

PLATINUM TRIANGLE RESTAURANT OPPORTUNITY

Walking Distance to OCVIBE & Honda Center

AVAILABLE



2438 E KATELLA AVE
ANAHEIM, CA

AN UNMATCHED HUB OF ENERGY

For a new restaurant at 2438 E. Katella Avenue in Anaheim’s coveted Platinum Triangle, the trajectory is clear and compelling. This location is not just a point on a map; it’s a front-row seat to the future of Anaheim. Be at the epicenter of a supercharged hub for entertainment, residential growth, and commercial vitality.

- Fully equipped, turnkey, second-generation space with built in amenities including bar, kitchen, hood system, and 2 walk in coolers
- Over 8,000 sq. ft. of combined indoor and outdoor space
- Walking distance to Honda Center, Angels Stadium, and the OCVIBE development, currently under construction
- High-visibility location with signage opportunities on Katella Ave at the CA-57 freeway
- Capture daily traffic from the adjacent Class A office building, Stadium Towers



7,089 SF

2nd Generation
Restaurant



992 SF

Covered
Patio with Fire Pit



36,000

VPD at Katella
Avenue



Dedicated

Onsite Parking
Stalls

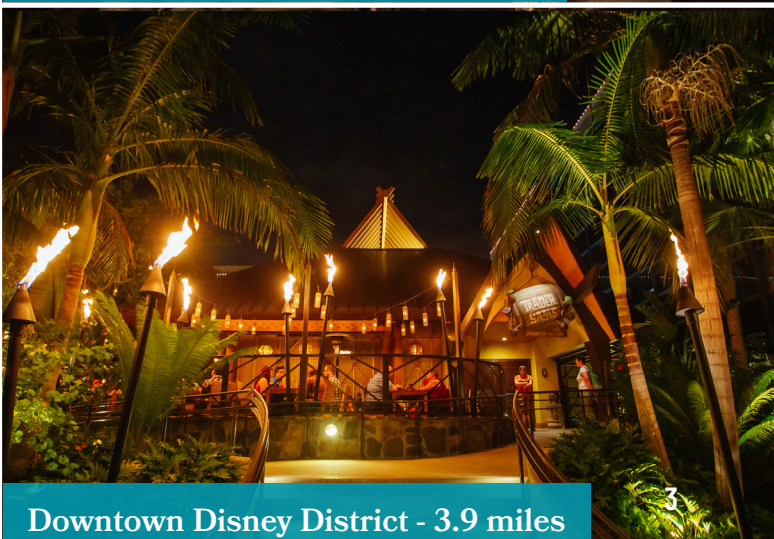
CLICK FOR VIRTUAL TOUR



Anaheim GardenWalk - 2.2 miles



House of Blues Anaheim - 2.2 miles



Downtown Disney District - 3.9 miles

COMMUNITIY OVERVIEW

	1 mile	3 miles	5 miles
Population	25,603	268,557	790,716
Daytime Population	28,487	290,730	760,560
Avg Household Income	\$105,036	\$114,895	\$113,445
Households	7,017	79,126	229,391
Avg Home Value	\$839,925	\$855,915	\$821,223
Population with College Degree	27.1%	36.5%	33.9%
Spent on Retail & Services Annually	\$403.69 M	\$4.54 B	\$12 B

26.5 Million

Visitors to Anaheim/year

(Source: [Visit Anaheim, 2026](#))

\$6.8 Billion

Estimated Visitor Spending/year

(Source: [Visit Anaheim, 2026](#))

At a Glance
5 mile radius

\$113,445
Average Household
Income

\$12 Billion
Dining & Entertainment
Spending/year

790,716
Population

(Source: Esri, 2026)

SITE PLAN



ANAHEIM: THE ULTIMATE ENTERTAINMENT DESTINATION

The restaurant’s location is at the heart of Southern California’s premier entertainment district. It is strategically positioned near world-class venues:



Honda Center
Home to the NHL’s Anaheim Ducks and a host for major concerts and events.



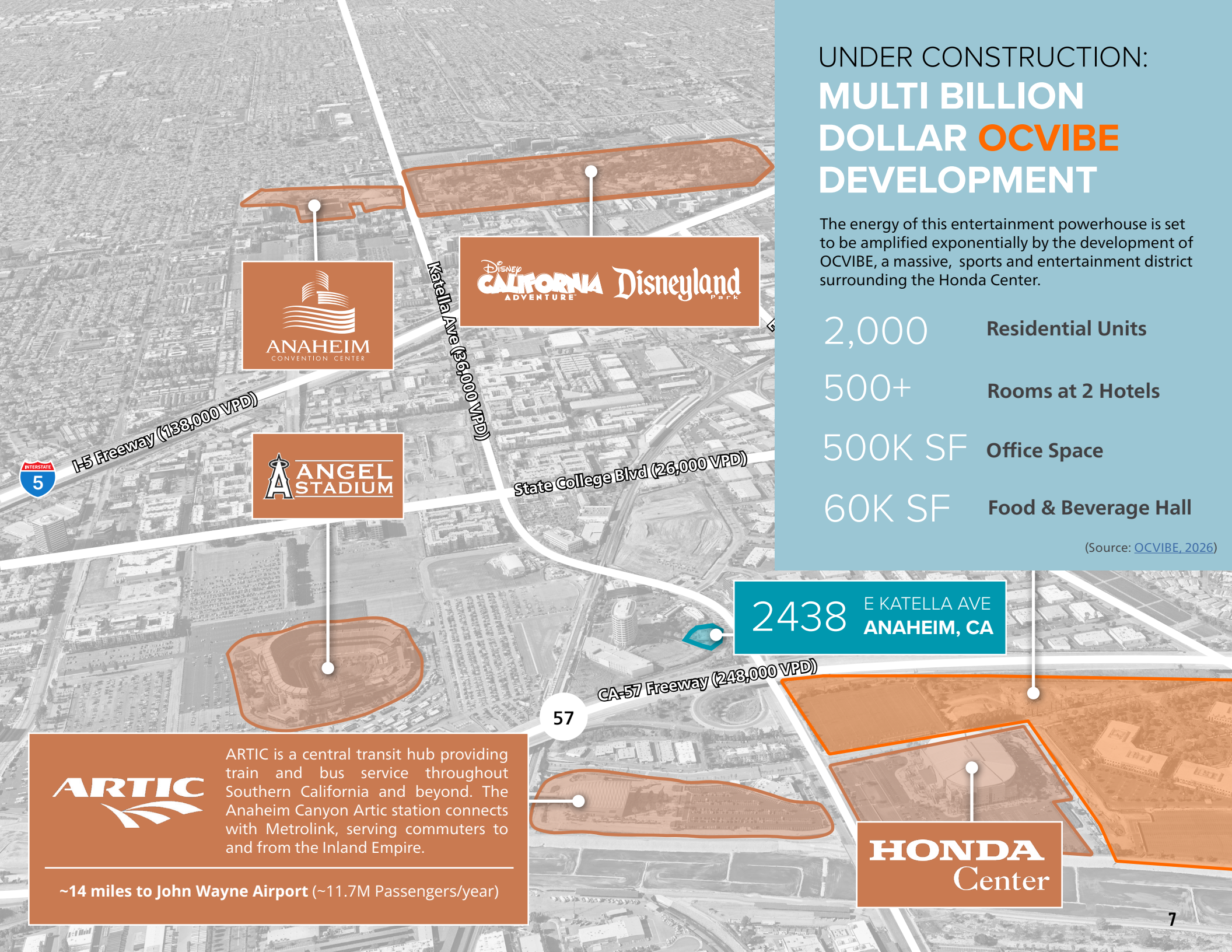
Angel Stadium
The iconic ballpark of the Los Angeles Angels.



Anaheim Convention Center
Largest conventions center on the West Coast. Hosts more than 1 million visitors a year.



Disneyland & California Adventure Parks
The iconic Disneyland and Disney California Adventure parks are a massive draw, attracting a combined total of nearly 26 million visitors to Anaheim in recent years. This immense popularity is consistently fueled by ongoing evolution, with major expansions underway like the doubling in size of Avengers Campus and the addition of a new “Coco” themed attraction at Disney California Adventure. These developments promise to bring beloved stories to life in new ways, ensuring the parks remain a top global destination.





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