



M

MAGDALENA  
LATIN CUISINE & BAR

2100 East  
Katella Ave

ANAHEIM, CALIFORNIA

2ND GEN RESTAURANT FOR LEASE

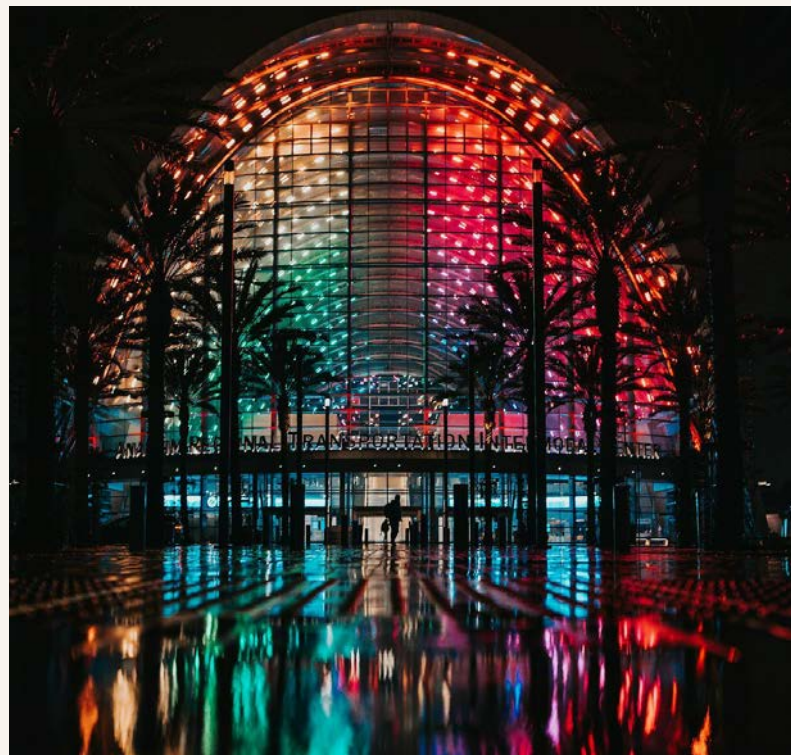


# In The Heart Of Anaheim

Anaheim is one of Southern California's most dynamic and visited destinations, welcoming millions of residents, workers, and tourists each year. Nestled within the vibrant Platinum Triangle, 2100 E Katella Avenue sits at the intersection of entertainment, sports, and lifestyle—just steps from Angel Stadium, Honda Center, and the highly anticipated OCVibe mixed-use district.

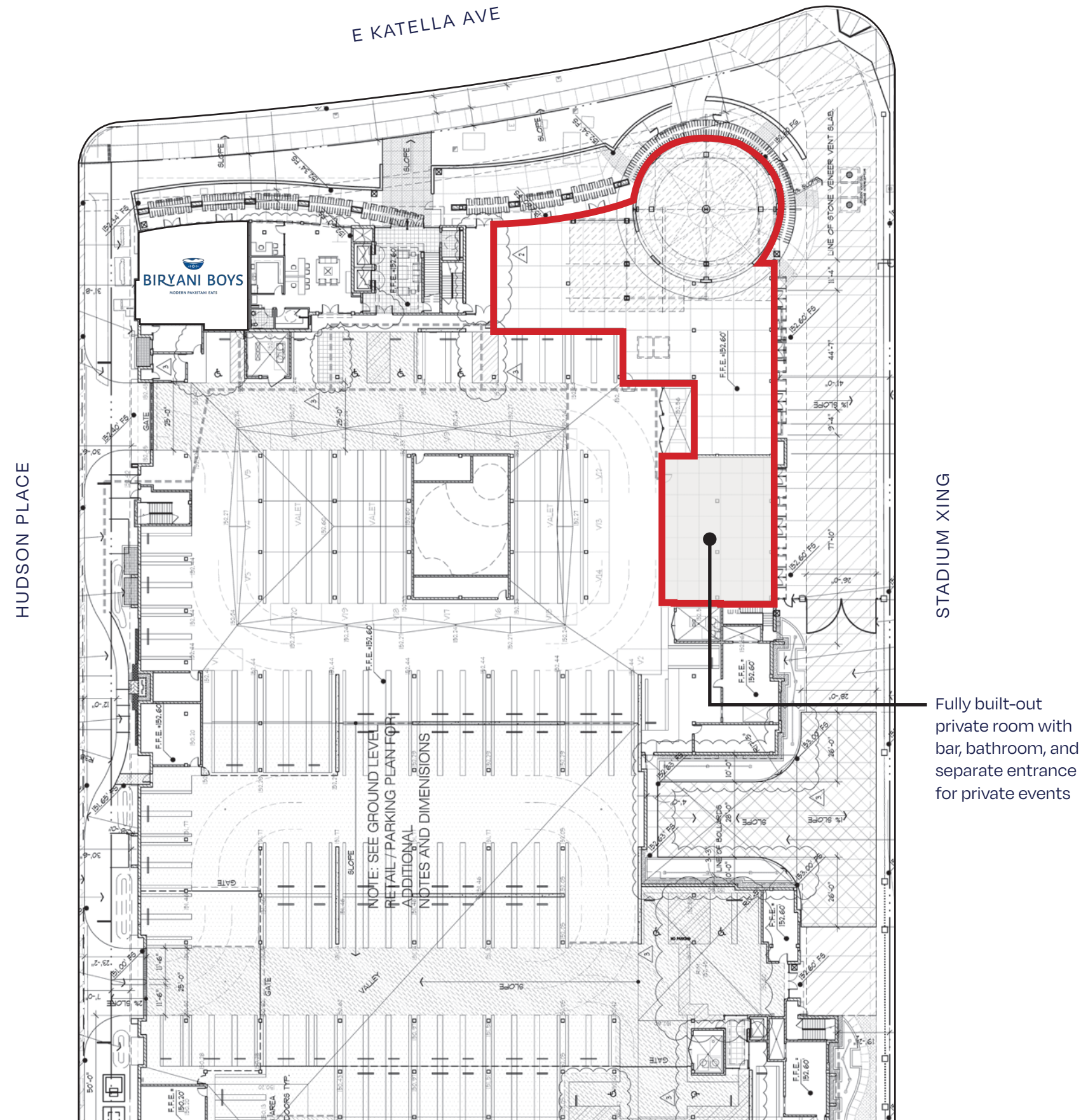
Blending urban energy with Orange County's signature sophistication, the area offers walkable access to premier dining, shopping, and cultural experiences. Surrounding developments continue to transform the district into a true live-work-play hub, supported by new residential communities, creative offices, and modern hospitality projects.

Strategically positioned near the I-5 and 57 freeways, and within minutes of Disneyland Resort and Anaheim Regional Transportation Intermodal Center, 2100 E Katella provides unparalleled connectivity and visibility in one of Orange County's most evolving urban environments.



# The Opportunity

- 2nd generation restaurant fully built-out in pristine condition
  - Approximately ±10,429 SF
- Situated adjacent to Angel Stadium and Grove of Anaheim
- Property offers prominent frontage to E Katella Ave (47,000 ADT)
- Strategically positioned in the heart of Orange County's entertainment district
  - Strong daytime and nighttime population
  - Close proximity to the 57 and 5 freeways



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

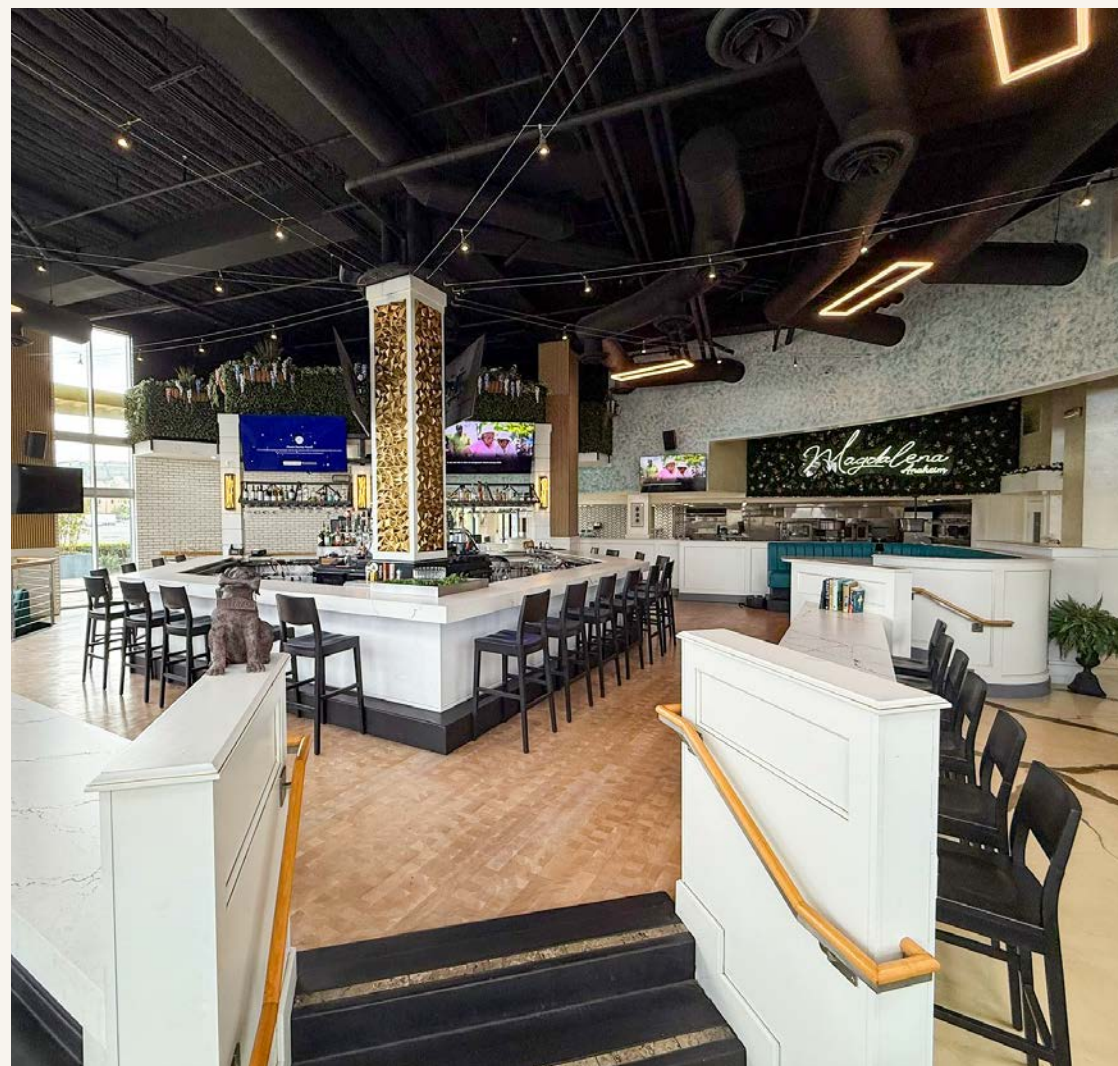
# Property Photos

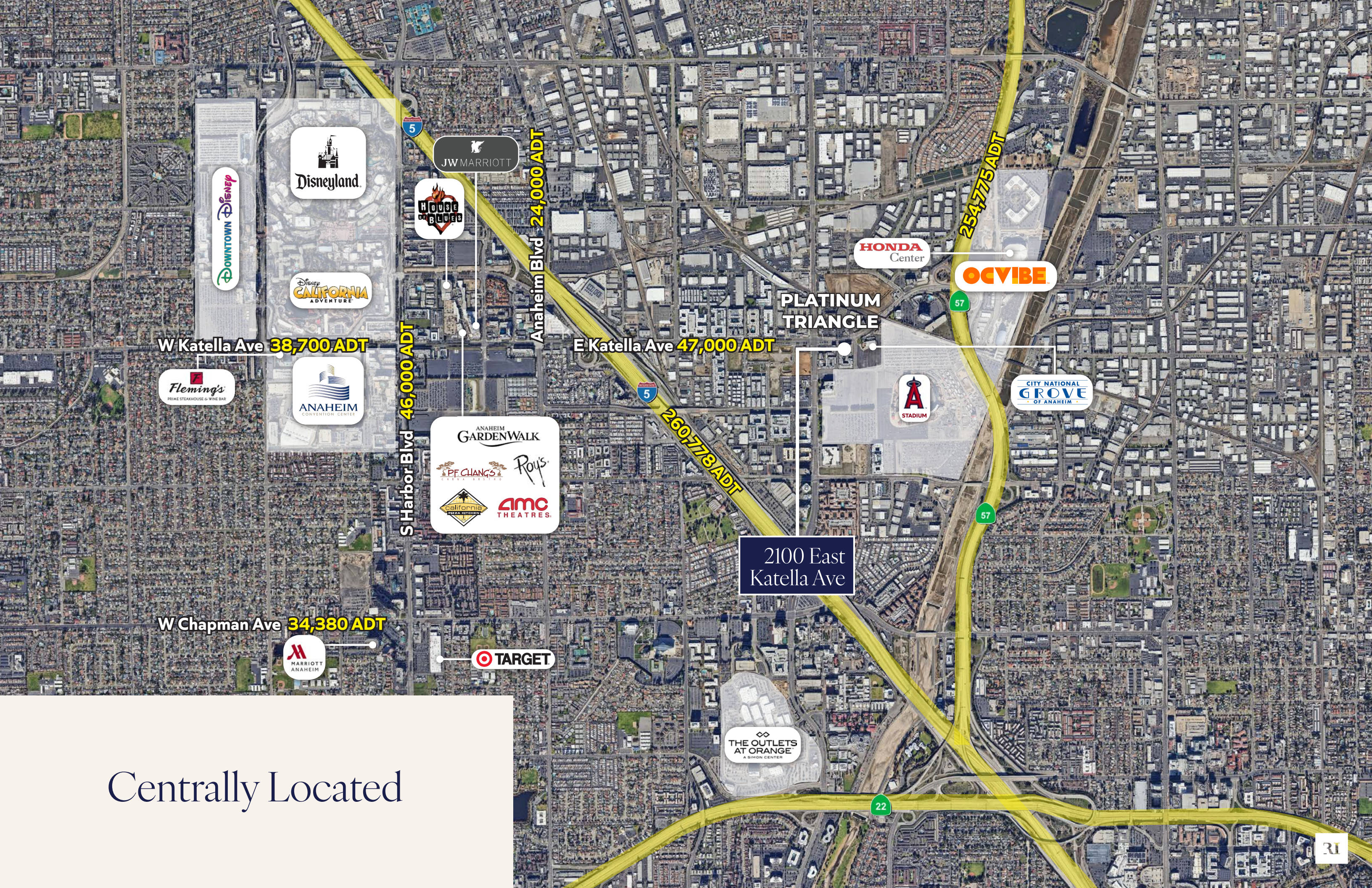
## Building Exterior



# Property Photos

## Building Interior





DOWNTOWN DISNEY

Disneyland

Disney CALIFORNIA ADVENTURE

W Katella Ave 38,700 ADT

Fleming's PRIME STEAKHOUSE & WINE BAR

ANAHEIM CONVENTION CENTER

S Harbor Blvd 46,000 ADT

JW MARRIOTT

HOUSE OF BLUES

Anaheim Blvd 24,000 ADT

ANAHEIM GARDEN WALK  
PF CHANGS  
Roy's  
california PIZZA KITCHEN  
AMC THEATRES

E Katella Ave 47,000 ADT

I-5 260,778 ADT

PLATINUM TRIANGLE

HONDA Center

OCVIBE

57

ANGEL STADIUM

CITY NATIONAL GROVE OF ANAHEIM

57

2100 East Katella Ave

W Chapman Ave 34,380 ADT

MARRIOTT ANAHEIM

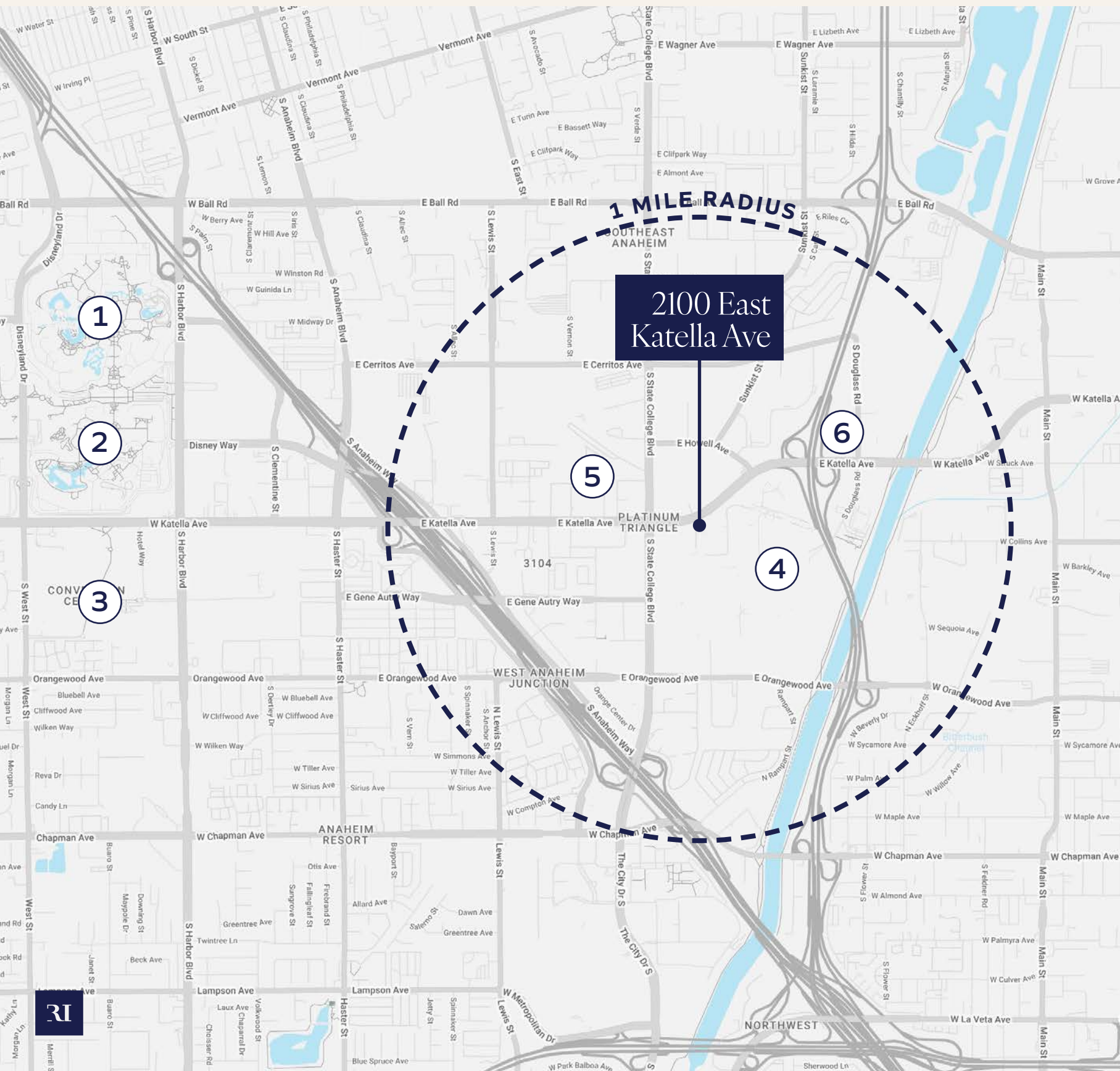
TARGET

THE OUTLETS AT ORANGE A SIMON CENTER

22

Centrally Located

# Traffic Drivers



**Tourist Traffic:** Anaheim Resort District contains approx. 70 hotels with around 18,000 hotel rooms

**Dense Demos:** Approximately 25,380 people in a 1-mile radius with an average income of \$121,105

## HIGHLIGHTS

- 1 Disneyland**  
Approximately 18–19 million annual visitors
- 2 California Adventure**  
Approximately 9–10 million annual visitors
- 3 Anaheim Convention Center**  
Approximately 1 million annual visitors
- 4 Angel Stadium**  
Approximately 3 million annual visitors
- 5 Platinum Triangle**  
Approximately 17,000 new residential units
- 6 Honda Center**  
Approximately 1 million annual visitors

# In The Neighborhood

OC VIBE

Disneyland

HONDA Center



DOWNTOWN Disney



Disney CALIFORNIA ADVENTURE



CITY NATIONAL GROVE OF ANAHEIM



THE GROVE | 0.5 MIN WALK



ANGEL STADIUM | 2 MIN WALK



OC VIBE



CONCEPTUAL RENDERING

HONDA CENTER

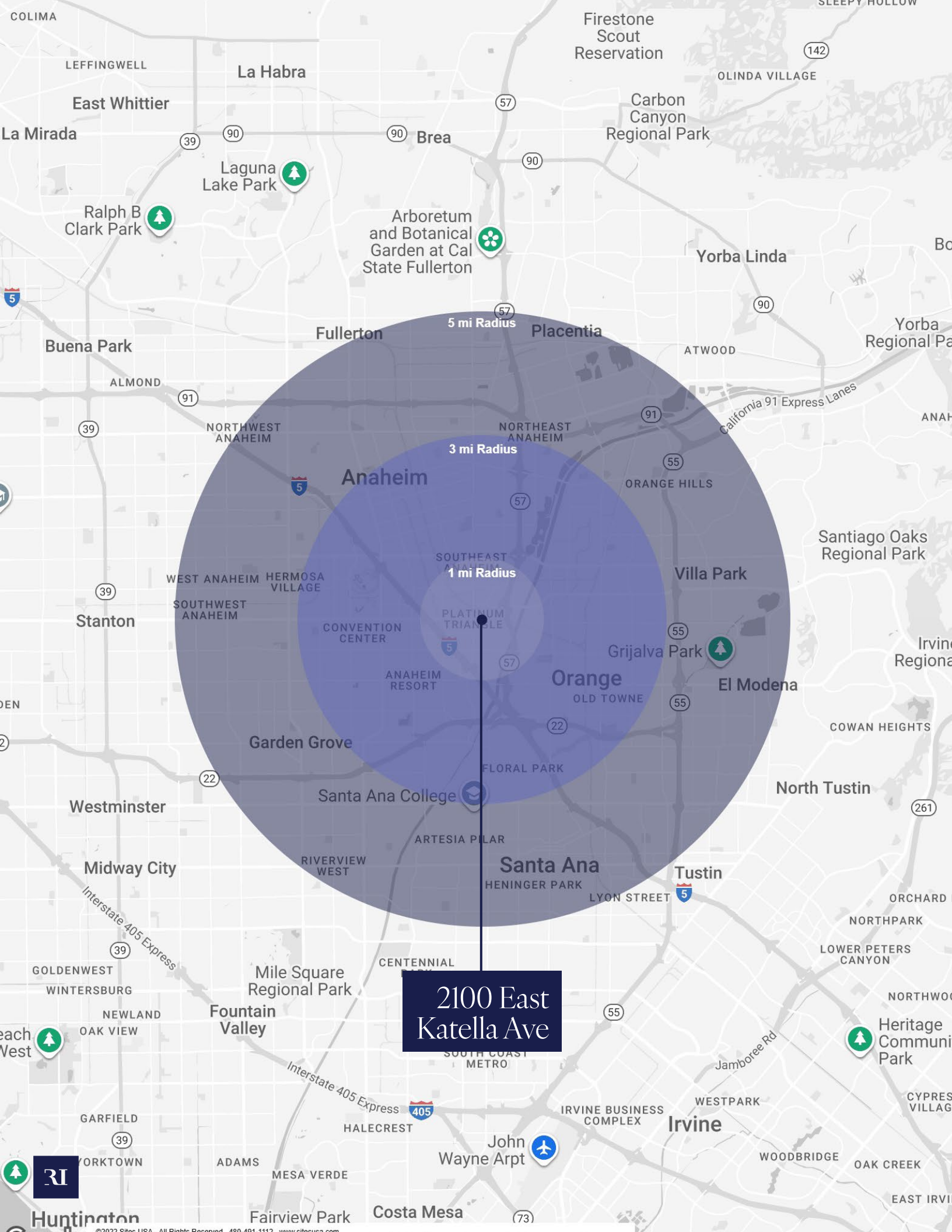


CONCEPTUAL RENDERING

GOLDEN ROAD BREWING



RI



# Area Demographics

ANAHEIM, CA

	1 MILE	3 MILE	5 MILE
<b>Total Population</b>	25,380	235,156	723,606
<b>Projected Pop. (2030)</b>	28,359	234,199	709,493
<b>Total Businesses</b>	2,349	12,914	32,887
<b>Total Employees</b>	31,703	153,889	331,203
<b>Average Household Income</b>	\$121,105	\$123,292	\$118,855
<b>Median Household Income</b>	\$106,004	\$102,668	\$99,153
<b>Total Households</b>	11,159	73,273	208,803
<b>Median Age</b>	31.2	35.0	35.5

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

# 2100 East Katella Ave

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