


For Lease

Buena Park Place
8191-8371 La Palma Avenue
Buena Park, CA

 JLL SEE A BRIGHTER WAY



Aerial



Demographics

Strong foot traffic

Buena Park Place has exemplified strong recovery from the Covid-19 pandemic. Since March of 2019, the property has seen a steady climb to pre-pandemic levels and exceeded them for the first time in September 2022 by 3%. That strong foot traffic presence is spread amongst the entire tenant roster with Kohl's, Chick-Fil-A, ALDI, PetSmart, ULTA, and Starbucks all ranking within the top 15% of visitors nationwide for their respective chain (Placer.ai).



3.9 Million
Annual visits

The Center has exceeded pre-Covid levels.

296K
Monthly visits
September 2019

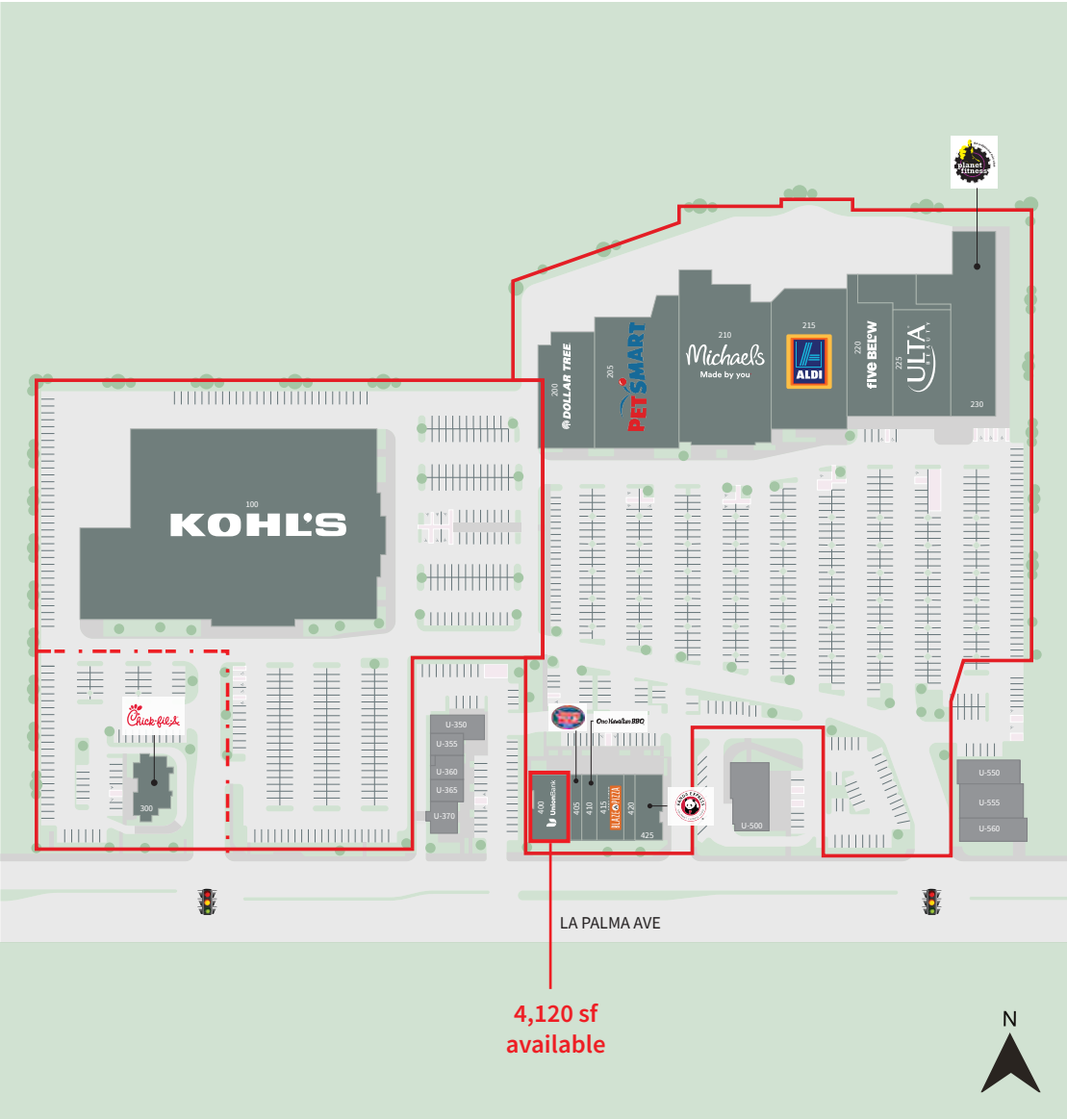
304K
Monthly visits
September 2022

Top 6% of all shopping centers in the U.S.
Top 9% of shopping centers in California

<p>KOHL'S</p> <p>Top 4% Nationwide Top 7% in California</p>	<p>Chick-fil-A</p> <p>Top 7% Nationwide Top 16% in California</p>	<p>ALDI</p> <p>Top 11% Nationwide Top 13% in California</p>
<p>PETSMART</p> <p>Top 7% Nationwide Top 12% in California</p>	<p>ULTA BEAUTY</p> <p>Top 13% Nationwide Top 25% in California</p>	<p>Starbucks (NAP)</p> <p>Top 12% Nationwide Top 18% in California</p>

	1 mile	3 miles	5 miles
2023 Population	24,972	263,182	631,602
Avg. income	\$118,311	\$124,814	\$135,983
Consumer spending	\$210.3 Million	\$2.9 Billion	\$7.4 Billion
Avg. household price	\$624,439	\$657,662	\$708,820

Site plan



Tenant	SF
Kohls	86,584
Dollar Tree	9,771
PetSmart	19,312
Michael's	24,666
ALDI	18,118
Five Below	9,000
Five Below Office	911
ULTA	10,465
Planet Fitness	16,425
Available	4,120
Jersey Mike's (coming soon)	1,200
Ono Hawaiian	1,600
Blaze Pizza	2,800
Golden Bowl	1,200
Panda Express	2,400
Total	208,572

Note: Kohl's is on a ground lease and Chick-Fil-A subleases through Kohl's



Area overview

Buena Park

The city known as the “Center of Southland” got the nickname due to its access to both the CA 91 and I-5 Freeways. Buena Park, located in infill Orange County, is a multidimensional city, offering quality residential areas, excellent cultural and recreational facilities, and a stable economy to its 83,000 residents and millions of visitors per year.

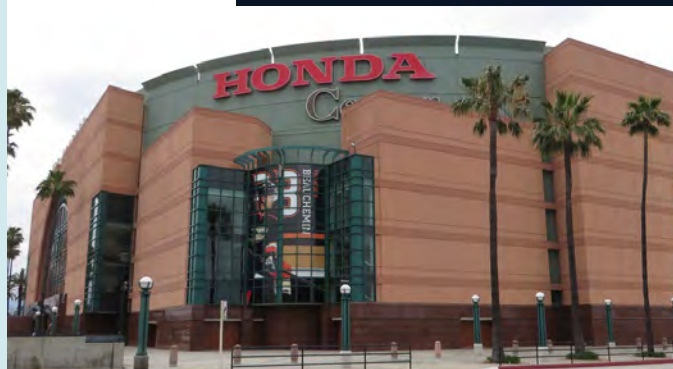
The strong local economy includes the Entertainment Corridor, which contains a variety of well known attractions, including Knotts Berry Farm/ Soak City, Pirates Dinner Adventure, Medieval Times, several hotels, and several development plans for several more exciting entertainment and lodging venues. The city’s proximity to Anaheim puts it in within a short commute to Disneyland, Angel Stadium, and the Honda Center. Additionally, the city has a successful auto center with approximately 100 manufacturing and warehousing companies.



Knott's Berry Farm

Honda Center - Home to the Anaheim Ducks

Angel Stadium



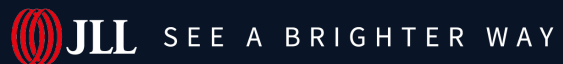
Pirates Dinner Adventure



Knott's Soak City

A Truly Regional Location





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