

# Non's Kitchen Restaurant Major 57 Fwy Offramp

## Restaurant - Anaheim Near Anaheim Stadium



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DRE# 014633087

 21 COMMERCIAL  
Masters

# OFFERING SUMMARY

## Location

**Anaheim** Near Angle Stadium

*For additional information complete the NDA with link below*

NDA Link: <https://nailatariq.com/nda-form>

## Offering Summary

### Restaurant

**Price** **\$129,000**

Building Size 1,200 SF

Seating Capacity 67

## Lease Term

\$5,702 per month  
\$2,024 CAM charges

2.5 Years + 5 years renewal option

## Food Type

Restaurant serves Vietnamese Fusion Food

Highly Rated by Customer 4.7 rating

Restaurant can be converted to another Food Choice with managing company consent



# INVESTMENT HIGHLIGHTS

- Restaurant is located in the Famous Platinum Triangle
- Serving variety of famous Vietnamese food dishes and specialty drinks
- Surround by Angel Stadium, Honda Center and The Grove of Anaheim
- Densely Populated area, High Traffic, Major 57 Fwy Offramp

**Anaheim's Platinum Triangle** blends leading-edge business, high-salary employment, world champion entertainment and exciting residential neighborhoods, creating a unique opportunity in the heart of Orange County. Here, amidst millions of square feet of new development opportunities for office, restaurant and residential projects, is an established destination featuring high-rise lofts, two championship sports teams, an exciting array of dining and entertainment, plus immediate access to the rest of Southern California from three freeways and a major transit center.

- The Platinum Triangle is an area within Anaheim that generally surrounds and includes [Angel Stadium](#), [Honda Center](#) and [The Grove of Anaheim](#).
- Many different modes of transportation are anticipated to provide access to and within The Platinum Triangle including the I-5, SR- 57 and SR-22 freeways; a network of pedestrian friendly local streets; bikeways; ARTIC (Anaheim Regional Transportation Intermodal Center); Anaheim Resort Transit (ART); and, OCTA buses. (ART); and, OCTA buses.



# INTERIOR VIEWS



# INTERIOR - EXTERIOR VIEWS



# INTERIOR - EXTERIOR VIEWS



# MENU

Food and Drinks are generic pictures, not actual restaurant pictures



# THINGS TO SEE IN ANAHEIM



## SNAPSHOT

POPULATION		2 miles	5 miles	10 miles
	2023 Population	80,501	696,125	2,069,151
	Median Age	35.3	35.7	38.2
	Bachelors' Degree Higher Education	24%	20%	31%
INCOME				
	Average House Income	\$93,571	\$100,442	\$115,166
HOME VALUE				
	Median Home Value	\$563,298	\$679,712	\$734,553
	Median Home Year Built	1974	1968	1973
HOUSEHOLDS				
	2023 Households	21,817	185,842	605,413
	Average Household Size	3.1	3.5	3.2
	Average Household Vehicles	2	2	2
TRAFFIC		Traffic	Year	
	E Katella Ave and E Howell Ave W	52,570	2022	
	57 Orange Fwy S	256,450	2022	
HOUSING OCCUPANCY				
	Owner Occupied Households	47%		
	Renter Occupied Households	47%		



696,125

POPULATION 5 mile



\$100,442

INCOME 5 mile



\$679,712

HOME VALUE 5 mile



52,570

TRAFFIC Vehicles Per Day

Information has been received from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

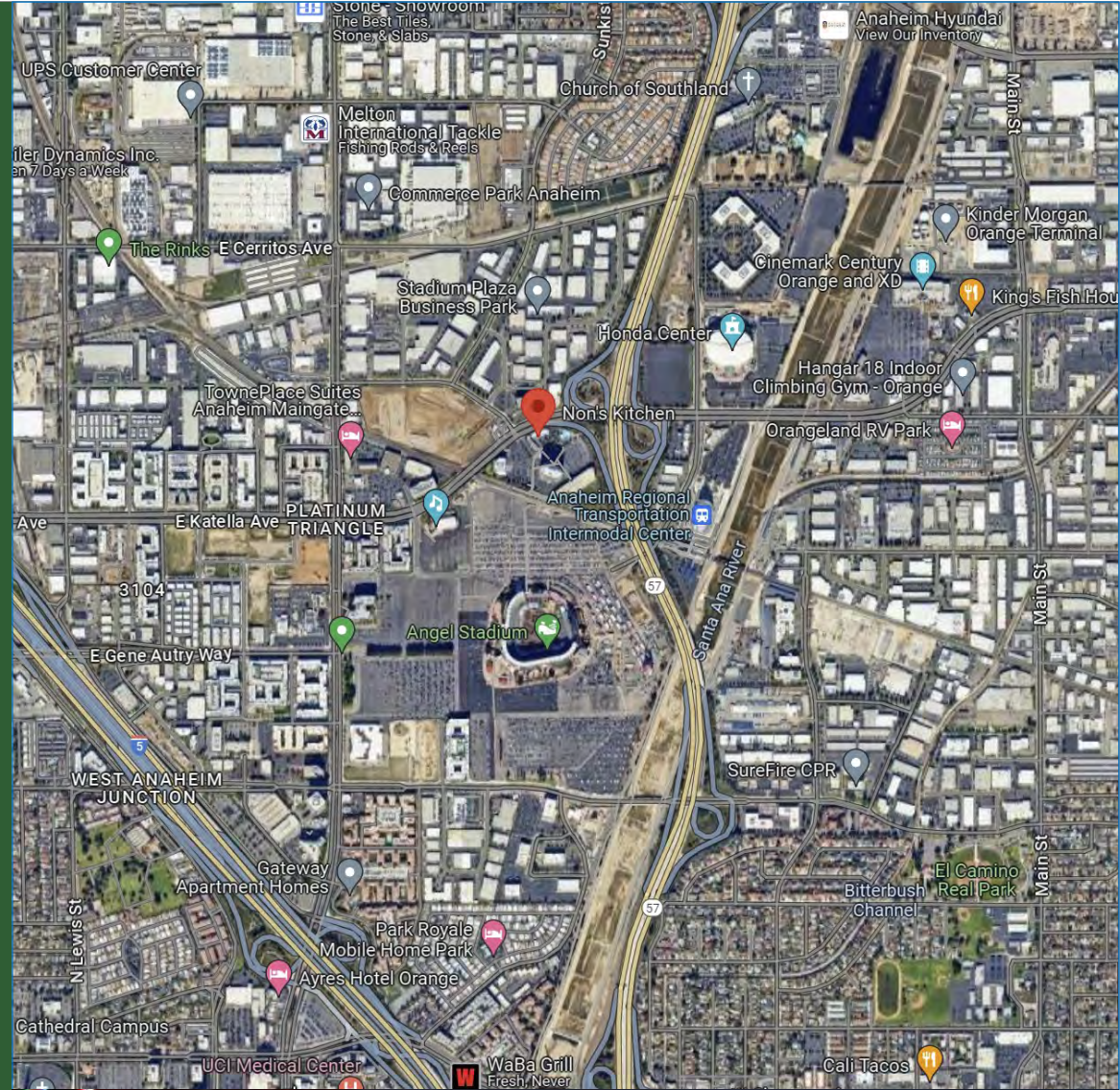
# AREA OVERVIEW

## ANAHEIM

**Anaheim** (*/ˈænəhaɪm/ AN-ə-hyme*) is a city in northern Orange County, California, United States, part of the Greater Los Angeles area. As of the 2020 census, the city had a population of 346,824, making it the most populous city in Orange County, the tenth-most populous city in California, and the 55th-most populous city in the United States.<sup>[6]</sup> The second largest city in Orange County in terms of land area, Anaheim is known for being the home of the Disneyland Resort, the Anaheim Convention Center, and two professional sports teams: the Los Angeles Angels of Major League Baseball (MLB) and the Anaheim Ducks of the National Hockey League (NHL). It also served as the home of the Los Angeles Rams of the National Football League (NFL) from 1980 through 1994.

Anaheim was founded by fifty German families in 1857 and incorporated as the second city in Los Angeles County on March 18, 1876; Orange County was split off from Los Angeles County in 1889. Anaheim remained largely an agricultural community until Disneyland opened on July 17, 1955. This led to the construction of several hotels and motels around the area, and residential districts in Anaheim soon followed. The city also developed into an industrial center, producing electronics, aircraft parts and canned fruit. Anaheim is a charter city.

Anaheim's city limits extend almost the full width of Orange County, from Cypress in the west, twenty miles east to the Riverside County line, encompassing a diverse range of neighborhoods. In the west, mid-20th-century tract houses predominate. Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. South of downtown, a center of commercial activity of regional importance begins, the Anaheim–Santa Ana edge city, which stretches east and south into the cities of Orange, Santa Ana, and Garden Grove. This edge city includes the Disneyland Resort, with two theme parks, multiple hotels, and its retail district; Disney is part of the larger Anaheim Resort district with numerous other hotels and retail complexes. The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, which is planned to be populated with mixed-use streets and high-rises. Further east, Anaheim Canyon is an industrial district north of the Riverside Freeway (SR 91) and east of the Orange Freeway (SR 57). The city's eastern third consists of Anaheim Hills, a community built to a master plan, and open land east of the Eastern Transportation Corridor (SR 241 toll road).



## Presented By:

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**Nevada License**      Business Broker      BUSU.0007238

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**California License**      Broker License      01463387

## **KW Commercial**      **Las Vegas, NV**

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## **C 21 Commercial**      **Chino Hills, CA**

**Century 21 Masters**      15335 Fairfield Ranch Rd, Suite 100  
**Chino Hills Office**      Chino Hills, CA 91709



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