

Ground Lease
2790
W LINCOLN AVE

ANAHEIM, CA 92801

DRIVE-THRU
OPPORTUNITY



 **SRS**
610 Newport Center Drive,
Newport Beach, CA 92660

Drive-Thru Opportunity

2790
W LINCOLN AVE

Anaheim, CA 92801

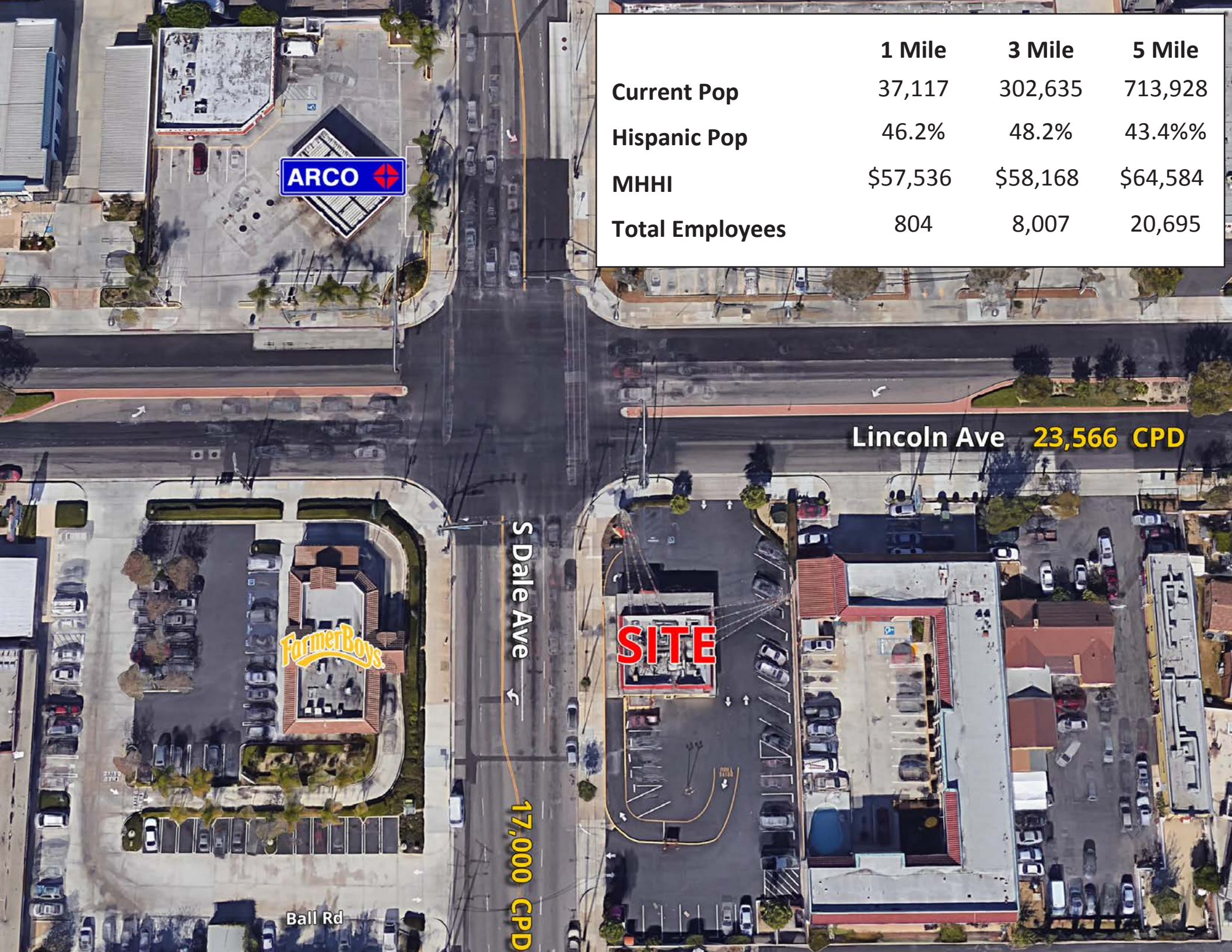
DESCRIPTION:

2790 W Lincoln Ave is an incredible drive-thru opportunity on the west side of Anaheim. Located one city block South of major theme park Knott's Berry Farm, this location is a connecting point to Central and East Anaheim (total pop 351,043), Stanton (total pop 38,644), Buena Park (total pop 83,156), and Cypress (total pop 48,906). At a signalized intersection with exceptional parking and access, this property offers a rare convenience orientated amenity for any retail or restaurant operator.

PLEASE CONTACT FOR LEASING INFO:

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ARCO

FarmerBoys

SITE

S Dale Ave

17,000 CPD

Lincoln Ave 23,566 CPD

Ball Rd

	1 Mile	3 Mile	5 Mile
Current Pop	37,117	302,635	713,928
Hispanic Pop	46.2%	48.2%	43.4%%
MHHI	\$57,536	\$58,168	\$64,584
Total Employees	804	8,007	20,695

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HIGHLIGHTS:

- Exceptional drive-thru opportunity located within one of the most prominent retail corridors in Anaheim.
- Positioned at Lincoln and Dale with over 40,000 cars per day.
- Outstanding visibility and traffic traveling either direction along Lincoln with existing monument signage.
- Located on the going to work side of the street with direct access to the 5 freeway and in close proximity to major freeway 91 and 22.
- Dynamic location with impressive demographics in the immediate trade area.

SURROUNDING DINING & ENTERTAINMENT:

FarmerBoys
BREAKFAST, BURGERS & MORE

Knott's
BERRY FARM



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BUILDING SUMMARY:

Type:	Drive Thru
Bldg Sqft:	1,935 SF
Parking:	28 Stalls
Land Area:	19,808 Sqft
Parcel:	126-022-02



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ABOUT ANAHEIM:

- The city of Anaheim is an innovative, service-oriented and responsive partner to businesses. The Economic Development program staff facilitates the retention, growth, and expansion of businesses by communicating and providing business-friendly programs and services that are aimed toward a balanced economy, a net increase in city revenues and a positive city image.
- A superior lifestyle is what Anaheim offers for businesses and residents by providing benefits, services and recreational amenities unlike anywhere else in the world. No other city can boast of world-class business districts, golf courses, quality neighborhoods, theme parks, arenas, a stadium, a convention center and a Mediterranean climate - attributes that make Anaheim the finest in Southern California living.
- Anaheim boasts a diverse business community that has been established through effective planning, incentives, and business assistance. It has attracted big-name market performers to create and bolster power centers that infuse neighborhoods with convenient shopping and business opportunities.
- An outstanding location is one of the primary reasons businesses and residents call Anaheim their home. Look at a map of Southern California and you will find that Anaheim is ideally situated in the middle of one of the world's largest economies. Airports, seaports, freeways and railways are all easily accessible from Anaheim. Close proximity to the ocean, mountains, lakes and deserts are reasons why Anaheim is the location of choice by over 15,000 businesses and 328,000 residents.

