

Colliers

Walmart
Save money. Live better.



24 FITNESS

LOWE'S

Lemon St

91

Anaheim Gateway

1500 N Lemon St. Anaheim, CA 92801

±85,136 SF (Divisible)

±1.72 Acre Pad

**Retail Leasing
Opportunity**

Anaheim Gateway

For Lease
±85,136 SF

Walmart
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24 FITNESS

LOWE'S

Ground to Lease
Or
Build-to-Suit
1.72 Acres

Lemon St

Off Ramp

On Ramp

To Harbor Blvd/ Fwy On Ramp





Prime location with exceptional visibility along 91 freeway



Located within Anaheim Gateway Shopping Center, anchored by Lowe's and 24 Hour Fitness, and adjacent to Walmart. Burlington, Marshalls, Best Buy and other retailers located nearby.



Immediate access to the 91 Freeway and major Orange County thoroughfares



Close proximity to Downtown Anaheim, Anaheim Packing District, and Fullerton retail destinations



Strong trade area with more than 240,000 residents and 132,000 employees within a 3-mile radius



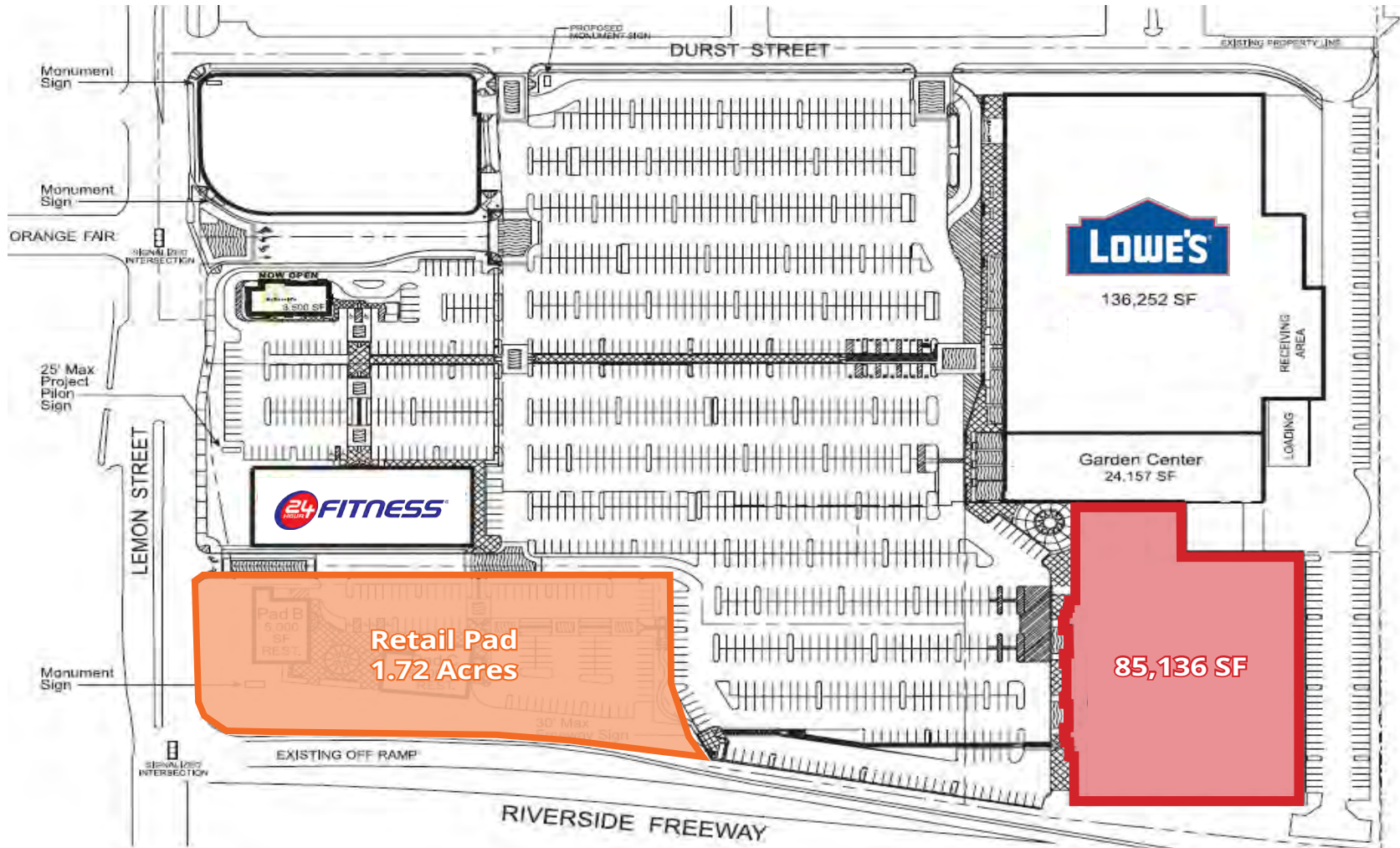
Traffic Counts

±230,000 Cars

±31,463 Cars (Lemon St.)

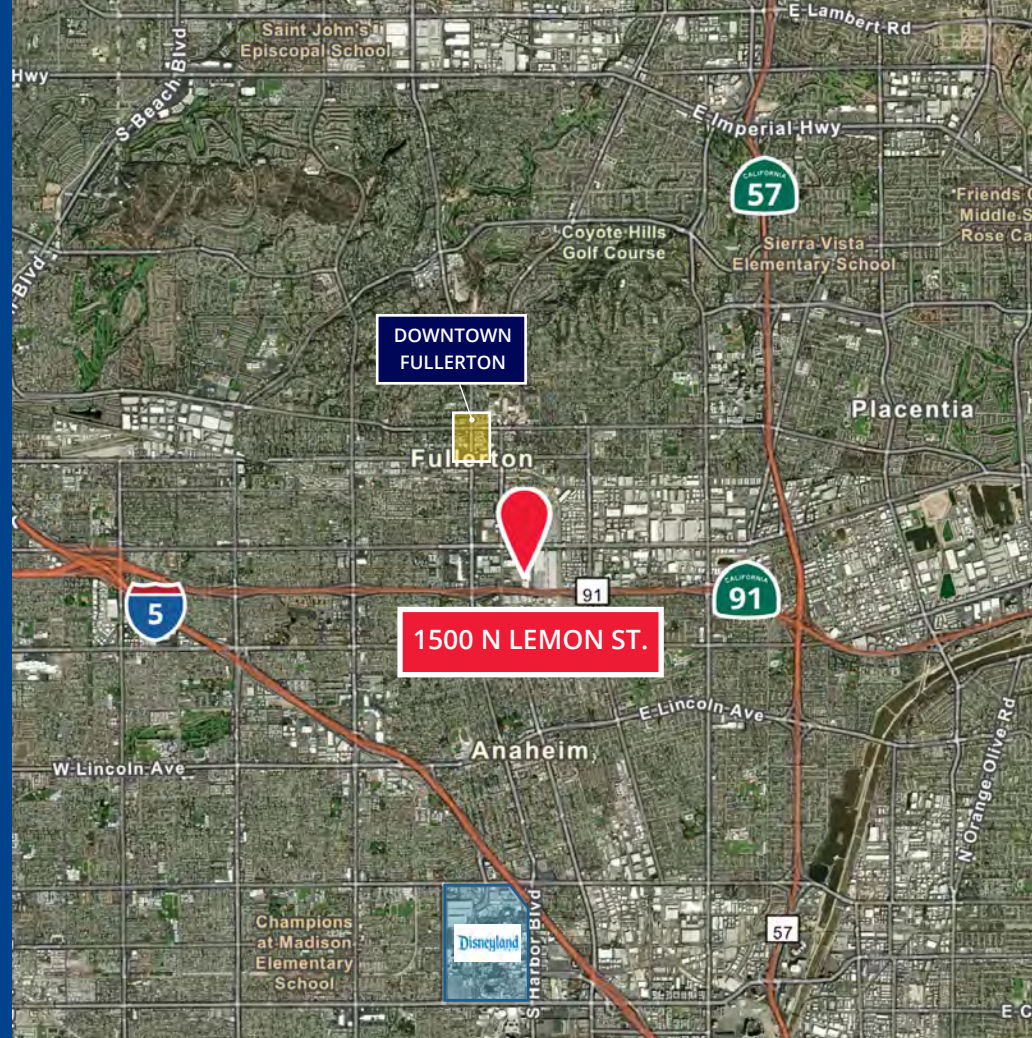
The Retail Opportunity

Anaheim Gateway is a premier regional shopping center anchored by Lowe's and 24 Hour Fitness, with excellent freeway access and visibility.



The Anaheim Community

Anaheim is one of Orange County's premier commercial and entertainment destinations, offering a vibrant mix of retail, dining, employment, and tourism. Conveniently located with access to major freeways, the city features established neighborhoods, a strong workforce, and world-renowned attractions, making it an ideal location for businesses to serve a large and diverse customer base.



Demographics

1 Mile

30,054

Total Population

9,054

Total Housing Units

\$105,385

Average Household Income

30,435

Daytime Population

\$82,769

Median Household Income

34.0

Median Age

3 Mile

241,317

Total Population

74,693

Total Housing Units

\$128,333

Average Household Income

225,304

Daytime Population

\$97,937

Median Household Income

37.0

Median Age

5 Mile

590,511

Total Population

188,683

Total Housing Units

\$133,858

Average Household Income

620,991

Daytime Population

\$102,335

Median Household Income

37.0

Median Age



Anaheim Gateway is a premier regional shopping center featuring national retailers, restaurants, and services with excellent visibility and immediate access to the 91 Freeway.



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