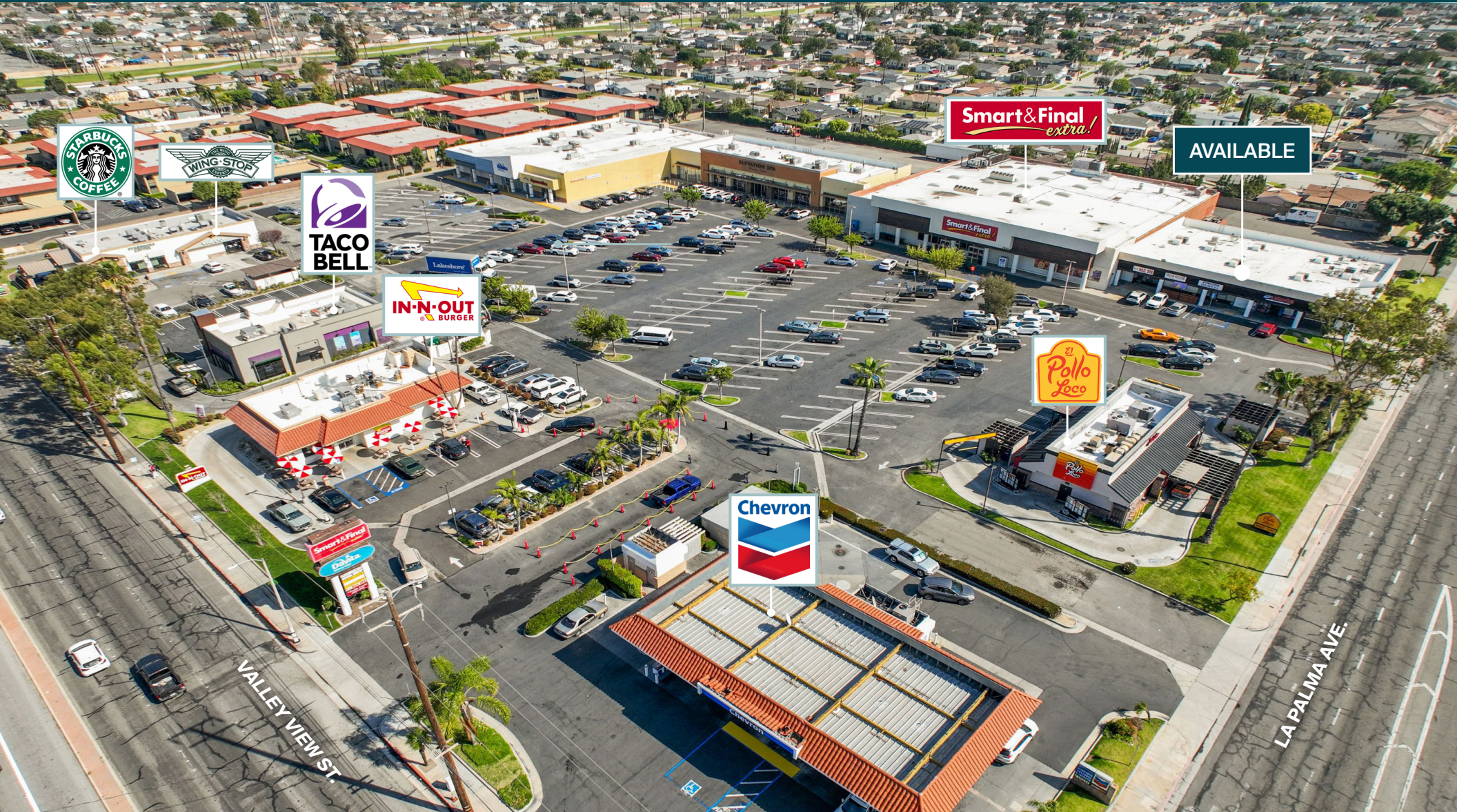


# Smart & Final - Anchored Shopping Center

# 2nd Gen. Dental Space in Buena Park

7938 Valley View St., Buena Park, CA 90620



## Available

Size: ±1,600 SF  
Rent: Call broker for details  
NNN: ±\$0.60 PSF/mo.  
Parking: Ample on-site  
Available: Immediately

## Features

- ▶ 2nd generation medical space previously occupied by dentist with reception area and exam rooms
- ▶ Busy shopping center with national tenants such as Smart & Final, Starbucks, In-N-Out, El Pollo Loco, and more
- ▶ Great on-site parking for customers
- ▶ Dense trade area with ±101,786 people within 2 miles
- ▶ Near Walker Junior High School, Miller Elementary School, Buena Terra Elementary School, Raymond Elementary School, and John F. Kennedy High School
- ▶ Close proximity to La Palma Hospital
- ▶ ±69,418 CPD at La Palma Avenue and Valley View St.

Prospective tenants are hereby advised that all uses are subject to City approval



## Interiors

Former dental office with reception area and exam rooms



## *Busy Daily Needs Shopping Center*

Ample parking including spaces directly in front of office



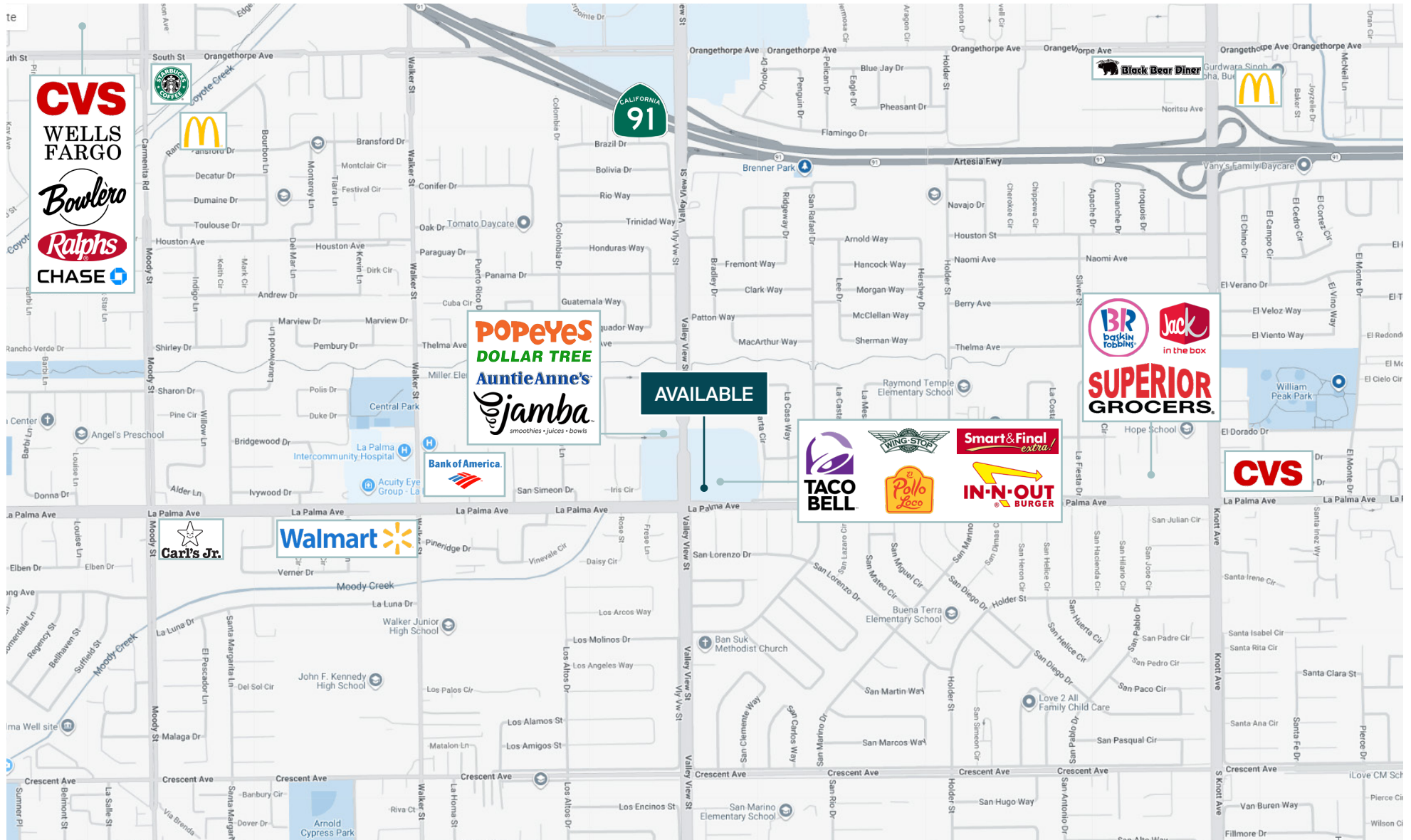
## Tenants Nearby

±69,418 CPD at La Palma Avenue and Valley View St.



# Amenity Map

Close proximity to many major credit tenants.



## Buena Park Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	7,986	26,957	101,786
2030 Projected Population	7,719	26,096	98,368
2020 Census Population	8,419	27,811	104,971
2010 Census Population	8,357	27,488	103,716
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2025	-0.3%	-0.1%	-0.1%
2025 Median Age	41.1	40.5	40.1
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,445	8,485	33,142
2030 Projected Households	2,400	8,395	32,744
2020 Census Households	2,553	8,658	33,237
2010 Census Households	2,492	8,424	32,248
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-0.1%	-	0.2%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	34.4%	34.1%	31.4%
2025 Estimated Black or African American	4.1%	4.2%	4.8%
2025 Estimated Asian or Pacific Islander	38.4%	36.2%	37.0%
2025 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.9%
2025 Estimated Other Races	22.5%	24.7%	25.9%
2025 Estimated Hispanic	27.3%	29.8%	31.1%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$151,772	\$154,607	\$138,178
2025 Estimated Median Household Income	\$106,905	\$113,320	\$109,294
2025 Estimated Per Capita Income	\$46,554	\$48,737	\$45,081
<b>EDUCATION</b>			
2025 Estimated High School Graduate	23.0%	20.8%	19.8%
2025 Estimated Some College	24.1%	20.4%	18.4%
2025 Estimated Associates Degree Only	6.5%	7.8%	8.2%
2025 Estimated Bachelors Degree Only	26.1%	28.5%	27.4%
2025 Estimated Graduate Degree	10.4%	10.9%	13.2%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	158	643	3,808
2025 Estimated Total Employees	888	4,822	37,852
2025 Estimated Employee Population per Business	5.6	7.5	9.9
2025 Estimated Residential Population per Business	50.6	41.9	26.7

# Your trusted *partners*

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