

FOR LEASE

JOIN MCDONALD'S IN A REDEVELOPMENT

7861 Beach Blvd

BUENA PARK CA 90620



PROPERTY HIGHLIGHTS



Across the street from Knott's Berry Farm (over 4 million visitors per year)



New restaurant, retail, and medical leasing opportunity on Beach Blvd. (63,000 CPD)



Anchored by a newly remodeled, two-story McDonald's (top 1% SoCal store)



Heavy foot traffic from Knott's Berry Farm



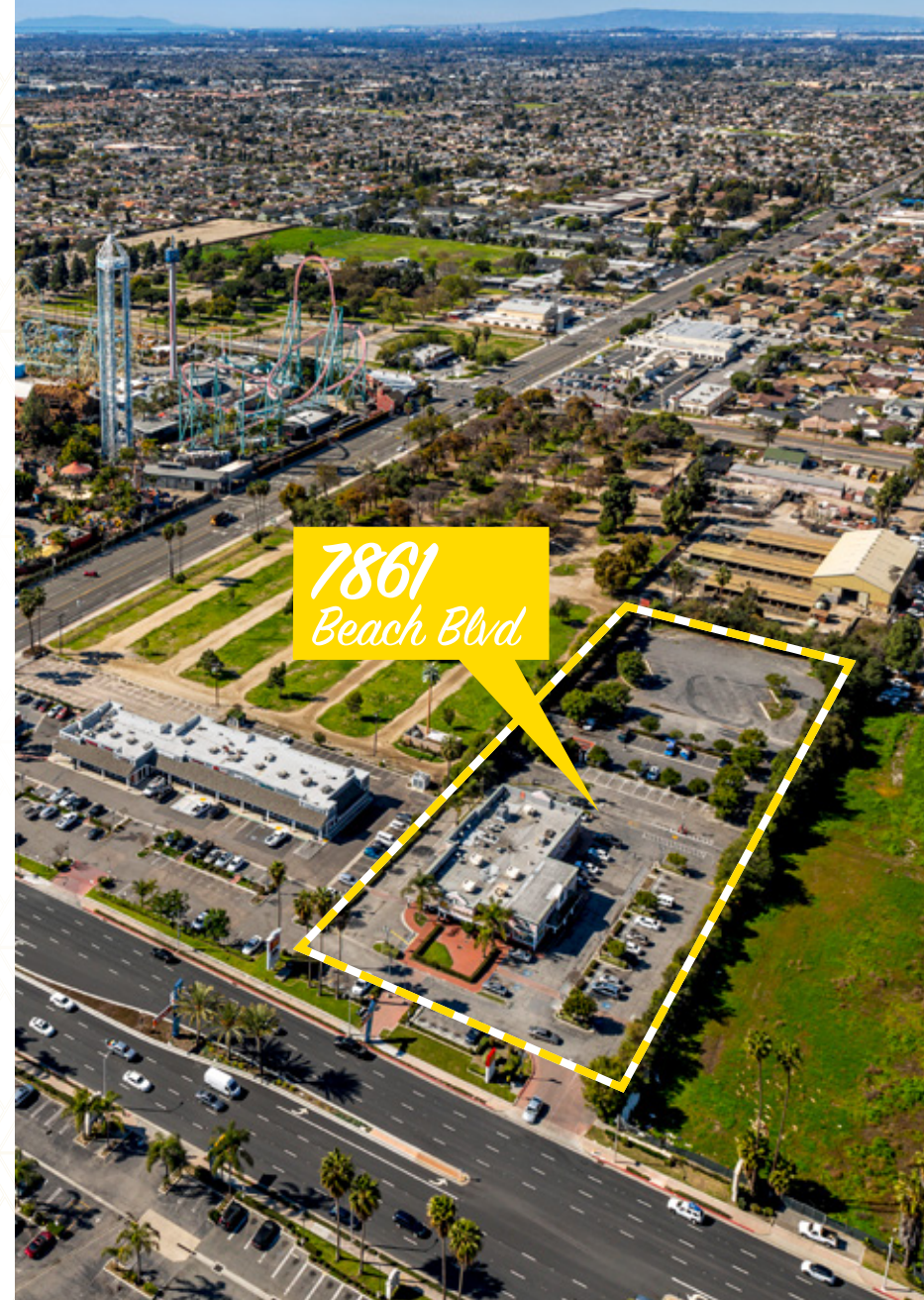
Highly attractive multi-tenant street front signage opportunity



Delivery date estimated Fall 2020



Nearby tenants include Claim Jumper, Porto's Bakery, Black Bear Diner, Denny's, Rock & Brews, Chili's, and The Olive Garden



DEMOGRAPHICS (2018)

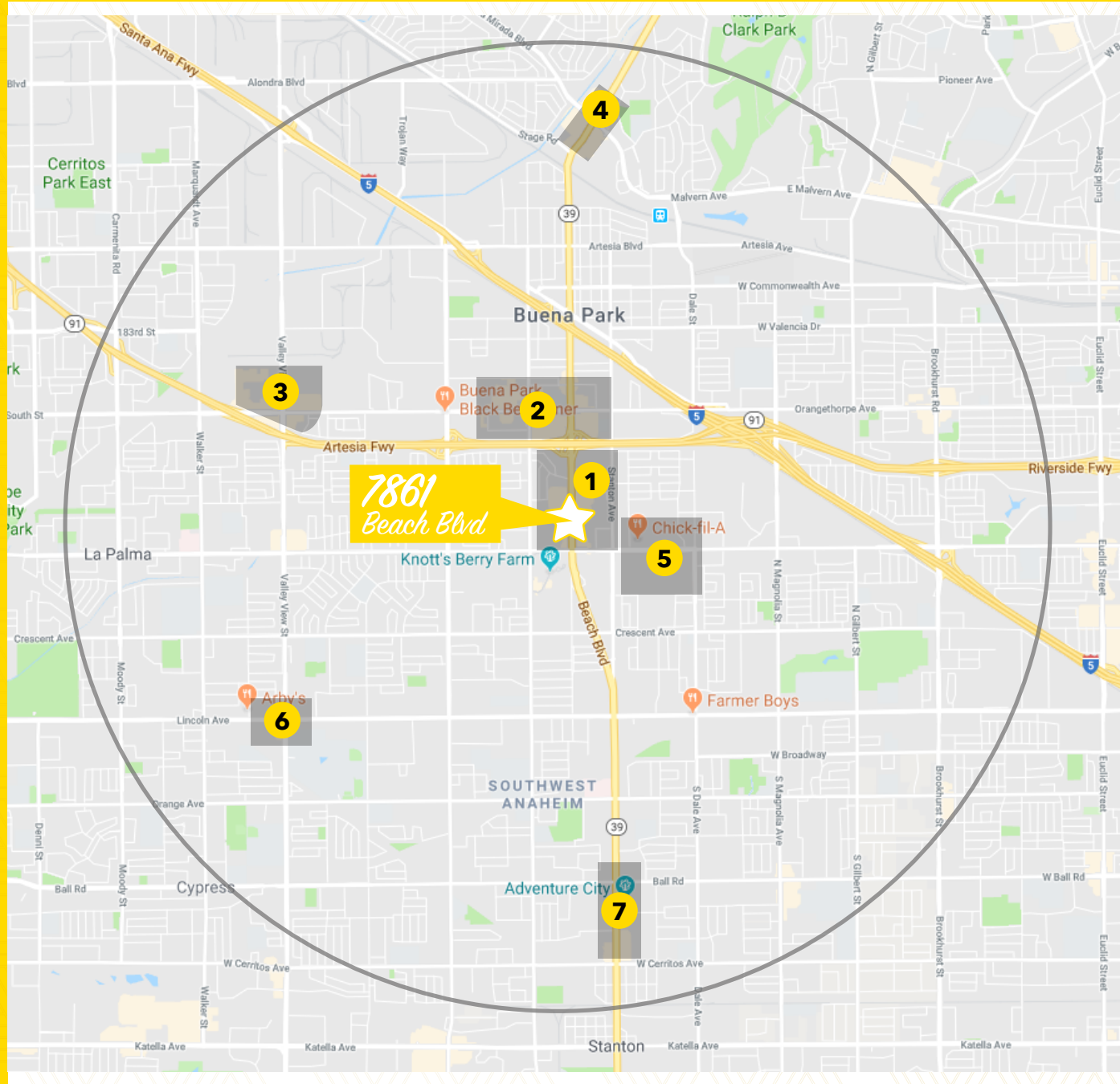
	1-Mile	3-Miles	5-Miles
Population	24,596	267,260	665,722
Daytime Population	25,197	233,970	654,152
Avg. Household Income	\$89,208	\$84,946	\$93,369
No. of Households	6,989	78,198	193,507



RESTAURANT COMPETITION

Restaurants

- 1 Claim Jumper, The Yellow Chilli, Cho Sun Ok, IHOP, Rock & Brews, Odori Sushi, Porto's Bakery, Poki Yaki, Flame Broiler
- 2 Black Bear Diner, Denny's, Fuddruckers, Sizzler, Kitakata Ramen Ban, Aria, Golden Rose, Subway
- 3 Panda Inn, Marie Callenders, A'Roma Ristorante, Chipotle
- 4 Kang HO-Dong Baekjeong, 85 Degree Bakery Café, It's Boba Time, Ki Sushi, Dine Korean, Miss Shabu, Pho 21, Sapporo Sushi, Sul & Beans, Hamjpark, Snow Station
- 5 Chili's, The Kickin' Crab, Aburi Sushi, Portillo's Hot Dogs, Olive Garden, Buffalo Wild Wings, Panda Express, Starbucks, Dickey's BBQ Pit
- 6 Poki Roll, Ramen Zetton, Kush Bowl, Echizen Japanese, Dalton's Café, sandwich House, Senor Taco, 7 Leaves Cafe
- 7 India Table, Al Tannour, AM Thai Fusion, Blazin Hotpot & Boba, Kung Pao House, Tacos 3 Amigos, Mama K's Kitchen, Las Cazuelitas, Waba Grill





CITY OF BUENA PARK ENTERTAINMENT ZONE

Southern California is one of the top entertainment/tourism destinations in the world and the City of Buena Park rests in the middle of it all - strategically located in Orange County just minutes from Disneyland, Hollywood, Beverly Hills, Newport Beach, Downtown Los Angeles, and five major commercial airports. Entertainment and tourism attractions along the Beach Boulevard Entertainment Zone in Buena Park generate

6.4 million visits annually. The Zone is anchored by legendary amusement park Knott's Berry Farm and Soak City Water Park, Medieval Times, Pirates Dinner Theatre, Rock & Brews, The Source, and the newly opened Porto's Bakery & Cafe. Fifteen hotels are interspersed throughout the district with over 2,000 rooms, and twenty-five restaurants compliment the area- all just 6 miles from the Disneyland Resort.

COMING SOON!

Hotel Stanford, Butterfly Palladium and Aloft Hotel will be joining the Entertainment Zone in the near future.



Hotel Stanford



Aloft Hotel

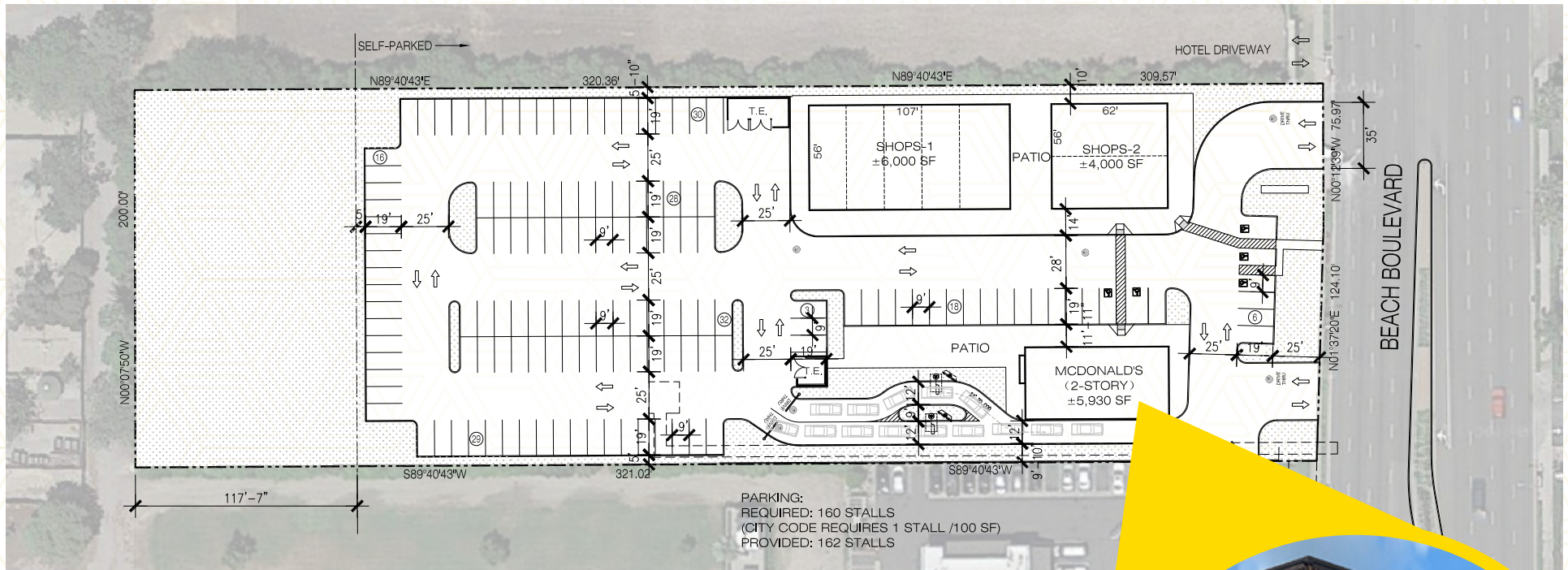


Butterfly Palladium

THINGS TO DO IN BUENA PARK

- Big Air Trampoline Park
- John's Incredible Pizza Company
- Knott's Berry Farm
- Knott's Soak City
- Pirate's Dinner Adventure
- Teatro Martini
- Boisseranc Park
- Buena Park Downtown Mall
- Buena Park District Tours
- GCV Cinemas
- Knott's Independence Hall
- Medieval Times Dinner & Tournament
- Knott's Scary Farm
- The Source OC
- William Peeks Park
- Krikorian Metroplex 18

PRELIMINARY SITE PLAN



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