

2156 WEST LINCOLN AVENUE

— A N A H E I M —

Brookhurst St and Lincoln Ave



RETAIL OPPORTUNITY

± 6,200 SF Freestanding Building

 CANON PACIFIC
PARTNERS

WELCOME TO

2156

W LINCOLN AVE

PROPERTY FEATURES

- Free-Standing, Single Story Retail Building
- Intersection of Brookhurst Street and Lincoln Avenue
- 4.8:1,000 Parking Ratio / Dedicated Parking
- Large Pylon Sign / Excellent Visibility
- Open floor plan / 14-15' Ceilings
- Vibrant Trade Area / High Traffic
- 1st Time Available in 26 Years
- Blank Canvas Interior Provides Optionality



Location Overview

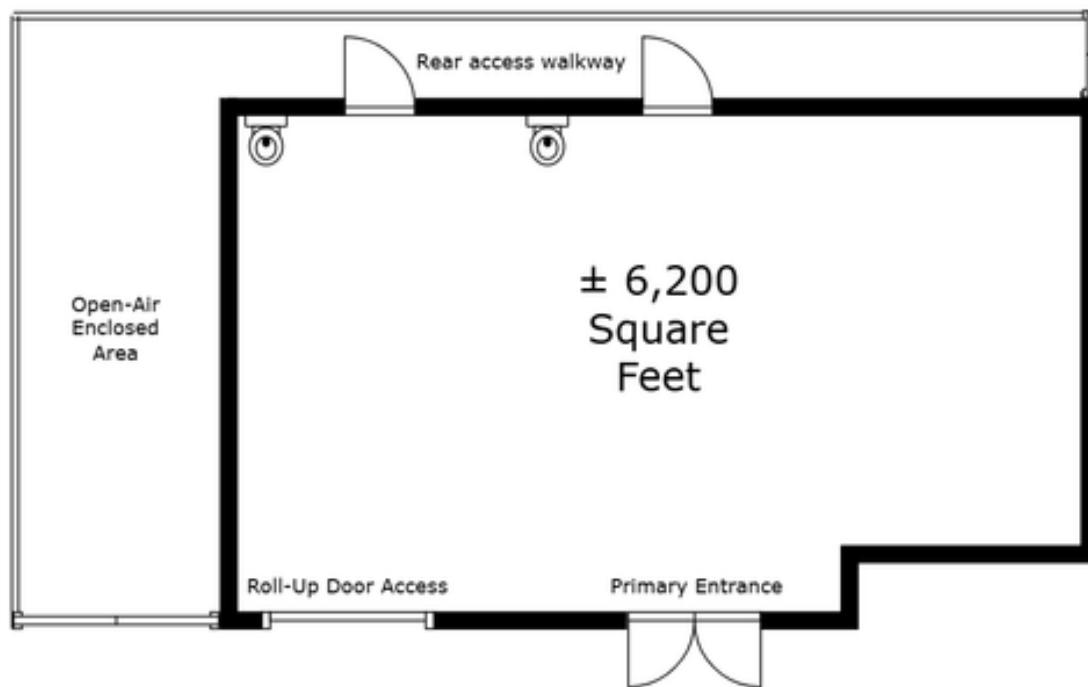
36,679 cars per day (Brookhurst St)

2156 W LINCOLN AVENUE

25,033 cars per day (W Lincoln Ave)

Site Plan

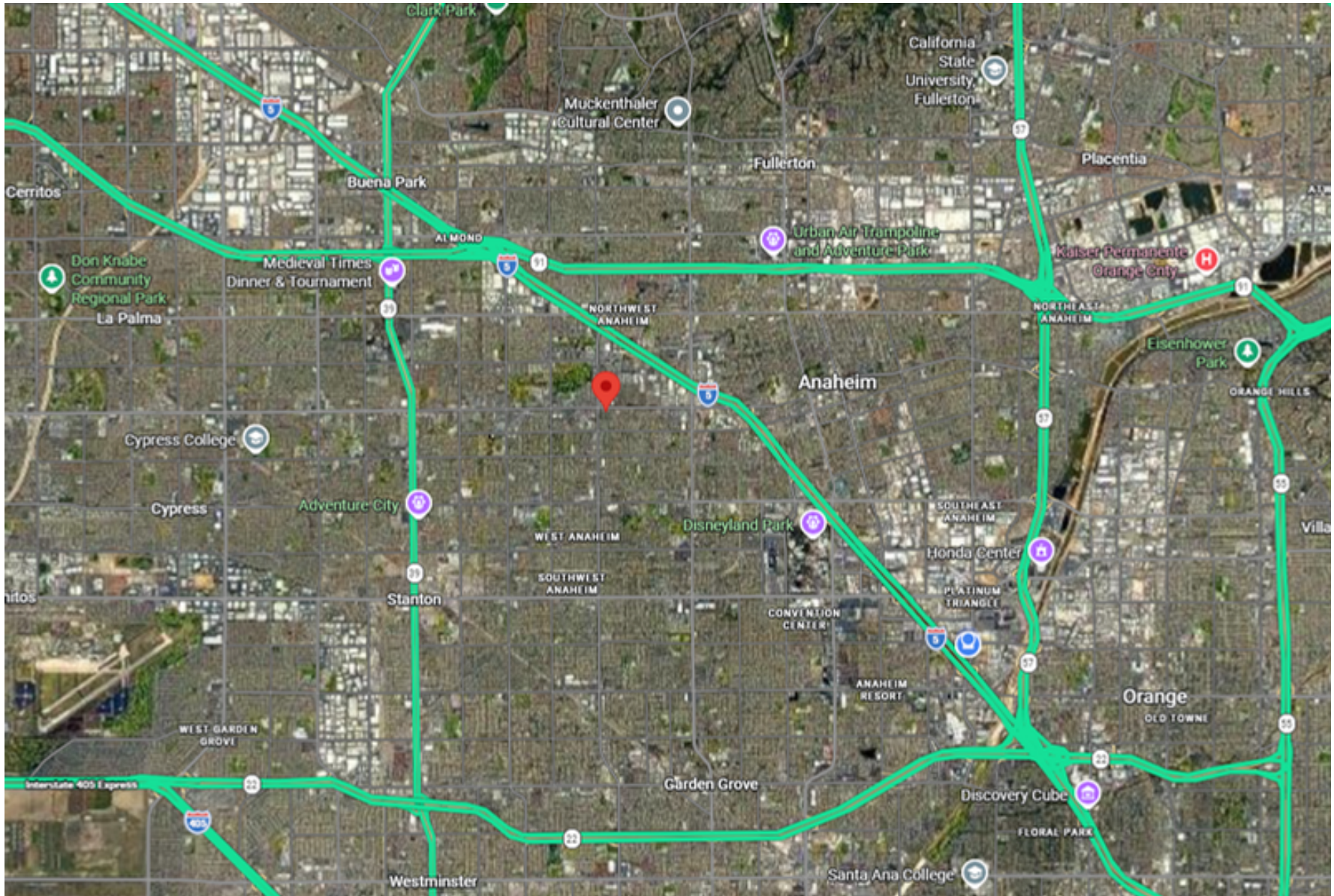
OPEN LAYOUT



+/- 6,200 SF BLDG | 39,037 SF LOT



Trade Area



Demographics

POPULATION

	1 Mile	3 Miles	5 Miles
2029 Population	33,841	292,421	689,559
2024 Population	33,909	292,164	690,284
2020 Population	34,334	292,150	696,011
Average Age	37.5	38.2	39
Businesses	1,878	12,057	34,708
Employees	13,732	115,785	305,546

HOUSEHOLDS

2029 Households	9,895	84,083	203,202
2024 Households	9,946	84,131	203,738
2020 Households	10,204	84,676	206,889
Median Home Value	\$738,193	\$729,384	\$758,080
Owner Occupied	37.21%	42.72%	46.28%
Renter Occupied	62.79%	57.28%	53.72%
Units	10,739	91,756	222,055

INCOME

Average Household Income	\$103,970	\$105,998	\$114,615
Median Household Income	\$83,703	\$84,289	\$91,060
Households > \$100K HHI	40.76%	42.18%	45.35%

Anaheim Snapshot

344,561

Total Population

105,819

Total Households

\$115,422

Avg. Household Income

350,680

Daytime Population

2156 WEST LINCOLN AVENUE

A N A H E I M

Brookhurst St and Lincoln Ave

For more information, please contact:

Andres Roldan

310.483.5204

aroldan@canonpacific.com

Lic. #01846213

LEASED BY:



CANON PACIFIC
PARTNERS

Disclaimer

The information contained herein has been obtained from sources deemed reliable; however, Canon Pacific Partners makes no representation or warranty, express or implied, as to its accuracy or completeness. All information is subject to errors, omissions, changes of price or conditions, prior sale or lease, or withdrawal without notice. Prospective parties should conduct their own independent investigation and due diligence, including verification of zoning and permitted uses. Any renderings, site plans, floor plans, or images (including AI-generated or digitally enhanced content) are conceptual and for illustrative purposes only and may not reflect the condition, configuration, or permitted use of the property.