TOBACCO SHOP

Seller Must Sell - Great Location - Anaheim

NEWLY OPENED
Seller Must Sell



Bashir Tariq **951-269-3000**

C21 COMMERCIAL

OFFERING SUMMARY

Location

Tobacco Shop Anaheim CA

NDA Link for addional information

https://bashirtariq.com/nda-form

Offering Summary

Price **$79,000**

- Building 600 SF
- Rent $2,220
- Lease 5 year

Price includes Inventory

Show Cases, Counters, Furniture, Fixture, Equipment and other operating Essentials. Business only

Buyer and Seller to verify mutually prior to purchase

Business Financials

Business opened in July and operating intermittently

NO Financials Available





INVESTMENT HIGHLIGHTS

Smoke Shop newly opened in July 2026. Seller must sell

Investment Highlights

- **Newly opened:** Established in July 2026, the smoke shop offers an opportunity for an owner-operator to establish consistant business hours and increase the business
- **Motivated seller:** Due to unforeseen circumstances, the seller must sell.
- **Low rent:** Monthly rent is $2,220, including common area maintenance (CAM) charges.
- **Financial information:** The business has operated intermittently and no financial records are available.
- **Accessible location:** Situated on Katella Avenue in a strip center with convenient access, serving an established Orange County residential and commercial area.
- **Address and licensing:** The property has an Anaheim mailing address; the business license is issued by the City of Stanton.
- **Surrounding market:** Reported demographics indicate more than 740,000 residents within a five-mile radius, with reported daily traffic exceeding 42,900 vehicles at Katella and Magnolia avenues.

Location and Area Highlights

- **Established retail corridor:** The Katella Avenue storefront offers exposure along an established east–west corridor surrounded by homes and businesses.
- **Visibility and access:** Historical marketing materials for the center identify street visibility, signage, and shared surface parking. Public transportation along Katella Avenue provides additional access.
- **Neighborhood retail setting:** The surrounding residential density and commercial activity provide a setting for an owner-operator to develop a local customer base.
- **Regional attractions:** Anaheim is home to Disneyland Resort, the Downtown Disney District, Honda Center, and other entertainment and civic destinations.



INTERIOR VIEWS









INTERIOR VIEWS









DEMOGRAPHICS

			3 miles	5 miles	10 miles
POPULATION					
	2026 Population		293,000	743,611	2,308,098
	Median Age		39.1	39.1	39.6
	Bachelor's Degree or Higher		22%	24%	30%
INCOME					
	Average House Income		$106,636	$113,289	$126,977
HOUSING					
	Median Home Value		$737,016	$757,604	$817,401
	Median Home Year Built		1967	1968	1968
HOUSINHOLDS					
	2025 Households		85,183	214,930	708,629
	Average Household Size		3.3	3.3	3
	Average Household Vehicles		2	2	2
HOUSING OCCUPANCY					
	Owner Occupied Households		48%		
	Renter Occupied Households		52%		
DAYTIME EMPLOYMENT					
	Employees		77,036	275,399	1,037,490
	Businesses		10,291	32,131	126,442
TRAFFIC					
	Collection Street	***Cross Street***	Traffic	Year	
	Katella Ave	Magnolia Street W	42,940	2026	
	Magnolia Street	West Katella Ave N	34,542	2026	
	Katella Ave	Katella Ave W	25,509	2026	
	Magnolia Ave	Sout Magnolia Ave N	30,072	2026	

SNAPSHOT



743,611

POPULATION 5 miles



$113,289

INCOME 5 miles



$757,604

HOME VALUE 5 miles



42,940

TRAFFIC Vehilces Per Day

Disclaimer: Information has been obtained from multiple sources and has not been independently verified. All viewers are advised to consult their own advisors, experts, and their own other resources to confirm its accuracy and current status. No representations or warranties, express or implied, are made regarding the accuracy, completeness, or reliability of the information. Viewers assume all risks associated with any errors, omissions, or inaccuracies.

ANAHEIM, CA

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.[6] 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 Conven-tion 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 sec-ond 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 fol-lowed. The city also developed into an industrial center, producing electronics, air-craft 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 hous-es predominate. Downtown Anaheim has three mixed-use historic districts, the larg-est of which is the Anaheim Colony. South of downtown, a center of commercial activ-ity 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 Free-way (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).

THINGS TO SEE AND DO IN THE CITY AND VACINITY









Presented By:



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Broker and Agents do not provide legal, financial, tax or other specialized professional advices

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Governing Law. This Agreement is governed by the laws of the jurisdiction where the Business is headquartered, without regard to conflict-of-laws principles. You submit to the nonexclusive jurisdiction of the courts in that jurisdiction.

Electronic Acceptance. By accepting this Agreement electronically, you agree that your acceptance is binding and enforceable under the Electronic Signatures in Global and National Commerce Act (15 U.S.C. §§ 7001 et seq.), the Uniform Electronic Transactions Act, and other applicable laws.

Information Sharing. By accepting this Agreement, you acknowledge that your information may be shared with Seller, Broker, and other sellers and brokers.



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