

# FOR SALE

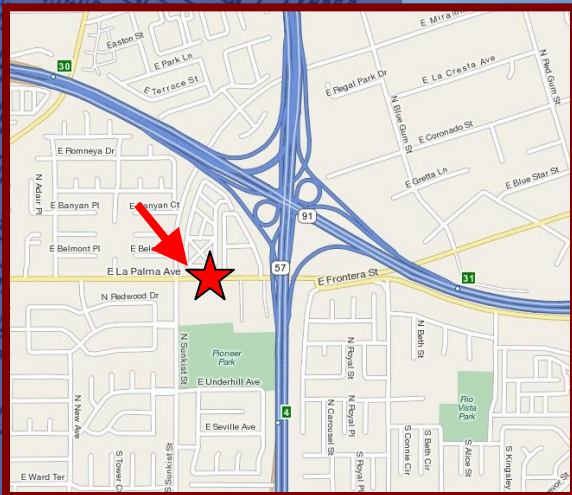
2560 E. La Palma Avenue, Anaheim, CA  
E/SEC of La Palma Avenue & Sunkist Street

## FEATURES

- 10,000 square foot building with play yard on 1 acre
- Former KinderCare facility
- On-site parking with multiple points of ingress/egress
- Monument sign on La Palma Avenue



Retailers in immediate area include:



## DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	28,178	197,943	515,159
Households	7,565	58,546	158,024
Avg Household Income	\$64,368	\$65,156	\$76,337
Median Age	29.7 yrs	31.4 yrs	33.8 yrs
Daytime Population	12,903	151,116	348,224

Source: Sites USA, 2009

## TRAFFIC COUNTS

La Palma Avenue at Sunkist Street	24,800 cars per day
Sunkist Street at La Palma Avenue	13,300 cars per day

Source: City of Anaheim

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