



RETAIL FOR LEASE

3174 W. Lincoln Ave Anaheim, CA 92801

CAMERON IRONS

O: 714.446.0600 x112
ciron@svn.com
CalDRE #01176224

SOPHIA MEHR

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CalDRE 02024106

JUSTINE ECHOLDS

O: 714.446.0600 x138
justine.echolds@svn.com
CalDRE 02112177





PROPERTY HIGHLIGHTS

- New DMV Anchor Tenant Now Open
- Pylon Signage Available
- High Traffic Center
- Substantial Parking
- Minutes away from Knott's Berry Farm
- Located in a Dense Residential Area
- Surrounded by Educational Institutions such as: Western High School, Cypress College, Centralia Elementary
- Planned Renovations

AREA RETAILERS



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NEW ANAHEIM DMV CENTER 3174 W. Lincoln Ave Anaheim, CA 92801

SUITE 106 3,000 SF 4



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NEW ANAHEIM DMV CENTER 3174 W. Lincoln Ave Anaheim, CA 92801



SUITE 140 7,570 SF 5



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NEW ANAHEIM DMV CENTER 3174 W. Lincoln Ave Anaheim, CA 92801

SUITE 128 2,400 SF 6



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NEW ANAHEIM DMV CENTER 3174 W. Lincoln Ave Anaheim, CA 92801

SUITE 122 2,400 SF 7



ANAHEIM HIGHLIGHTS

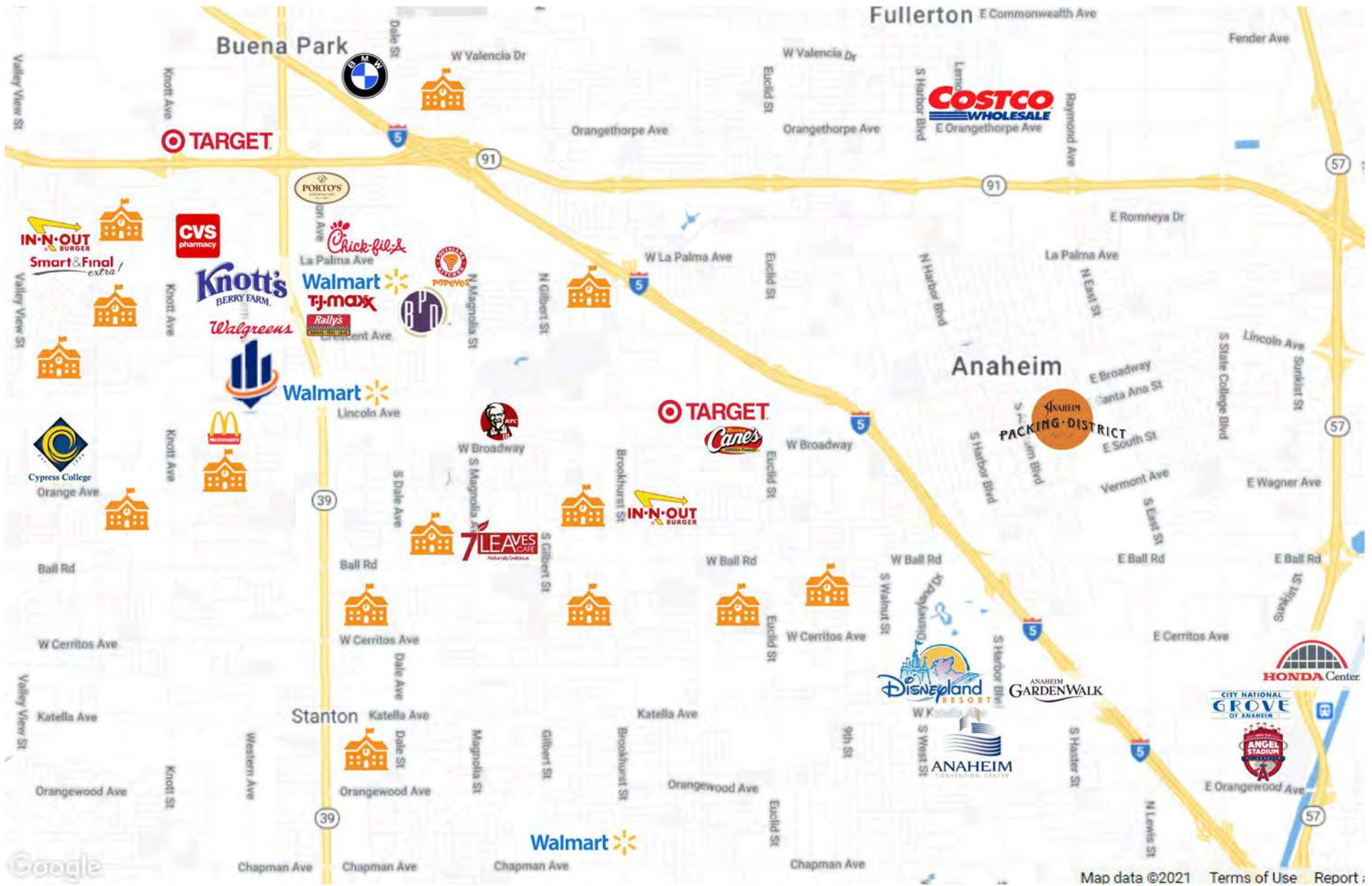
- 10th Most Populous City in California
- Most Populous City in Orange County in terms of land area
- Home to the Disneyland Resort, the Anaheim Convention Center, and two major sports teams: the Anaheim Ducks ice hockey club and the Los Angeles Angels baseball team
- Top employers include Disneyland Resort, Kaiser Hospital, Northgate González Markets, Hilton Anaheim, Angels Baseball, Anaheim Regional Medical Center, Anaheim Marriott, L-3 Communications, St. Joseph Healthcare and Time Warner Cable
- Anaheim currently has 74 public schools
- Home to the The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, which is planned to be populated with mixed-use streets and high-rises
- Anaheim Regional Transportation Intermodal Center (ARTIC) is the city's intermodal transit center. It serves as a train station for Amtrak intercity rail and Metrolink commuter rail, as well as a bus station used by the Orange County Transportation Authority (OCTA), Anaheim Resort Transportation (ART), Greyhound, Megabus, and more
- Equidistant from John Wayne Airport and Long Beach Airport (15 miles), but also accessible from nearby Los Angeles International (30 miles), and Ontario (35 miles) airports.

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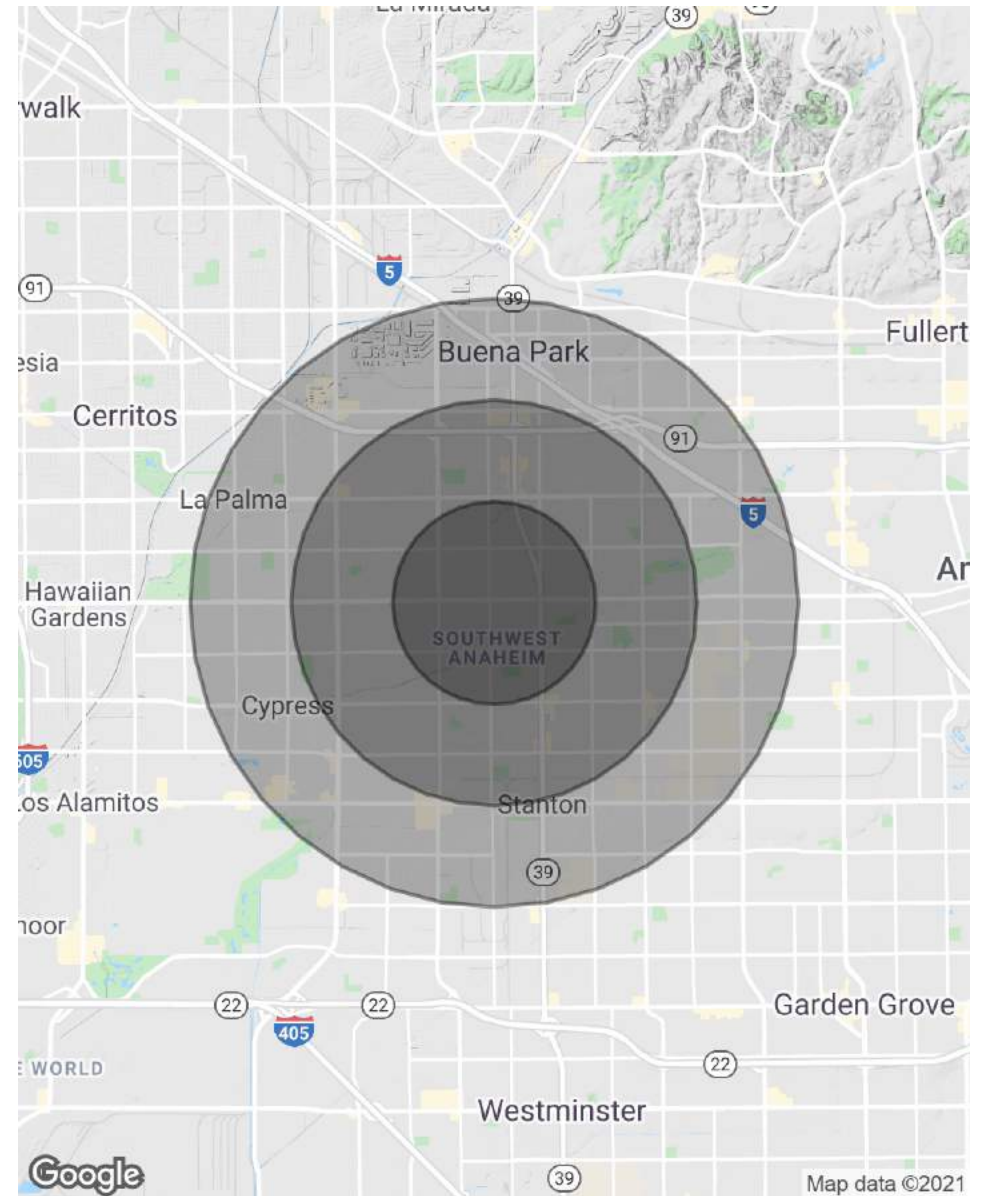
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	34,612	121,872	251,613
AVERAGE AGE	33.5	34.1	34.2
AVERAGE AGE (MALE)	31.9	33.1	32.9
AVERAGE AGE (FEMALE)	36.1	35.3	35.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,676	37,155	75,644
# OF PERSONS PER HH	3.2	3.3	3.3
AVERAGE HH INCOME	\$64,917	\$68,514	\$70,947
AVERAGE HOUSE VALUE	\$455,652	\$446,002	\$475,378

* Demographic data derived from 2010 US Census



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