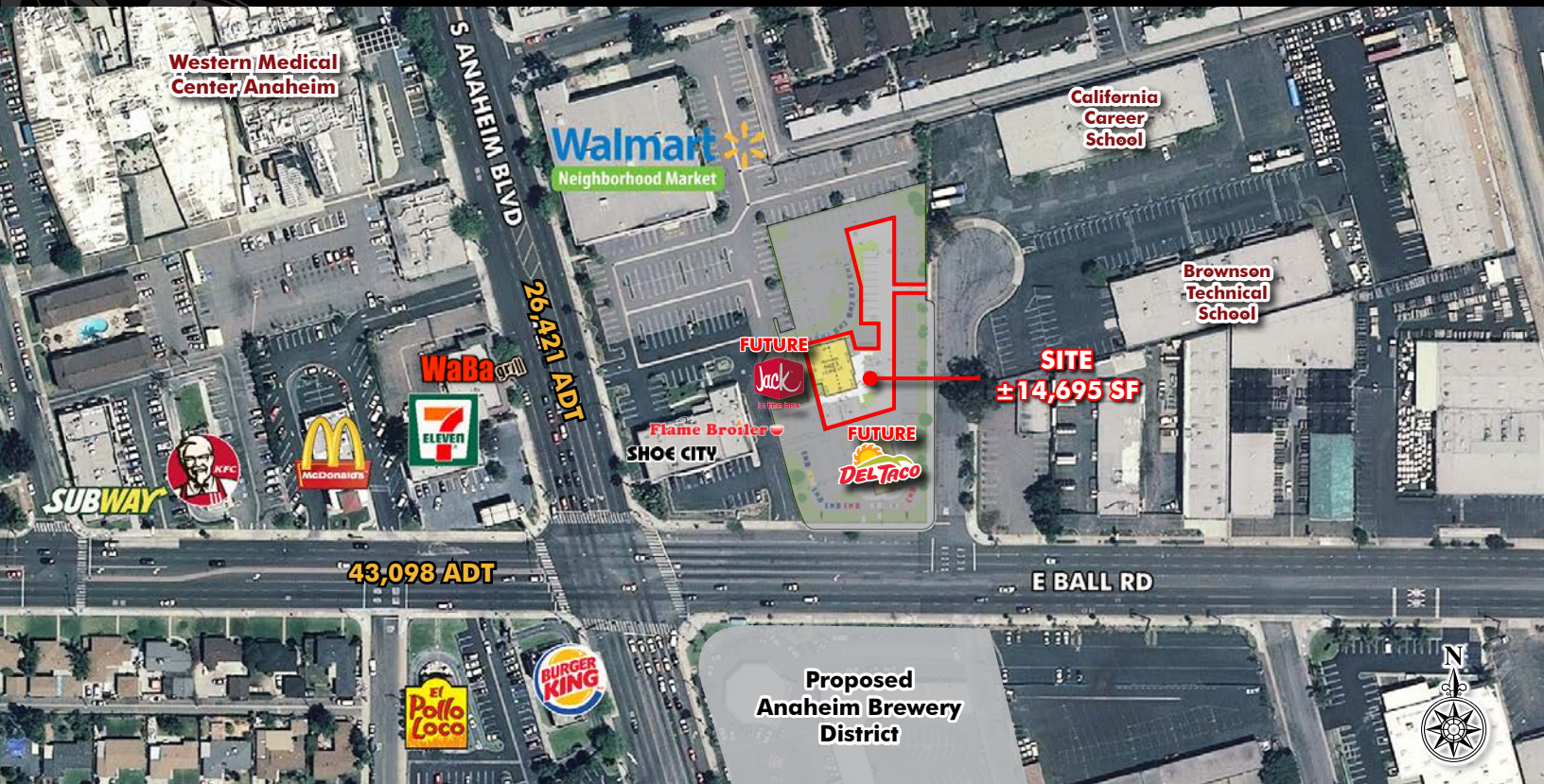


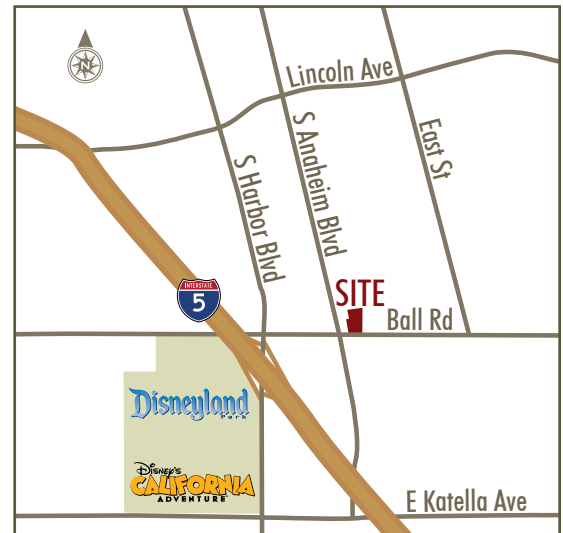
ENTITLED IMPROVED PAD FOR SALE

125 E BALL ROAD • ANAHEIM, CA



PROPERTY HIGHLIGHTS

- Part of Walmart Neighborhood Market Center
- ±14,695 SF parcel for future QSR or retail
- Potential to build up to ±2,800 SF of shop space
- New development in dense, proven trade area
- Located less than a mile east of Disneyland
- Convenient access to the 5 Freeway on/off ramp 0.6 miles west
- ±68,000 cars per day at E Ball Rd and Anaheim Blvd
- Directly adjacent to one of the highest volume Shoe City locations in California
- Excellent visibility, prominent signage on Ball Rd and Anaheim Blvd



DEMOGRAPHICS

Radius	1 Mile	2 Miles	3 Miles
2022 Projected Pop.	22,993	127,524	272,972
2017 Estimated Pop.	21,912	121,399	260,677
2017 Avg. HH Income	\$70,579	\$74,755	\$76,999

TRAFFIC COUNT

Ball Rd	43,098
Anaheim Blvd	26,421
Interstate 5	296,940

Average daily traffic for a 24 hour period, for both directions.
Anaheim, 2008. Caltrans, 2015. Increased 1% annually.

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125 E BALL RD

ANAHEIM, CA

DEMOGRAPHIC REPORT

1 Mile

2 Miles

3 Miles

POPULATION

2022 Projected Population	22,993	127,524	272,972
2017 Estimated Population	21,912	121,399	260,677
2010 Census	20,302	113,782	245,884
2000 Census	20,735	111,873	239,027
Growth 2017-2022	4.93%	5.05%	4.72%
Growth 2010-2017	7.93%	6.69%	6.02%
Growth 2000-2010	-2.09%	1.71%	2.87%
2017 Est. Median Age	31.5	32.7	33.0
2017 Est. Average Age	32.9	34.3	34.7

HOUSEHOLDS

2022 Projected Households	5,650	34,942	73,304
2017 Estimated Households	5,338	33,131	69,809
2010 Census Households	4,860	30,877	65,830
2000 Census Households	4,900	29,799	64,825
Growth 2017-2022	5.85%	5.47%	5.01%
Growth 2010-2017	9.83%	7.30%	6.04%
Growth 2000-2010	-0.81%	3.62%	1.55%
2017 Est. Average Household Size	4.07	3.62	3.64

INCOME

2017 Est. Average Household Income	\$70,579	\$74,755	\$76,999
2017 Est. Median Household Income	\$59,294	\$59,407	\$60,796

HOUSING

2017 Est. Occupied Housing Units by Tenure	5,338	33,131	69,809
Owner Occupied	2,563	13,879	31,034
Renter Occupied	2,775	19,252	38,775
2017 Est. Med. Owner-Occup. Housing Values	\$416,842	\$436,771	\$437,773

Source: The Nielsen Company
11/30/16



Strategic Development Advisors, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

125 E BALL RD • ANAHEIM, CA

2 MILE OVERVIEW

LOCATION

NEC
Ball Rd & Anaheim Blvd
Anaheim, CA

SITE SIZE

±14,695 SF

TRAFFIC COUNTS

Ball Rd	43,098
Anaheim Blvd	26,421
Interstate 5	296,940

Average daily traffic for a 24 hour period, both directions.
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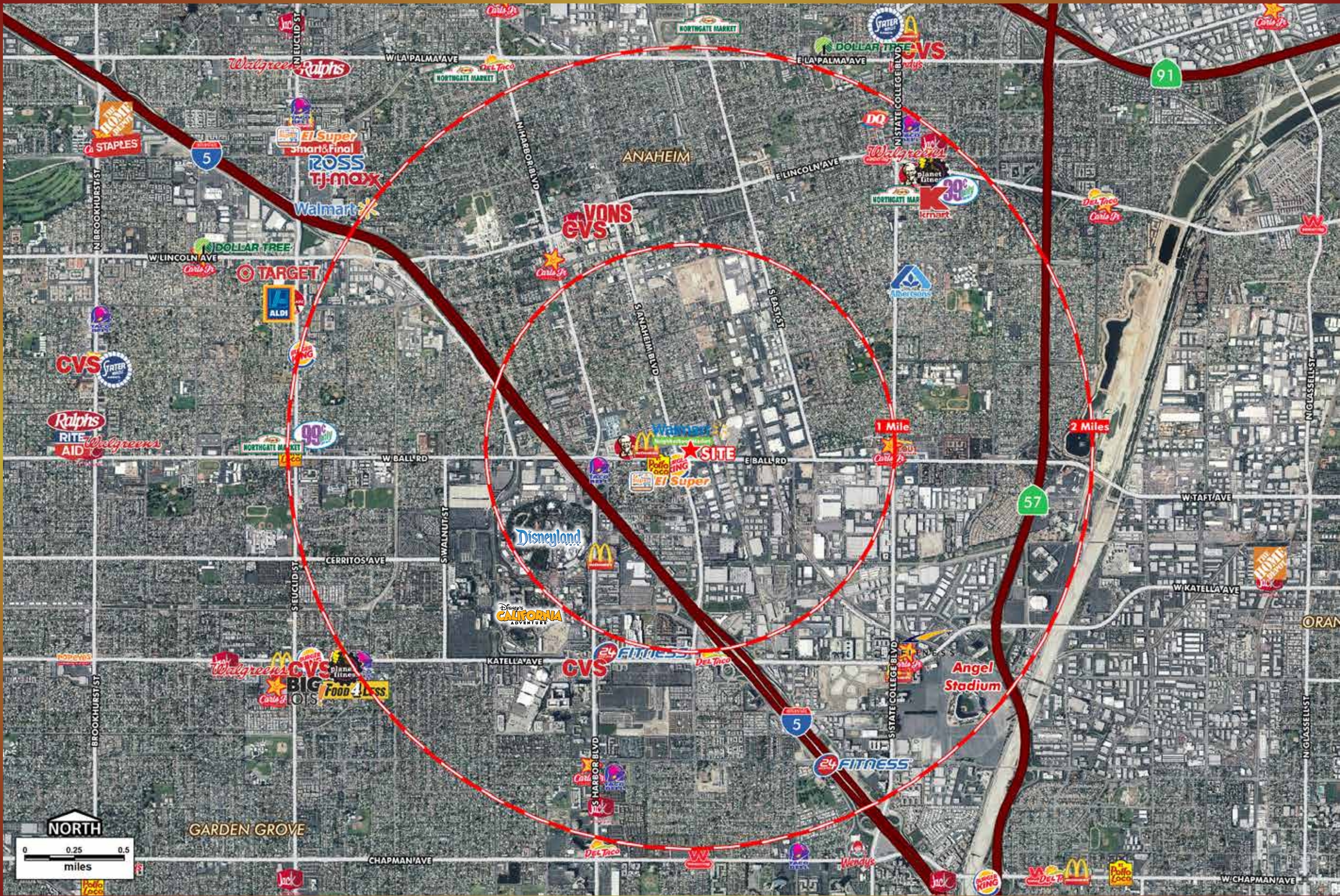
2017 POPULATION

1 Miles	21,912
2 Miles	121,399
3 Miles	260,677

2017 AVG HH INCOME

1 Mile	\$70,579
2 Miles	\$74,755
3 Miles	\$76,999

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125 E BALL RD • ANAHEIM, CA

SITE OVERVIEW

LOCATION

NEC
Ball Rd & Anaheim Blvd
Anaheim, CA

SITE SIZE

±14,695 SF

TRAFFIC COUNTS

Ball Rd 43,098
Anaheim Blvd 26,421
Interstate 5 296,940

Average daily traffic for a 24 hour period, both directions.
Anaheim, 2008. Caltrans, 2015. Increased 1% annually.

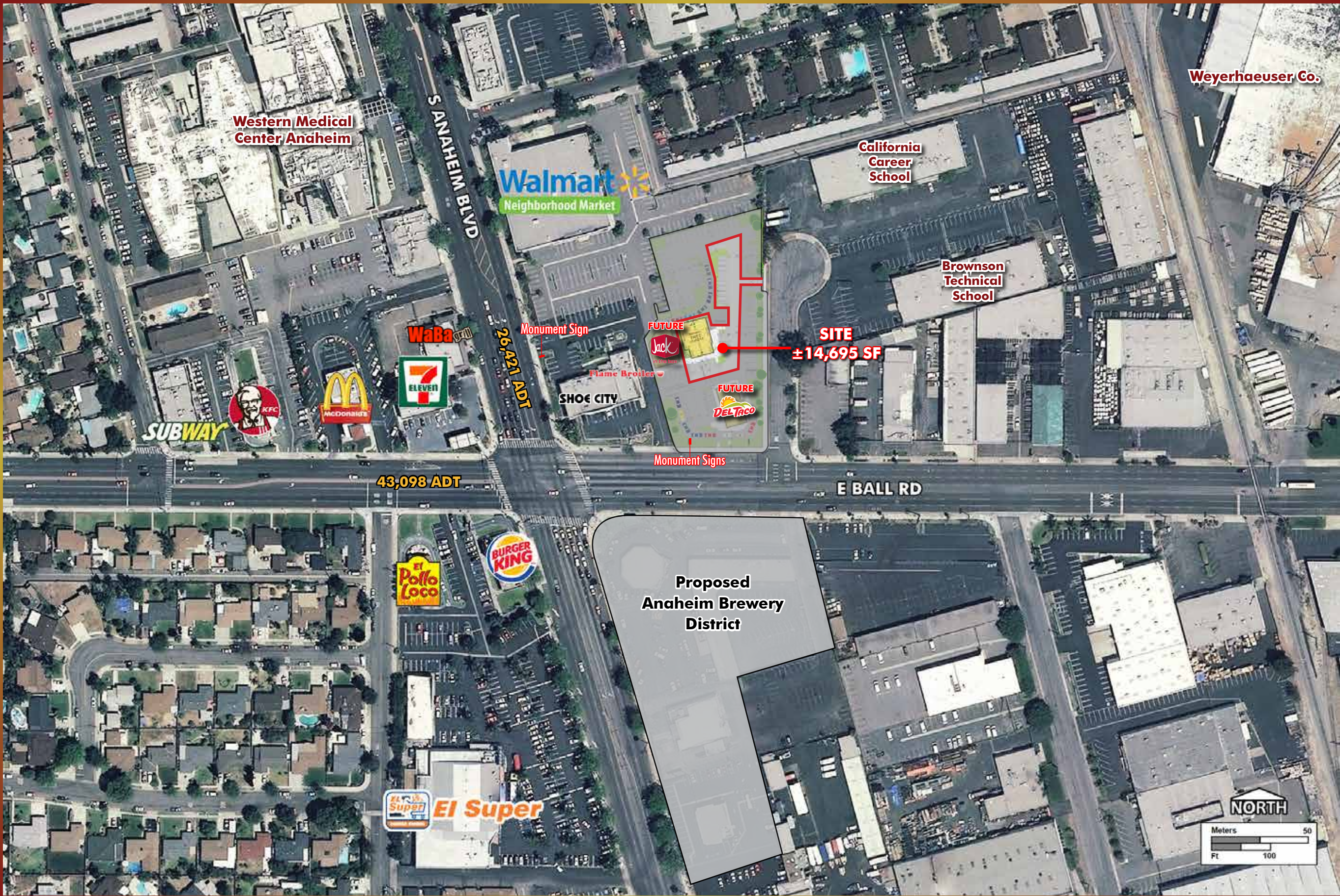
2017 POPULATION

1 Miles 21,912
2 Miles 121,399
3 Miles 260,677

2017 AVG HH INCOME

1 Mile \$70,579
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125 E BALL RD • ANAHEIM, CA

SITE PLAN

LOCATION

NEC
Ball Rd & Anaheim Blvd
Anaheim, CA

SITE SIZE

±14,695 SF

TRAFFIC COUNTS

Ball Rd	43,098
Anaheim Blvd	26,421
Interstate 5	296,940

Average daily traffic for a 24 hour period, both directions.
Anaheim, 2008. Caltrans, 2015. Increased 1% annually.

2017 POPULATION

1 Miles	21,912
2 Miles	121,399
3 Miles	260,677

2017 AVG HH INCOME

1 Mile	\$70,579
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