

FOR LEASE OPPORTUNITY  
6010 BALL ROAD | BUENA PARK, CA 90620



BALL RD ±23,000 VPD

VALLEY VIEW ST ±50,000 VPD

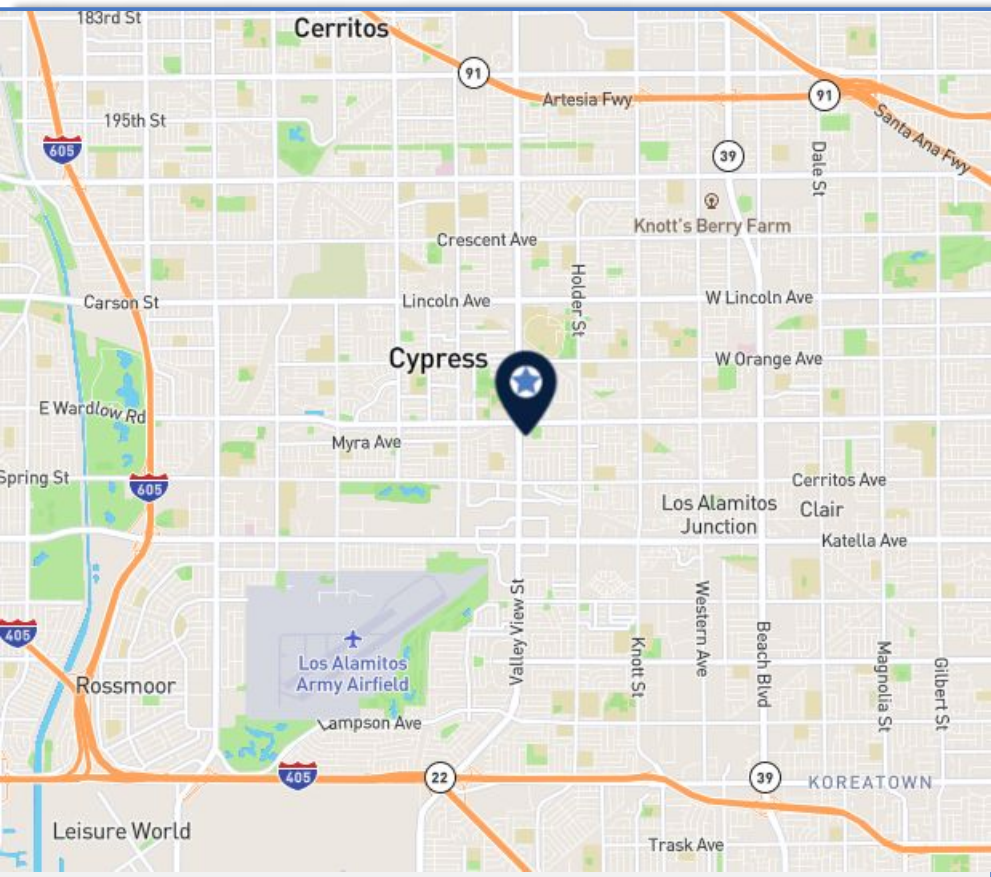
# PROPERTY OVERVIEW

- Petco Anchored Shopping Center
- Anchor Space Available for Lease
- Join tenants such as Taco Bell, Petco, Wells Fargo, and many more!
- Terrific Visibility and excellent signage available
- Blocks away from the 405 and 605 Freeway
- Near the Joint Forces Training Base, Cypress High School and Cypress College
- Adjacent to Larwin Park



**AVAILABLE**

- **6080 BALL RD**
  - **FORMER RALPH'S MARKET**
  - **±41,500 SF. - RENT NEGOTIABLE**
- **6032 BALL RD**
  - **FORMER RESTAURANT**
  - **±2,400 SF. - \$1.70PSF**
- **6038 & 6042 BALL RD (COMBINED)**
  - **FORMERLY RESTAURANT WITH TAP ROOM & KIDS PLAY AREA PLACE**
  - **±12,000 SF. - \$1.20PSF**
- **NNN'S ARE \$0.60PSF**



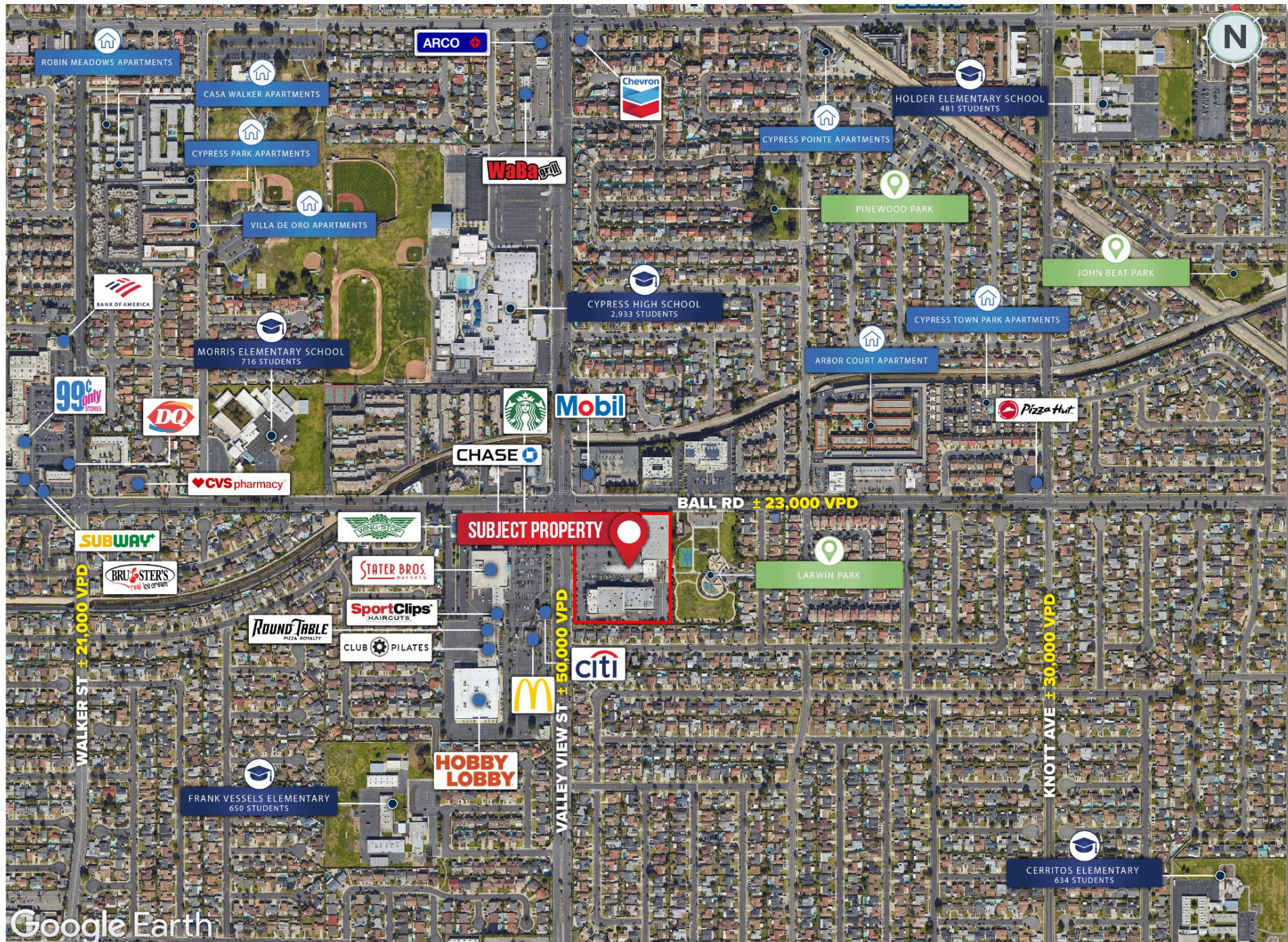
## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	26,740	163,257	483,593
Current Year Estimate	26,591	161,330	479,506
2010 Census	26,617	160,222	472,874
Growth Current Year-Five-Year	0.56%	1.19%	0.85%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,266	55,212	153,663
Current Year Estimate	8,099	53,597	150,060
2010 Census	7,878	51,792	140,537
Growth Current Year-Five-Year	2.06%	3.01%	2.40%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$129,356	\$140,722	\$123,708
AGE	1-MILE	3-MILE	5-MILE
Average Age	35	34	36

# SITE PLAN



# SURROUNDING TENANTS





FOR LEASE

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### EXCLUSIVE LEASING AGENT

**MATTHEW SUNDBERG**

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**BROKER OF RECORD**

**DAVID HARRINGTON**

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This Leasing Package contains select information pertaining to the business and affairs located at **6010 Ball Road | Buena Park, CA 90620** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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