

# FREE STANDING RETAIL BUILDING FOR SALE OR LEASE



**15,000 SF AVAILABLE**



## 1672 W Lincoln Avenue

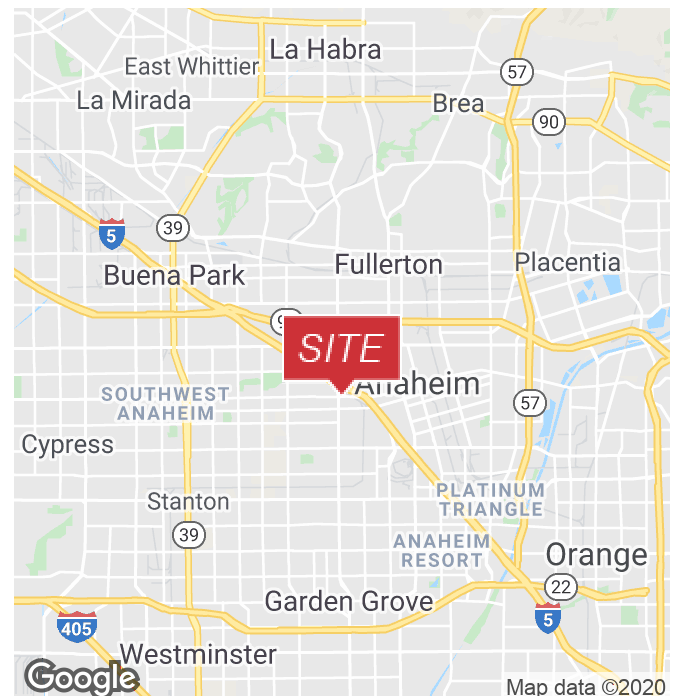
Anaheim, California 92801

### Property Highlights

- Complete Rehab Just Completed
- Move in ready
- Perfect for a Furniture Store
- Excellent Visibility-Large Pylon Sign
- Easily Accessible - Adjacent to 5 FWY
- For Sale: \$2,625,000
- For Lease: \$1.40/PSF NNN

### Property Description

Prime location at a major intersection. Located at Lincoln and Euclid, just off the 5 freeway. The property had just gone through a major remodel and is move in ready with brand new paint, ceiling, ADA restrooms and entrance ramp, interior and exterior paint and new HVAC ducting. There is a large pylon sign in front and a parking lot in the rear.



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### Mariko Beaver

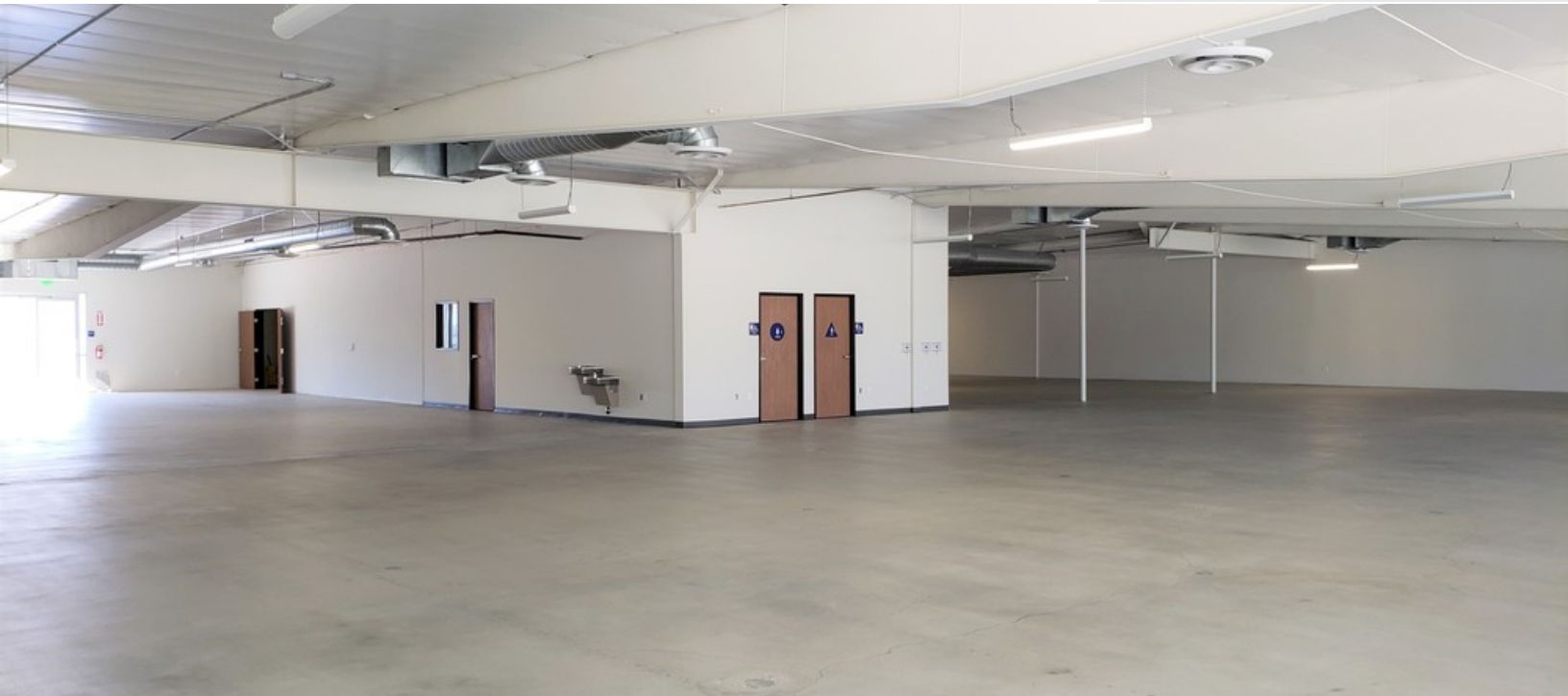
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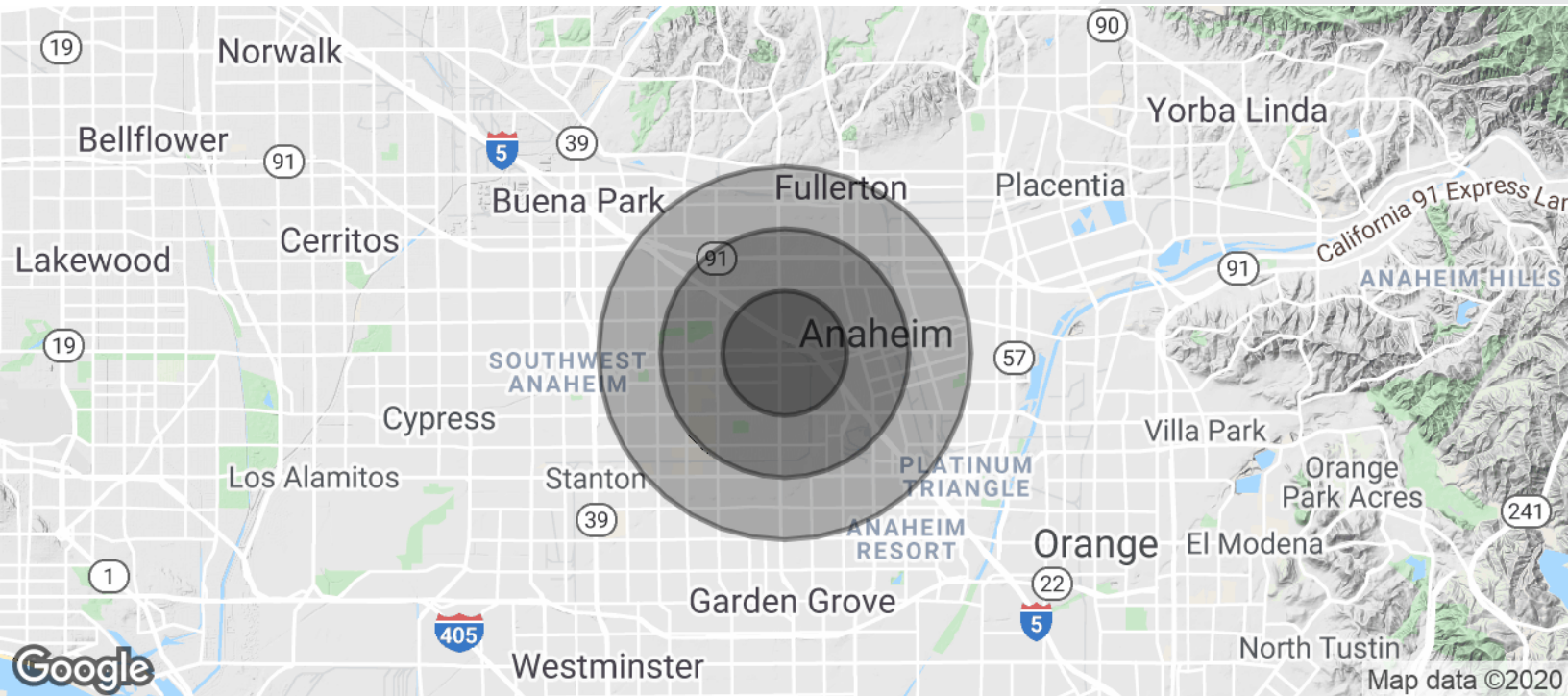
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	32,036	135,582	282,115
Average age	32.6	31.8	31.5
Average age (Male)	31.7	31.0	30.6
Average age (Female)	33.9	32.7	32.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,392	38,425	78,922
# of persons per HH	3.4	3.5	3.6
Average HH income	\$66,199	\$62,993	\$64,792
Average house value	\$475,162	\$467,264	\$471,449

\* Demographic data derived from 2010 US Census