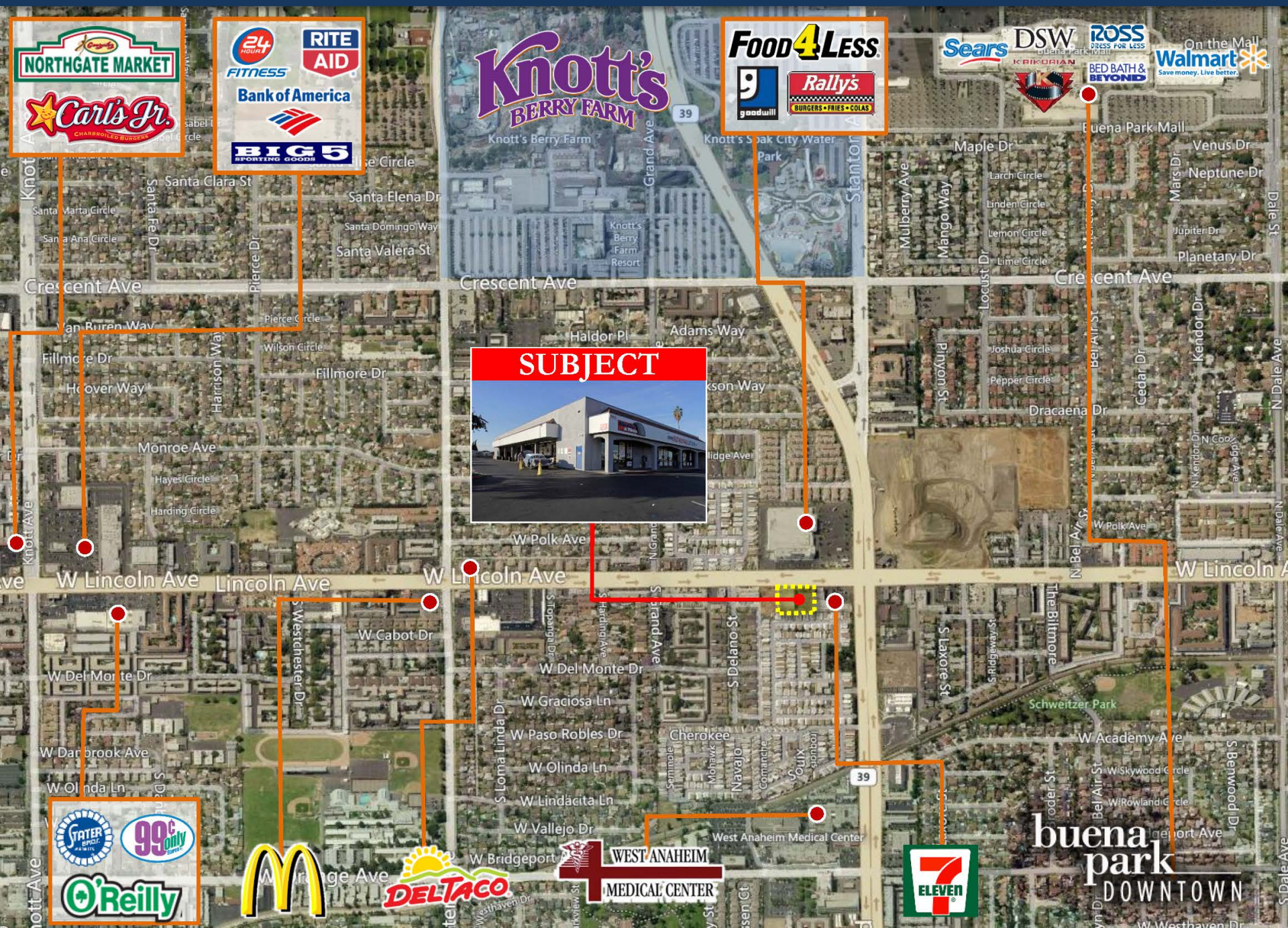




Single Tenant Pep Boys

Located in the heart of Orange County – Infill Anaheim, CA



NORTHGATE MARKET
Carls Jr.
CHARBROILED BURGERS

24 HOUR FITNESS
RITE AID
Bank of America
BIG 5 SPORTING GOODS

Knott's BERRY FARM

FOOD 4 LESS
goodwill
Rally's
BURGERS • FRIES • COLAS

Sears
DSW
ROSS DRESS FOR LESS
KARAOKE
BED BATH & BEYOND
On the Mall Walmart
Save money. Live better.



STATER BROS
99c ONLY
O'Reilly



buena park
DOWNTOWN

Purchase Price | CAP

\$6,545,000 | 5.50%

NOI – Current
\$360,000 annually

Lease Term
8 years (exp 11/22)

Occupancy
100%

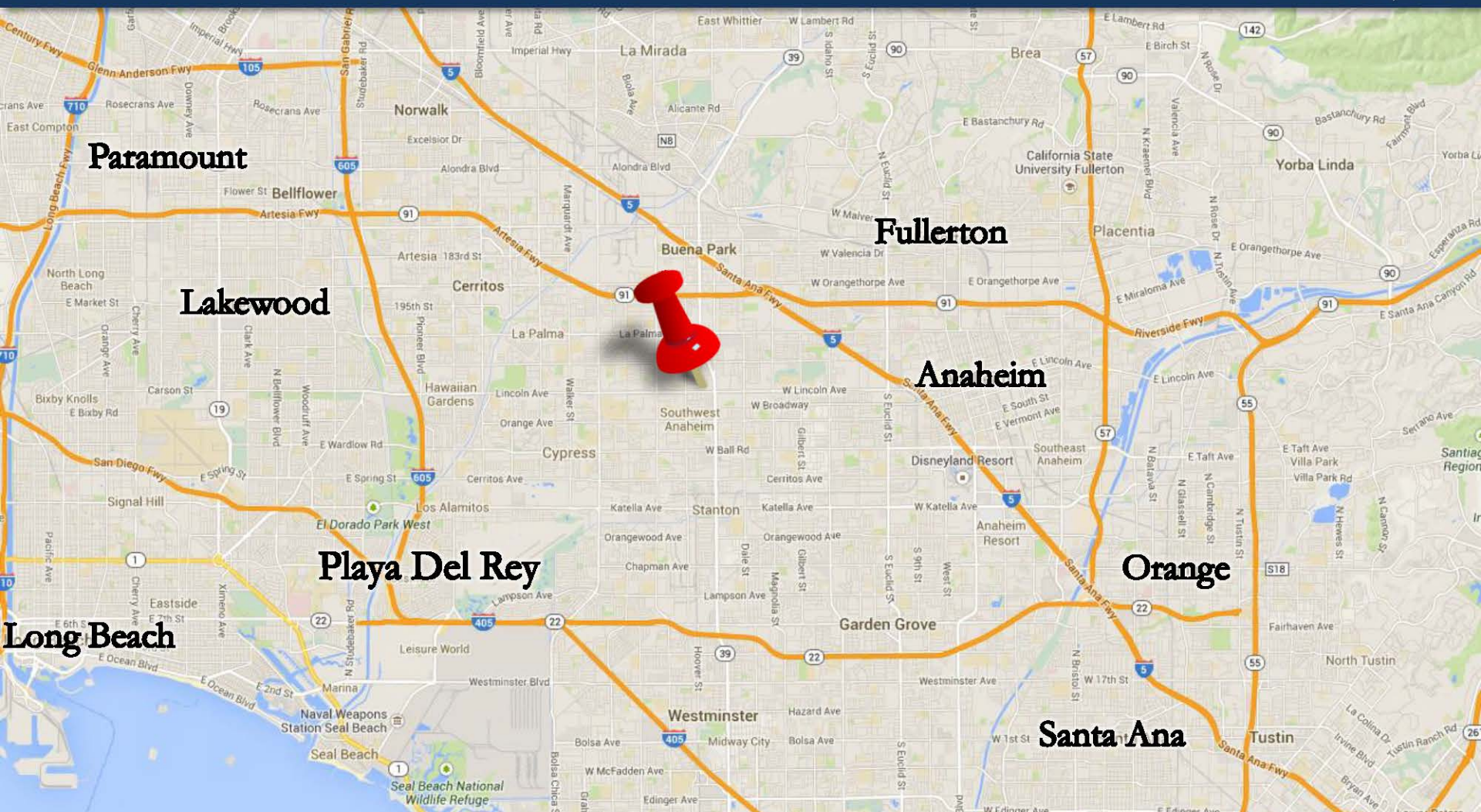
Building / Lot Size
17,000 SF / 1.23 acres

Site Address
3030 West Lincoln Ave
Anaheim, CA 92801

APN
135-261-19

Traffic Counts
24,000+ VPD





Population Demographics	1-Mile	3-Mile	5-Mile
Population (2014)	37,564	279,068	690,855
Projected Population (2019)	39,412	293,556	725,460
Income Demographics	1-Mile	3-Mile	5-Mile
Average Household Income (2014)	\$65,827	\$72,792	\$78,115
Median Household Income (2014)	\$50,371	\$56,238	\$60,662