



NWC OF E. ORANGETHORPE AVE. & LAKEVIEW AVE.
PLACENTIA, CA 92870

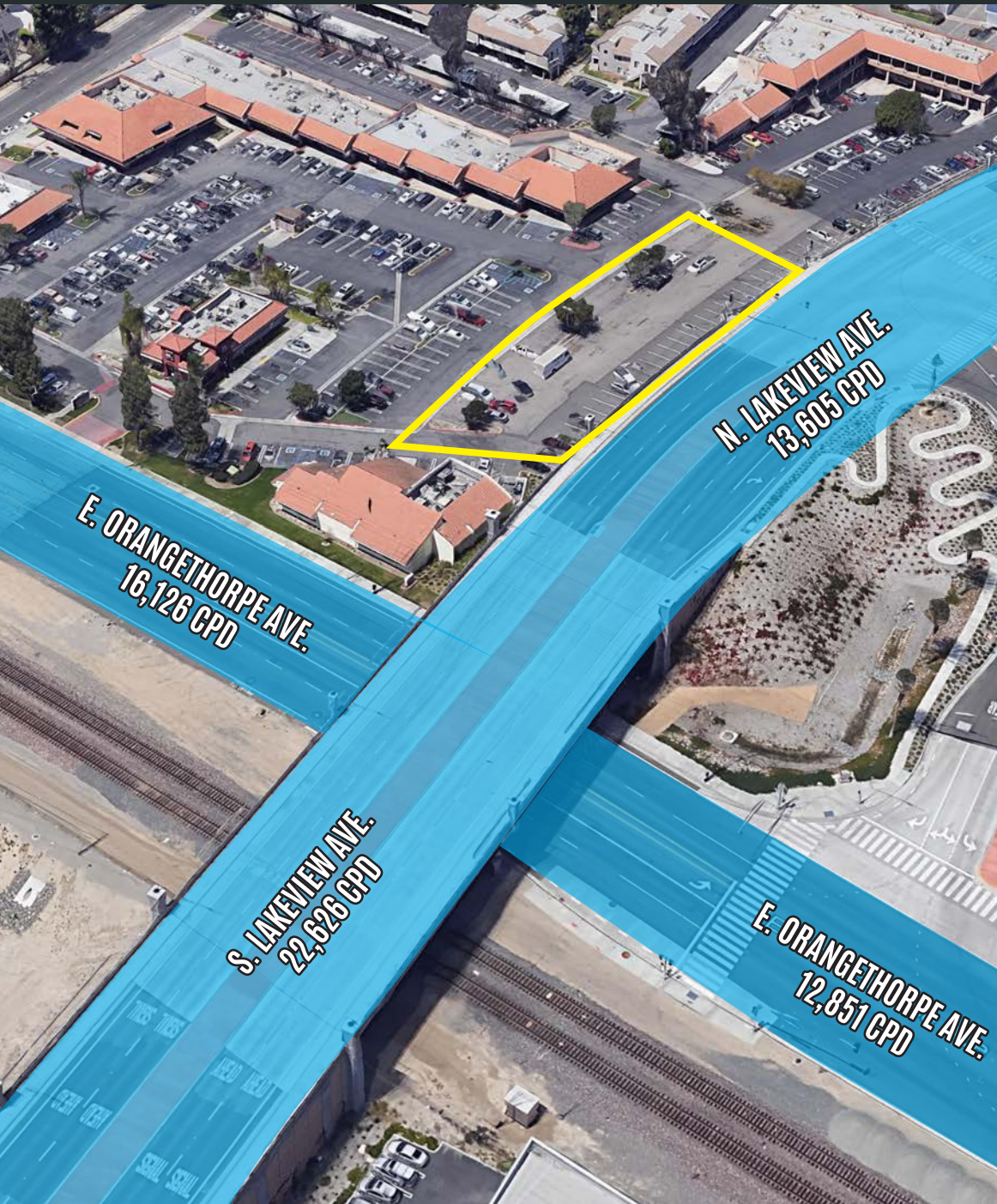
FOR SALE/LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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NWC OF E. ORANGETHORPE AVE. & LAKEVIEW AVE.



PROPERTY HIGHLIGHTS

- Future Drive-Thru pad (fully entitled)
- Excellent Owner/User development opportunity
- Located at NW corner of Orangethorpe & Lakeview Avenue in Placentia, CA
- 91 FWY nearby
- Ideal for any drive-thru, quick serve restaurants, and service retail - two (2) tenant building
- Excellent signage available
- Potential for patio component
- Approximate 25,659 SF (0.59 AC)
- Approximate building size: 4,341 SF
- Immediate strong residential and commercial

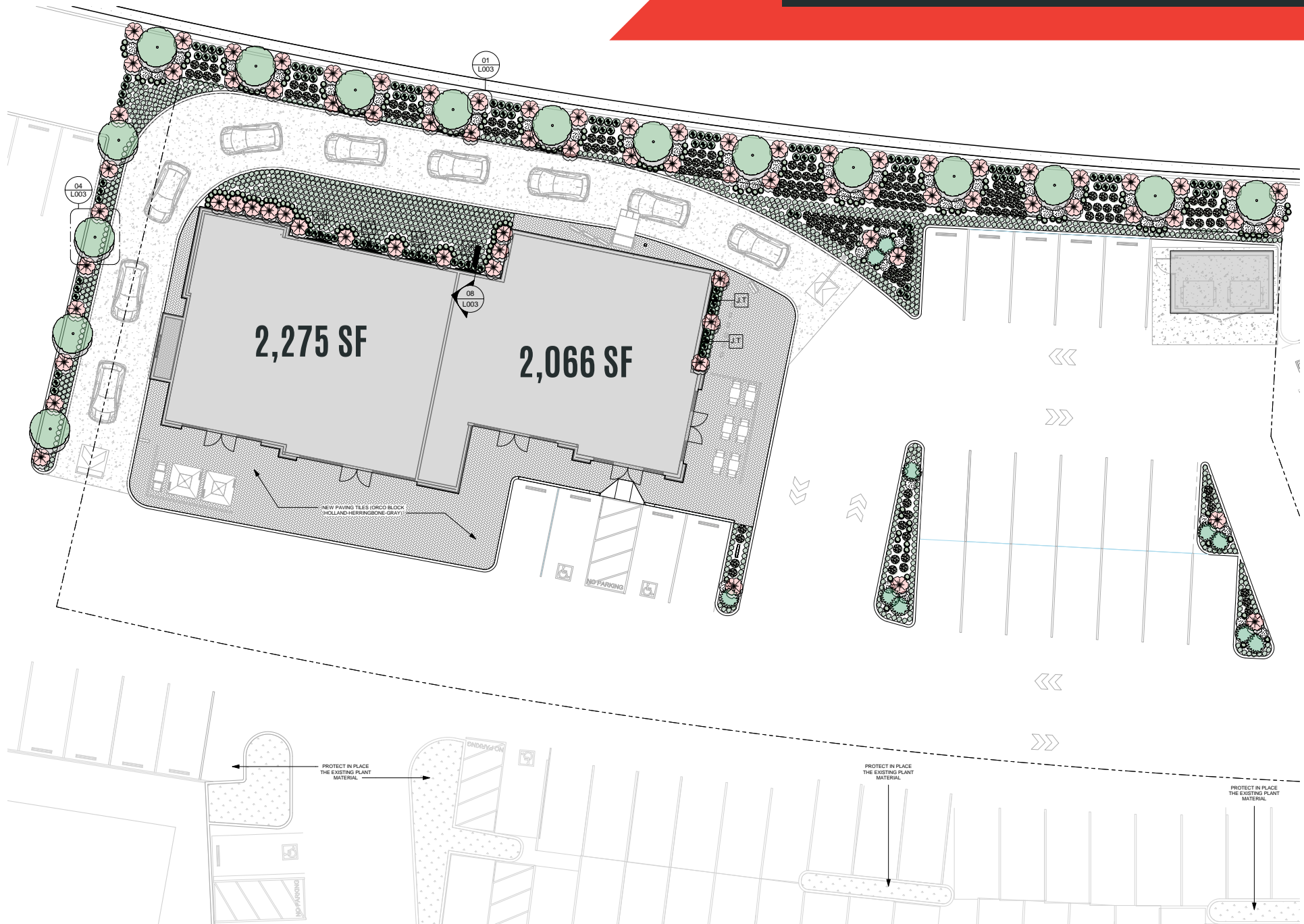
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	9,563	127,980	338,839
AVERAGE INCOME	\$132,095	\$155,455	\$144,859
MEDIAN HH INCOME	\$110,769	\$123,073	\$116,460
DAYTIME POPULATION	14,916	75,046	175,386

PROPERTY RENDERINGS



SITE PLAN



AERIAL

ORANGE

ANAHEIM



VILLA PARK



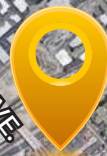
ANAHEIM HILLS



PLACENTIA

LAKEVIEW AVE.

ORANGETHOPPE AVE.





NWC OF E. ORANGETHORPE AVE. & LAKEVIEW AVE.

CONTACT FOR MORE INFO

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