

26,000 SF RETAIL ANCHOR SPACE FOR LEASE

3420 W Lincoln Ave
Anaheim, CA 92801



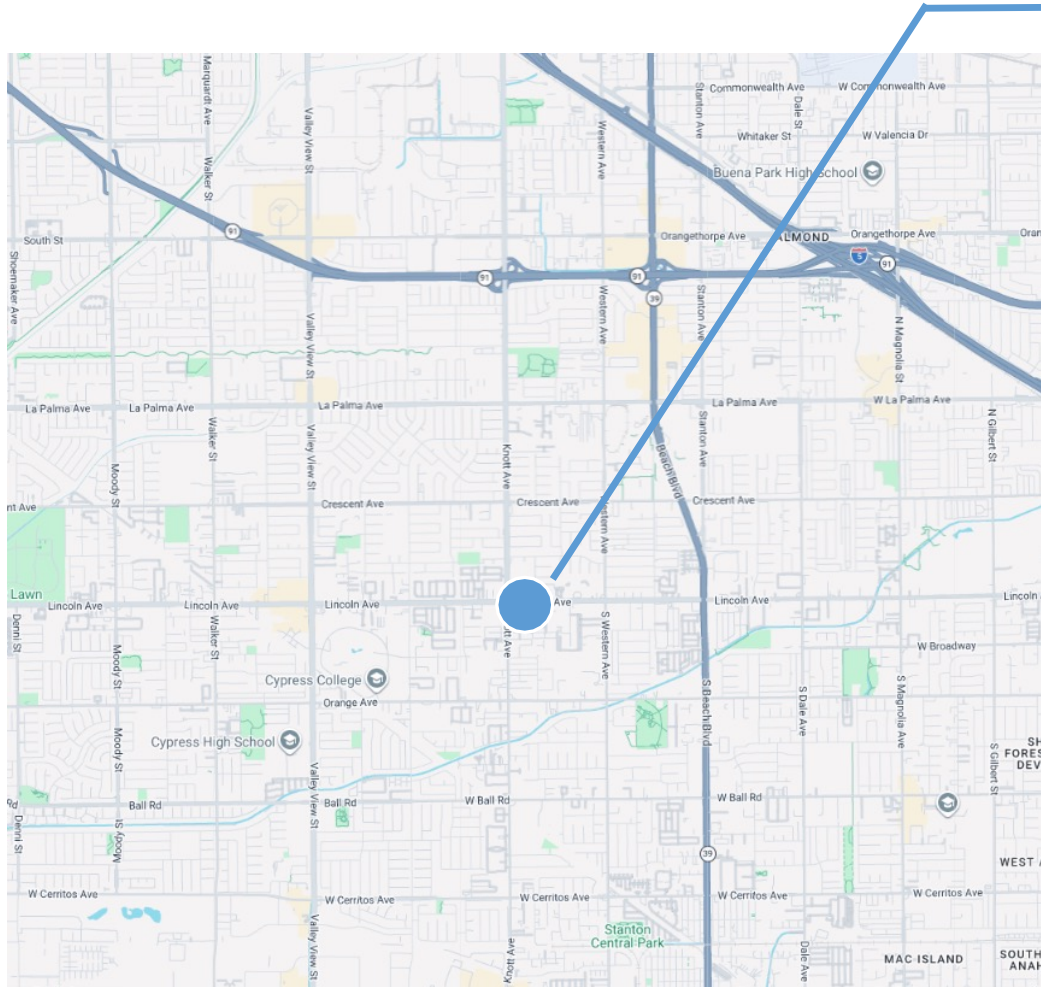
LINCOLN AVENUE

KNOTT AVENUE



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Property Highlights:

- 26,000 SF retail anchor space for lease
- SEC of Lincoln Ave. & Knott Ave.
- Huge pylon sign
- Very dense residential population
- High traffic counts of approximately 69,000 ADT at Lincoln/Knott intersection
- Close proximity to 405 & 5 Freeways
- Giant parking field
- Other major retailers at the intersection include Northgate Supermarket, Grocery Outlet, Harbor Freight Tools, Planet Fitness, Big 5 Sporting Goods, and O'Reilly Auto Parts

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	37,038	124,637	250,895
AHH Income	\$104,873	\$121,724	\$128,157



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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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