FROM KATELLA AVE



VIEW FROM PARKING LOT



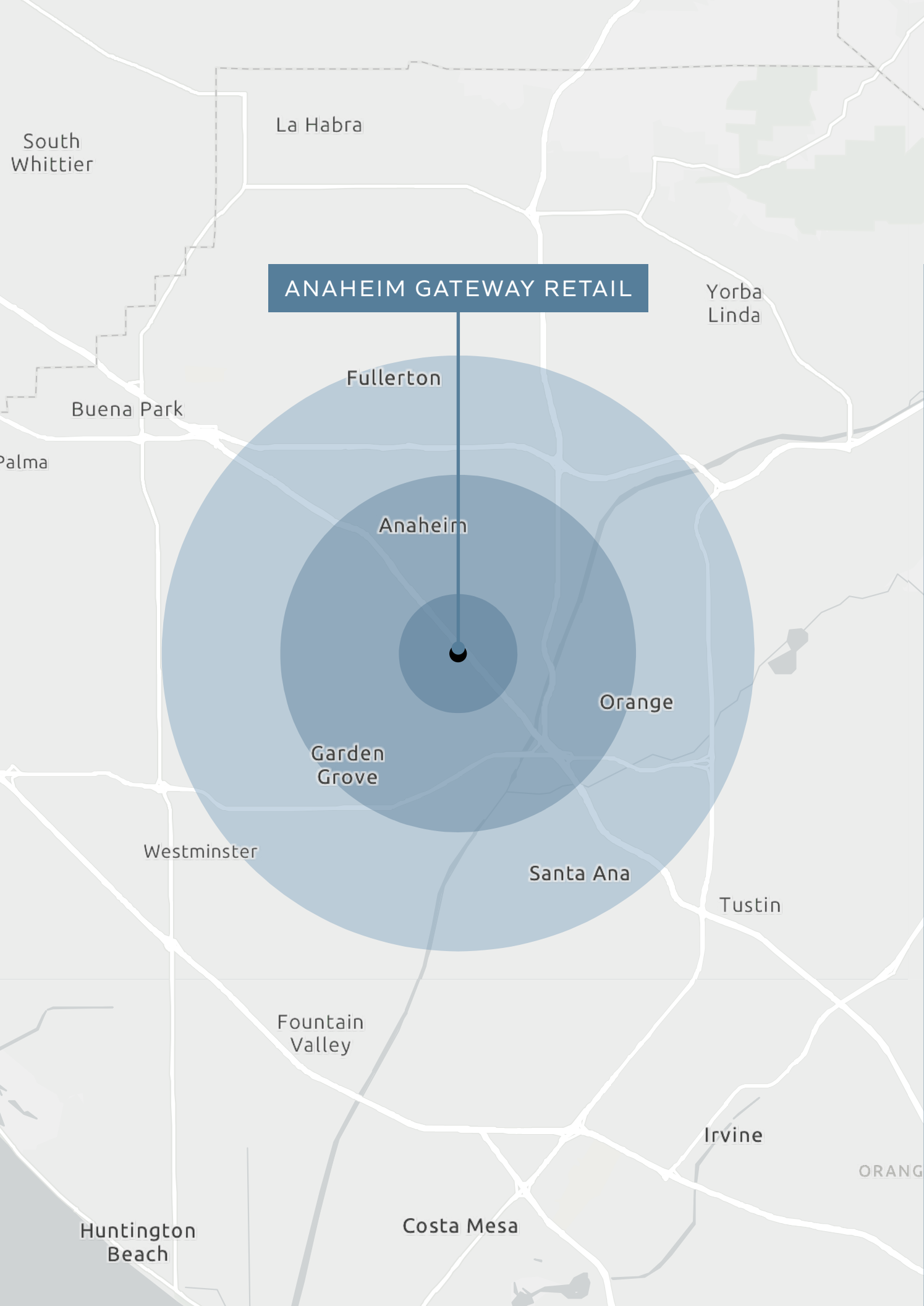
AT&T AVAILABLE FOR LEASE



ANAHEIM GATEWAY RETAIL



CAMBRIA HOTEL



ANAHEIM GATEWAY RETAIL

DEMOGRAPHICS

131 E KATELLA AVE, ANAHEIM, CALIFORNIA

Population	1 Mile	3 Mile	5 Mile
Estimated Population	28,446	254,214	762,934
Forecasted Population (2029)	28,372	254,321	764,179
Daytime Demos			
Total Daytime Population	34,530	304,190	748,276
Median Household Income			
Estimated Median Household Income	\$81,400	\$89,604	\$86,414
Median Disposable Income	\$64,495	\$72,498	\$69,761
Average Household Income			
Estimate Average Household Income	\$99,158	\$114,694	\$113,828
Average Disposable Income	\$76,009	\$85,283	\$84,423

ANAHEIM GATEWAY RETAIL

131 E KATELLA AVE, ANAHEIM, CA

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