

# ANAHEIM

2233 E Katella Avenue

GAS STATION OPPORTUNITY



# KATELLA & HOWELL

PLATINUM TRIANGLE

COMMERCIAL  
W E S T

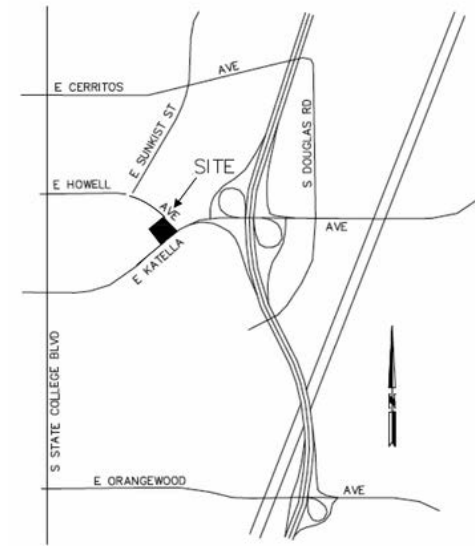
BROKERAGE

MORE INFORMATION

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**VICINITY**

**SITE SUMMARY**  
2233 East Katella Ave.  
Anaheim, CA 92806

**TOTAL PARCEL | 22,701 SQ FT**



**GAS STATION OPPORTUNITY**  
**ANAHEIM, CA**

COMMERCIAL WEST BROKERAGE  
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# GOLDEN TRIANGLE GAS STATION OPPORTUNITY

Rare gas station opportunity on a prime Anaheim corner. Situated directly on E Katella Avenue between CA-57 and I-5 commuter Freeways, with close proximity to major sports and entertainment venues, this site is an unmatched opportunity.

- Hard corner location; existing gas station
- Property located at the intersection of Katella Avenue and Howell Avenue, adjacent to Angel Stadium of Anaheim
- Densely populated area with strong daytime office and industrial population
- Close proximity to I-5 and CA-57 commuter freeways

## LOCATION

**2233 E Katella Ave.**

NWC Katella Ave. & Howell Ave.  
Anaheim, CA 92806

## AVAILABLE

**Parcel Size** | 22,701 Sq ft

## IN GOOD COMPANY

Key area attractions include Angel Stadium of Anaheim, Honda Center, and City National Grove, Amtrak Regional Transportation, UCI Medical Center and more.



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## ANAHEIM CALIFORNIA



### BY THE NUMBERS

#### ESTIMATED POPULATION

1 mi | 13,174

2 mi | 86,762

3 mi | 242,538



### BY THE NUMBERS

#### DAYTIME POPULATION

1 mi | 24,087

2 mi | 114,185

3 mi | 280,292



#### TRAFFIC COUNT

Katella Ave | 37,000 CPD

CA-57 Fwy | 249,000 CPD

I-5 Fwy | 250,000 CPD

### CONTACT

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