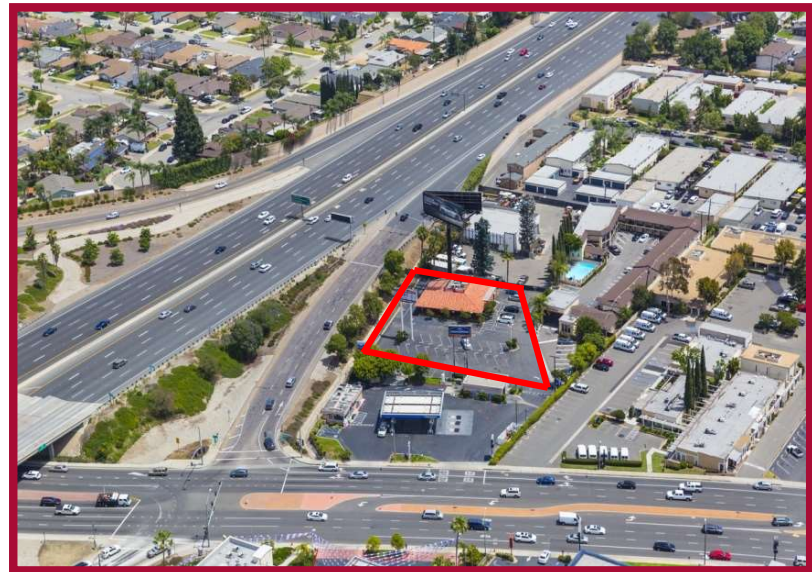




For Sale or Lease

1936 E Katella Ave, Orange CA 92867
East of N Tustin St & E Katella Ave



	1 Mile	3 Miles	5 Miles
2020 Est. Population	24,877	157,228	486,063
Daytime Population	9,034	102,913	307,507
Household Income	\$109,284	\$115,912	\$101,150

Features:

- Ⓢ 3,630 sf Restaurant Building Located on a lot of approximately 30,014 sf
- Ⓢ Former Sushi Restaurant
- Ⓢ Ample Parking
- Ⓢ High Traffic Location
- Ⓢ High Visibility From 55 Freeway
- Ⓢ Pylon Sign with Great Freeway Visibility
- Ⓢ Strong Demographics
- Ⓢ Perfect For Fast Food
- Ⓢ Remodel Existing Restaurant or Demolish and Build New Building, Owner Has Plans For a Medical Building
- Ⓢ Surrounded by National & Regional Tenants
- Ⓢ CPD: 83,691

***Call for Offers, Owner will decide to Sell, Lease or construct a Dental School and Practice.**

- Ⓢ Available:
For Lease: 3,630sf \$125,000 Per Year
- For Sale: ~~\$3,335,000~~
- Price Reduced: \$2,499,000



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Demographics

1936 E Katella Ave, Orange CA 92867
 East of N Tustin St & E Katella Ave

1936 E Katella Ave, Orange, CA 92867



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	25,022		158,071		490,072	
2020 Estimate	24,877		157,228		486,063	
2010 Census	24,475		155,064		471,297	
Growth 2020 - 2025	0.58%		0.54%		0.82%	
Growth 2010 - 2020	1.64%		1.40%		3.13%	
2020 Population by Hispanic Origin	11,408		64,759		252,786	
2020 Population	24,877		157,228		486,063	
White	21,264	85.48%	126,331	80.35%	387,414	79.70%
Black	396	1.59%	3,241	2.06%	11,259	2.32%
Am. Indian & Alaskan	290	1.17%	2,078	1.32%	6,795	1.40%
Asian	2,134	8.58%	19,952	12.69%	64,662	13.30%
Hawaiian & Pacific Island	68	0.27%	663	0.42%	1,905	0.39%
Other	725	2.91%	4,962	3.16%	14,028	2.89%
U.S. Armed Forces	0		49		184	
Households						
2025 Projection	7,382		50,476		146,710	
2020 Estimate	7,345		50,232		145,431	
2010 Census	7,263		49,765		140,955	
Growth 2020 - 2025	0.50%		0.49%		0.88%	
Growth 2010 - 2020	1.13%		0.94%		3.18%	
Owner Occupied	4,566	62.16%	30,735	61.19%	79,430	54.62%
Renter Occupied	2,779	37.84%	19,497	38.81%	66,001	45.38%
2020 Households by HH Income	7,343		50,230		145,431	
Income: <\$25,000	942	12.83%	5,125	10.20%	18,562	12.76%
Income: \$25,000 - \$50,000	1,257	17.12%	7,374	14.68%	24,923	17.14%
Income: \$50,000 - \$75,000	1,151	15.67%	7,933	15.79%	24,081	16.56%
Income: \$75,000 - \$100,000	1,033	14.07%	7,050	14.04%	19,555	13.45%
Income: \$100,000 - \$125,000	682	9.29%	5,305	10.56%	14,750	10.14%
Income: \$125,000 - \$150,000	589	8.02%	4,532	9.02%	10,942	7.52%
Income: \$150,000 - \$200,000	756	10.30%	6,371	12.68%	15,578	10.71%
Income: \$200,000+	933	12.71%	6,540	13.02%	17,040	11.72%
2020 Avg Household Income	\$109,284		\$115,912		\$107,150	
2020 Med Household Income	\$82,780		\$91,606		\$81,583	



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