

FOR GROUND LEASE OR BUILT-TO-SUIT
±1,450 SQ. FT. DRIVE THRU OR
±2,500 SQ. FT. FREE STANDING BUILDING

2181 KATELLA AVENUE
ANAHEIM, CA 92804



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AMS Real Estate Services
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DRE #01788637

Owned by:

GS INVESTMENT
PROPERTIES

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, details and availability are subject to change without notice.

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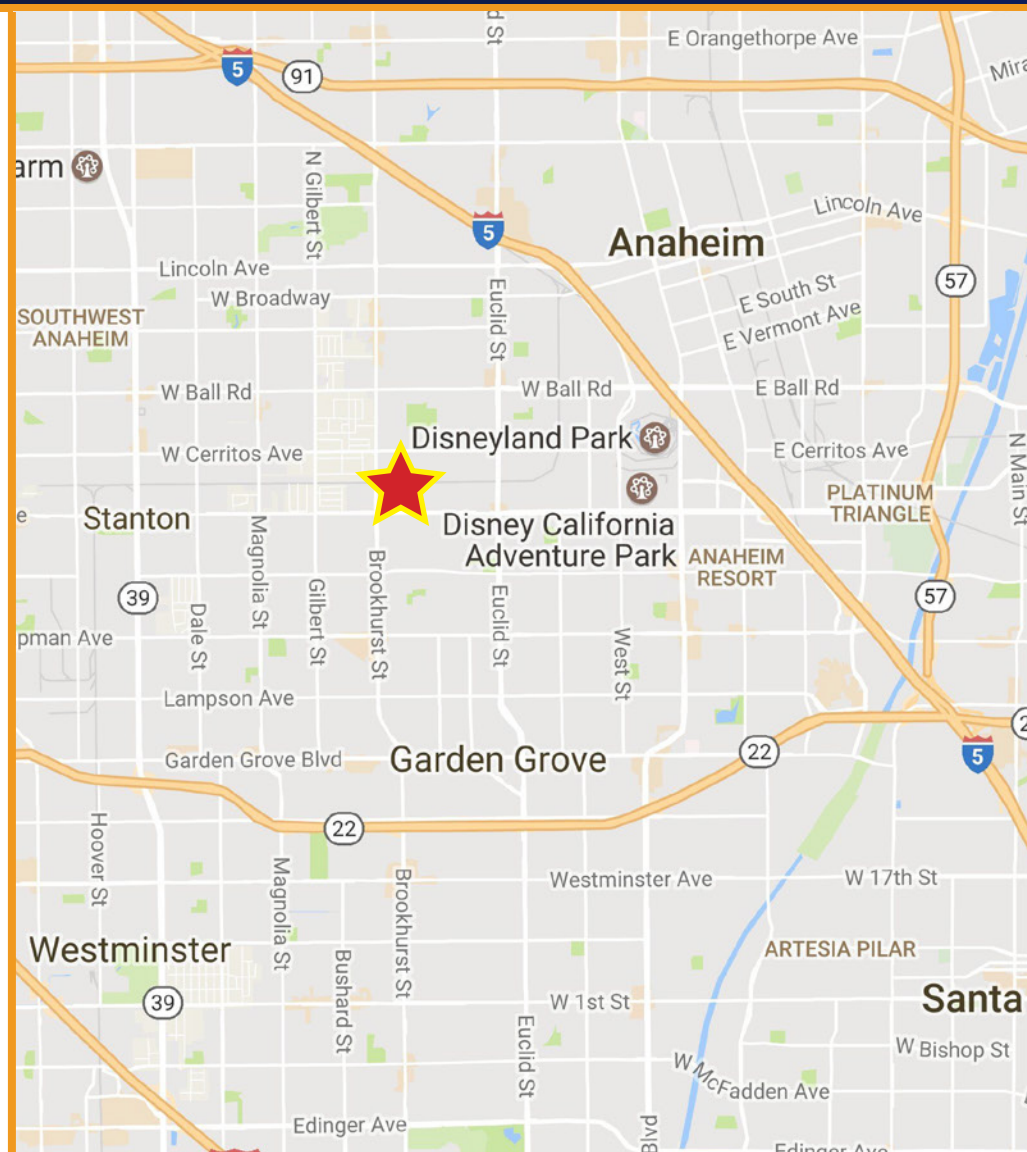
HIGHLIGHTS

- ◆ ±1,450 Sq. Ft. Drive-thru or ±2,500 Sq. Ft. Freestanding Building
- ◆ Located at the Signalized Intersection of Katella Ave. and Brookhurst St.
- ◆ Across from 7Eleven nearby Popeye's Louisiana Kitchen and other Major Fast Food Drive-thru Restaurants
- ◆ Tremendous Traffic \ Demographics \ Strong Retail Location
- ◆ Ideal Tenants: Sit Down Restaurants, Fast Food, Banks, Cellular, Insurance, and other In-line Shop Tenants

2015 Demographics

	1-Mile	2-Miles	3-Miles
Est. 2015 Population:	23,747	228,565	589,880
Avg. Household Income:	\$79,249	\$72,705	\$74,999
Daytime Population:	23,700	293,361	769,744

Source: MapInfo Pro



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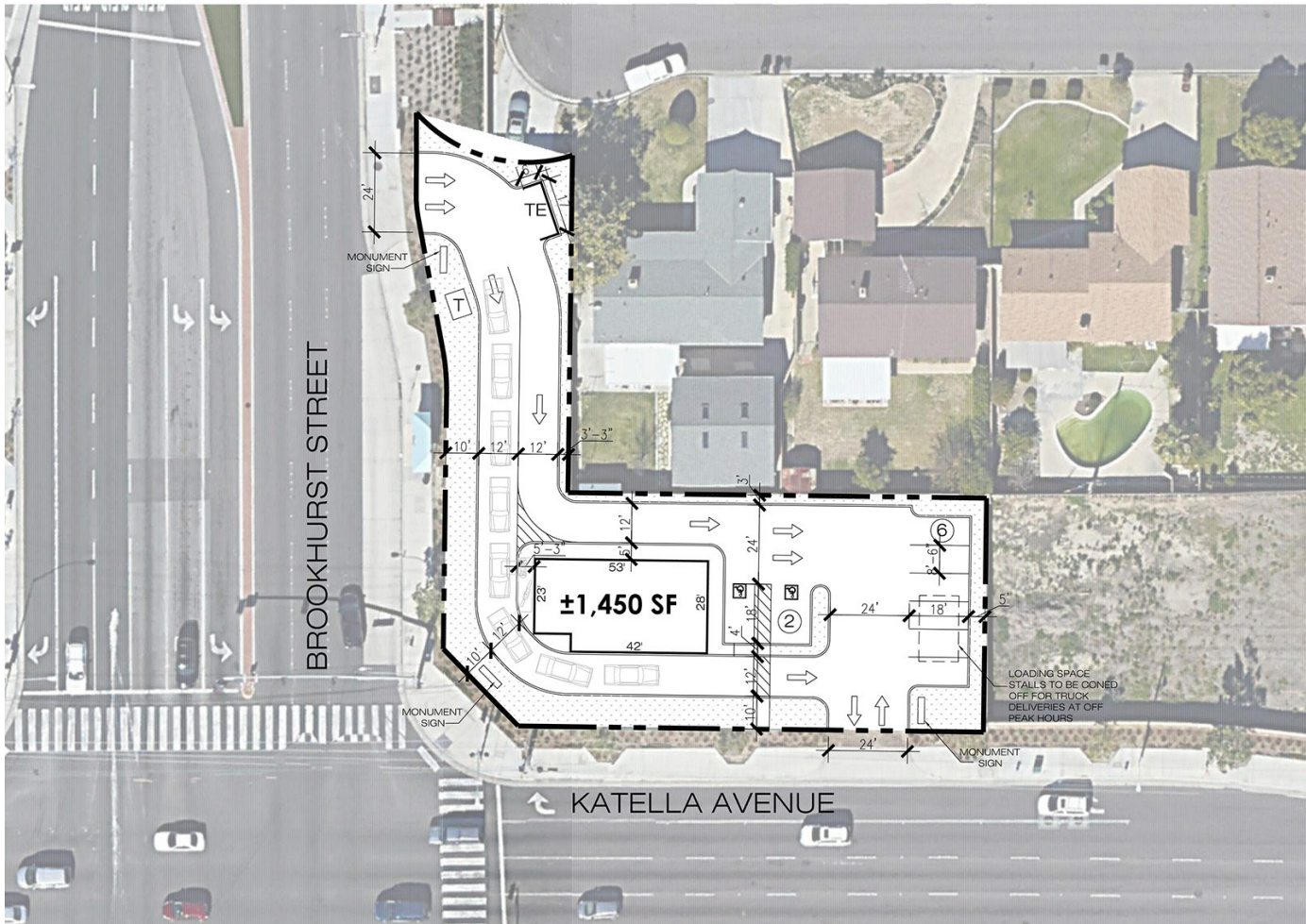
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SITE INFORMATION

TOTAL BUILDING AREA: ±1,450 SF

PARKING INFORMATION

PARKING REQUIREMENT: 5.5/1,000 SF
 STALLS REQUIRED: 8
 STALLS PROVIDED: 8



SITE PLAN

Scale: 1" = 30'
 March 15, 2018

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