



For Lease

**RARE FLAGSHIP
OPPORTUNITY IN
THE ANAHEIM
RESORT DISTRICT**

*+/- 1,500 SF Building on
+/- 18,295 SF of Land*

231 W Katella Ave, Anaheim, California, 92802

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Property Highlights

Anaheim Resort District

231 W Katella Ave, Anaheim

- Incredible location at the NEC of Katella and Clementine in the Anaheim Resort District
- Regional location with International draw, nearby attractions include: Disneyland, Anaheim Convention Center, Anaheim GardenWalk and hotels
- Rare small land lease opportunity - perfect for redevelopment!
- Development standards in the Resort District include relaxed parking requirements
- Anaheim Resort District Hotels: 75 existing, 4 under construction, 4 planned, and 21 recently renovated.

AREA RETAILERS



DEMOGRAPHICS

1 mile ▼

3 miles ▼

5 miles ▼



29,326

Total Population



8,745

No. of Households



\$78,330

Ave. HH Income



\$477,813

Median Home Value



265,746

Total Population



74,724

No. of Households



\$89,669

Ave. HH Income



\$567,883

Median Home Value



801,700

Total Population



219,981

No. of Households



\$89,455

Ave. HH Income



\$562,874

Median Home Value





Location Map



Hotels

- | | |
|--------------------------------------|--|
| 1. Hampton by Hilton | 14. SpringHill Suites |
| 2. WorldMark Anaheim | 15. Sheraton |
| 3. Cambria Hotels & Suites - Anaheim | 16. Courtyard |
| 4. La Quinta | 17. Marriott |
| 5. Extended Stay America | 18. Disney's Grand Californian Hotel & Spa |
| 6. JW Marriott | 19. Disney's Paradise Pier Hotel |
| 7. Comfort Inn | 20. Disneyland Hotel |
| 8. Suncoast Park Hotel | 21. Disneyland Resort |
| 9. Hotel Indigo | 22. Eden Roc Inn & Suites |
| 10. Hyatt | |
| 11. The Anaheim Hotel | |
| 12. Best Western | |
| 13. Fairfield | |

Anaheim Garden Walk

1. The Cheesecake Factory
2. Bubba Gump Shrimp
3. House of Blues
4. Johnny Rockets
5. Fire + Ice
6. Grasslands Meat Market

Downtown Disney

1. Black Tap
2. Splitsville
3. Ralph Brennan's Jazz Kitchen
4. GCH Craftsman Grill
5. Hearthstone Lounge
6. Starbucks

Retailers

- | | |
|-----------------------------|---|
| 1. Ruth's Chris Steak House | 8. The Fifth |
| 2. Morton's Steakhouse | 9. California Fish Grill |
| 3. Starbucks | 10. The Habit Burger Grill |
| 4. IHOP | 11. Ono Hawaiian Bbq |
| 5. Tony Roma's | 12. Steakhouse 55 |
| 6. McDonalds | 13. Tangaroa Terrace Tropical Bar & Grill |
| 7. Panera Bread | |

Aerial Map



Anaheim Resort District Stats

The Anaheim Resort

1,100-acre district including Disneyland Resort theme parks, Anaheim Convention Center, hotels, restaurants and shops.

Annual Visitors:	More than 25 million
Employees:	More than 30,000
Size:	3 percent of Anaheim's 32,000 acres
# of Hotels:	75; more than half of the city's 142
# of Hotel Rooms:	17,000; 84% of the city's 20,383
Annual Revenue:	\$121.1 million; 40% of city's \$302 mil
Annual Spending:	\$73.7 million
Net Benefit:	Anaheim Resort is projected to provide \$47.4 million in net revenue, or 12 percent of the city's general fund, for the 12 months through June 2021

Disneyland Resort

490-acre collection of Disney properties within The Anaheim Resort.

Disneyland Park:	100 acres, opened in 1955 as Walt Disney's original theme park
CA Adventure:	57 acres, opened as second Anaheim theme park in 2001
Downtown Disney:	20 acres, opened 2001
Grand Californian:	948 rooms, 50 vacation club villas, opened 2001
Disneyland Hotel:	973 rooms, opened 1955; 350-room Disney Vacation Club tower opening in 2023
Paradise Pier:	481 rooms, opened 1984, acquired by Disney in 1995
Parking Structures:	15,241 spaces, six levels per parking structure (Mickey & Friends (opened 2001)/Pixar Pals (opened 2019)

Anaheim Convention Center

Largest convention center on the West Coast, city owned and operated.

Opened:	July 12, 1967
Expansions:	1974, 1982, 1990, 1993, 1998, 2000, 2017
Size:	1.8 million square feet



*For information on The Anaheim Resort District, visit [The Anaheim Resort Fact Sheet](#)



*Achieve
Ambitions*

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