

PARKER & ASSOCIATES, INC.

SUITE C · AVAILABLE NOW

KFS PROPERTIES



RETAIL FOR LEASE · BUENA PARK, CALIFORNIA

5801 Lincoln Avenue

Suite C · 2,660 SF corner unit · NNN · Rate on request

2,660

square feet, corner unit

63,000

vehicles a day at Lincoln & Valley View

235,000

people within 3 miles

[DIGITALRE.COM/LINCOLN](https://digitalre.com/lincoln)

— THE SPACE

Suite C

Corner unit, 58'8" wide by 66' deep, with a rear door. Candy Lash and Brow Bar is next door, with Sherwin-Williams at the other end of the building. Panel space available on the monument sign. The building was recently renovated with new paint, lighting and parking lot.

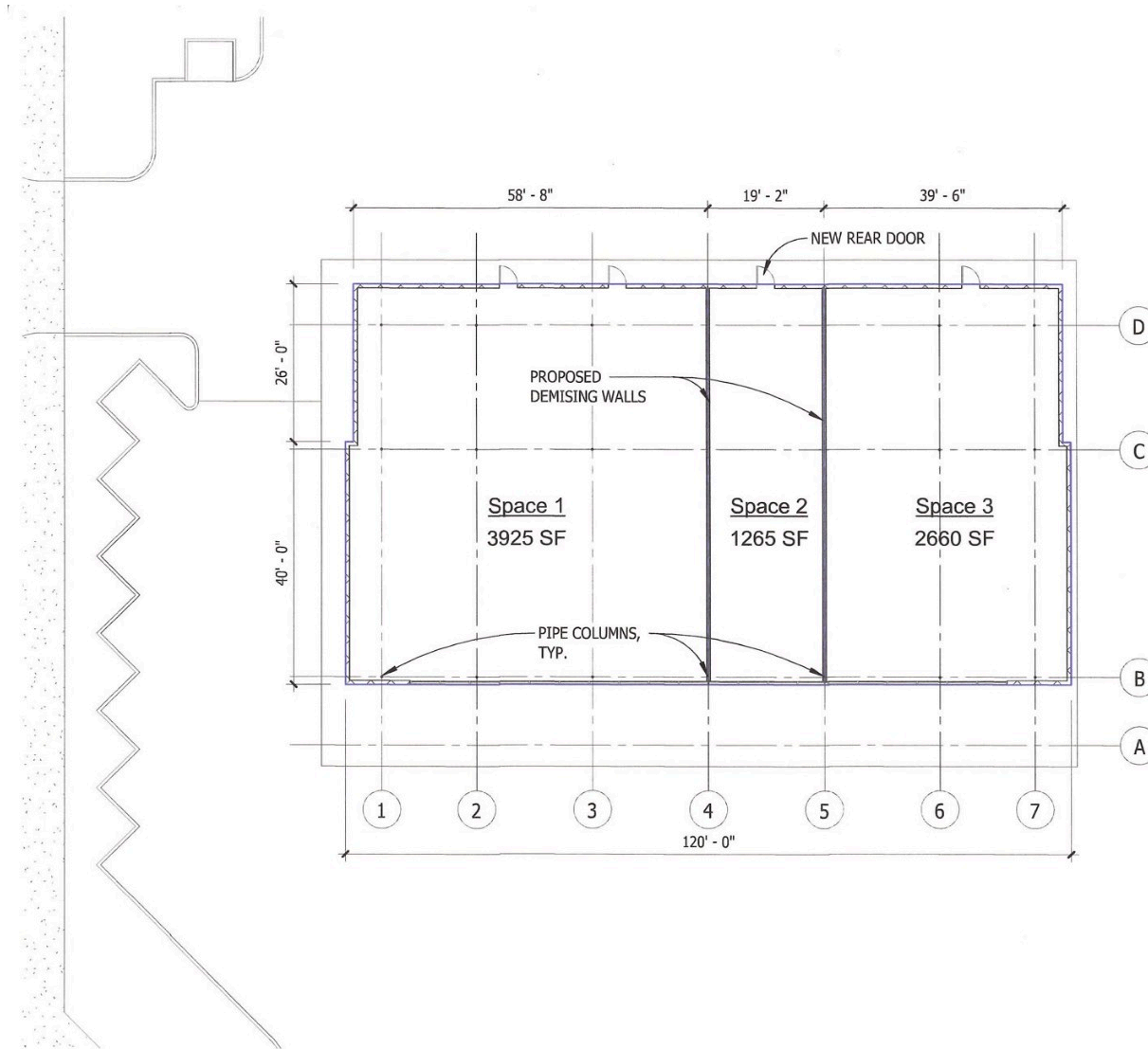
SIZE	2,660 SF
WIDTH	58'8"
DEPTH	66'
LEASE TYPE	NNN
RATE	On request
AVAILABLE	Now
BUILDING	7,850 SF, 3 suites
PARKING	Shared surface lot



The Suite C storefront and the three tenant building. Photos digitally retouched.

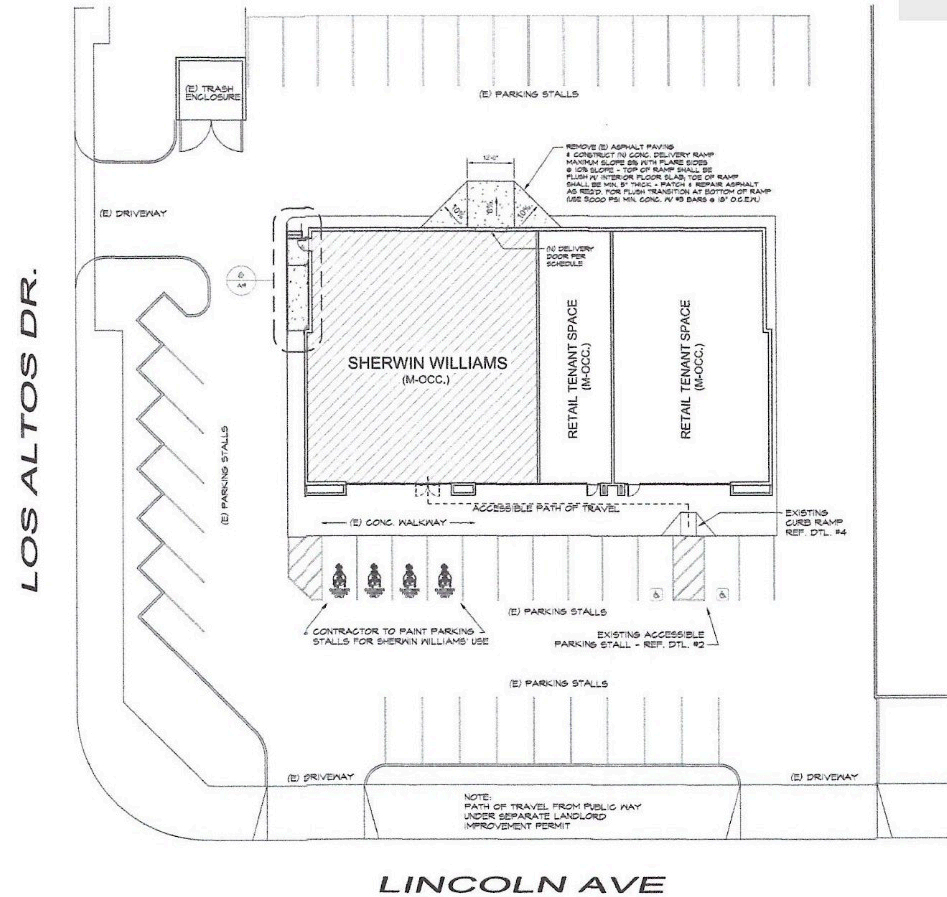
Floor plan

Suite C is labeled Space 3. For reference only, not to scale.



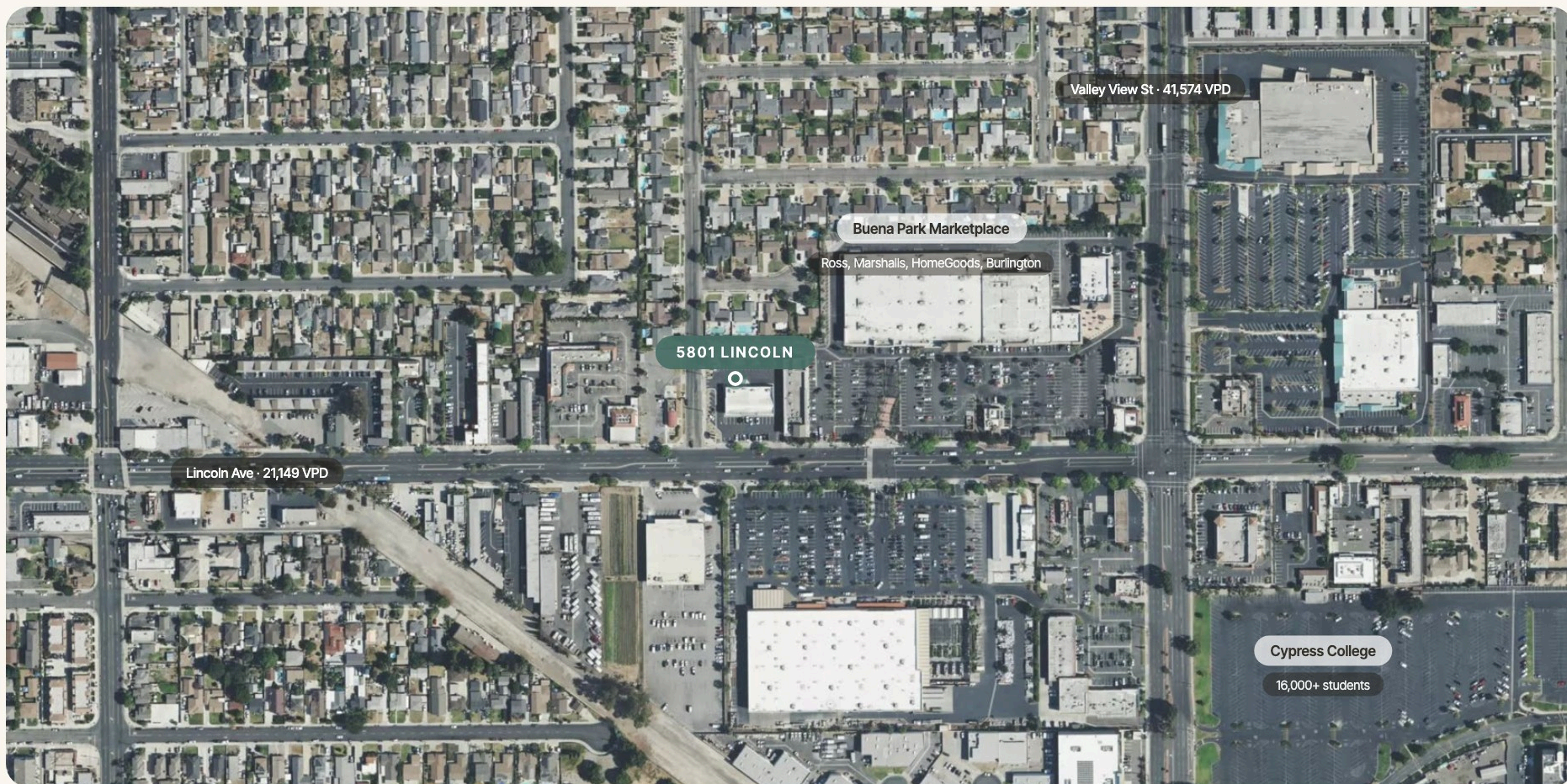
Site plan

The parcel at Lincoln Ave and Los Altos Dr. For reference only, not to scale.



Lincoln Ave at Valley View St

North side of Lincoln Avenue just west of the Valley View signal. City of Buena Park 2025 counts: 21,149 vehicles per day on Lincoln, 41,574 on Valley View.

**Buena Park Marketplace**

Ross, Marshalls, HomeGoods, Burlington

next door

91 Freeway

via Valley View St

6 min

Cypress College

over 16,000 students

past the light

5 Freeway

via Beach Blvd

9 min

Knott's Berry Farm

about 2 miles east

8 min

The Source OC

dining and entertainment

9 min

Demographics, traffic and retail neighbors

AROUND THE PROPERTY			
	1 MI	3 MI	5 MI
People	29,023	235,280	594,184
Households	9,443	74,319	186,928
Average income	\$133,669	\$132,747	\$132,775
Median income	\$105,119	\$109,457	\$105,119
Median age	40.3	39.5	39.7
Homes earning \$200K+	21.3%	19.7%	19.5%
US Census American Community Survey, 2020 to 2024 estimates, measured from the site.			

VEHICLES PER DAY	
Lincoln Ave (at site)	21,149
Valley View St (at Lincoln)	41,574
Beach Blvd (SR-39) at Lincoln	68,800
SR-91 Fwy at Valley View St	186,600
City of Buena Park GIS ADT, 2025. Caltrans Traffic Census, 2023.	

Sherwin-Williams and Candy Lash and Brow Bar share the building. The rest are next door at Buena Park Marketplace or within a short drive.



SHERWIN WILLIAMS

IN THE BUILDING



ROSS
DRESS FOR LESS

NEXT DOOR



Marshalls

NEXT DOOR



HomeGoods

NEXT DOOR



Burlington

NEXT DOOR



STARBUCKS

NEXT DOOR



PANDA EXPRESS
CHINESE KITCHEN

NEXT DOOR



CHASE

NEXT DOOR



CYPRESS COLLEGE

PAST THE LIGHT



Knott's
BERRY FARM

8 MINUTES

— CONTACT

Tours and inquiries

Co-listed by Parker & Associates, Inc. and KFS Properties Call, email, or visit digitalre.com/lincoln for photos, plans, video and the full numbers.



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