

# 5510

## DANNY AVENUE, CYPRESS, CA

± 3,100 SF COMMERCIAL BUILDING WITH FENCED YARD



# FOR SALE

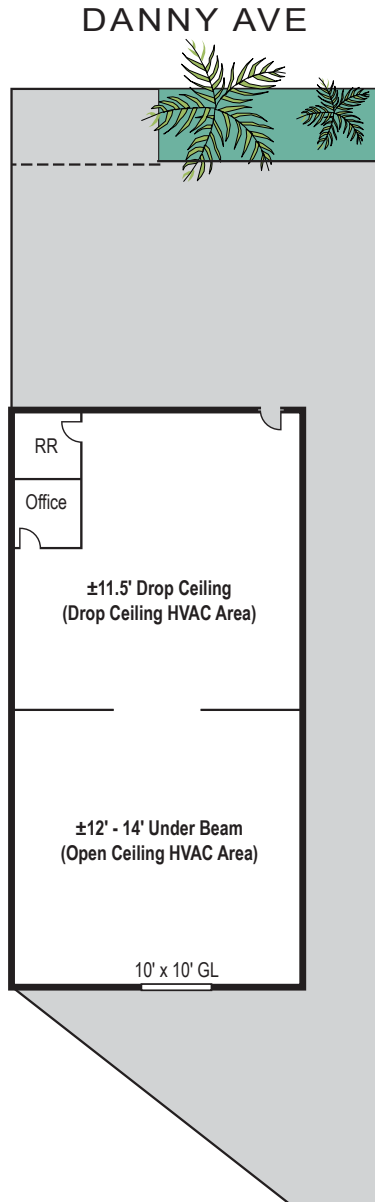
**Voit**  
REAL ESTATE SERVICES

**BC**  
BOUMA CAPUTO

<b>BUILDING ADDRESS</b>	5510 Danny Avenue, Cypress, CA
<b>BUILDING SIZE</b>	± 3,100 SF Commercial Building with Fenced Yard
<b>LAND SIZE</b>	± 7,328 SF (.17 AC) Parcel
<b>YARD</b>	Large Concrete Fenced Yard
<b>DROP-CEILING HVAC AREA</b>	± 1,520 SF
<b>CEILING CLEARANCE</b>	± 11.5' - 14' Ceiling Clearance
<b>GROUND LEVEL DOORS</b>	Two (2) Ground Level Doors (12' x 13') and (10' x 10')
<b>YEAR BUILT</b>	1974
<b>ZONING</b>	Lincoln Ave. Spec Plan - CM, Commercial Mixed-Use Zoning (Buyer Must Verify All Uses)
<b>PARCEL NUMBER</b>	262-472-30
<b>OTHER</b>	Open HVAC Storage Area



# SITE PLAN / DEMOGRAPHICS



## Demographic and Income Profile

5510 Danny Ave, Cypress, California, 90630  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 33.83264  
Longitude: -118.03644

Summary	Census 2010	Census 2020	2024	2029				
Population	28,045	29,001	28,554	28,343				
Households	8,933	9,455	9,473	9,685				
Families	7,244	7,591	7,496	7,674				
Average Household Size	3.10	3.06	3.00	2.92				
Owner Occupied Housing Units	5,462	5,479	5,459	5,642				
Renter Occupied Housing Units	3,471	3,976	4,014	4,043				
Median Age	38.5	40.3	41.3	42.3				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.15%	0.09%	0.38%					
Households	0.44%	0.38%	0.64%					
Families	0.47%	0.37%	0.56%					
Owner HHs	0.66%	0.58%	0.97%					
Median Household Income	3.01%	2.70%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	511	5.4%	432	4.5%				
\$15,000 - \$24,999	355	3.7%	262	2.7%				
\$25,000 - \$34,999	460	4.9%	361	3.7%				
\$35,000 - \$49,999	676	7.1%	536	5.5%				
\$50,000 - \$74,999	1,220	12.9%	1,019	10.5%				
\$75,000 - \$99,999	1,116	11.8%	1,045	10.8%				
\$100,000 - \$149,999	1,940	20.5%	2,027	20.9%				
\$150,000 - \$199,999	1,310	13.8%	1,545	16.0%				
\$200,000+	1,884	19.9%	2,458	25.4%				
Median Household Income	\$107,137		\$124,240					
Average Household Income	\$140,186		\$165,172					
Per Capita Income	\$46,532		\$56,482					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,492	5.3%	1,306	4.5%	1,254	4.4%	1,221	4.3%
5 - 9	1,620	5.8%	1,687	5.8%	1,428	5.0%	1,286	4.5%
10 - 14	2,021	7.2%	1,976	6.8%	1,682	5.9%	1,487	5.2%
15 - 19	2,491	8.9%	2,026	7.0%	1,820	6.4%	1,607	5.7%
20 - 24	1,999	7.1%	1,874	6.5%	1,972	6.9%	1,679	5.9%
25 - 34	3,178	11.3%	3,564	12.3%	3,749	13.1%	4,123	14.5%
35 - 44	3,880	13.8%	4,026	13.9%	3,885	13.6%	3,756	13.3%
45 - 54	4,879	17.4%	4,144	14.3%	4,112	14.4%	3,961	14.0%
55 - 64	3,020	10.8%	3,991	13.8%	3,829	13.4%	3,731	13.2%
65 - 74	1,883	6.7%	2,561	8.8%	2,825	9.9%	3,131	11.0%
75 - 84	1,208	4.3%	1,293	4.5%	1,425	5.0%	1,725	6.1%
85+	374	1.3%	554	1.9%	573	2.0%	636	2.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,242	47.2%	9,051	31.2%	8,266	28.9%	7,564	26.7%
Black Alone	1,025	3.7%	1,008	3.5%	1,011	3.5%	976	3.4%
American Indian Alone	224	0.8%	201	0.7%	200	0.7%	196	0.7%
Asian Alone	9,905	35.3%	11,974	41.3%	12,250	42.9%	12,673	44.7%
Pacific Islander Alone	186	0.7%	166	0.6%	168	0.6%	167	0.6%
Some Other Race Alone	2,113	7.5%	3,290	11.3%	3,351	11.7%	3,438	12.1%
Two or More Races	1,349	4.8%	3,312	11.4%	3,309	11.6%	3,329	11.7%
Hispanic Origin (Any Race)	6,151	21.9%	7,209	24.9%	7,254	25.4%	7,372	26.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

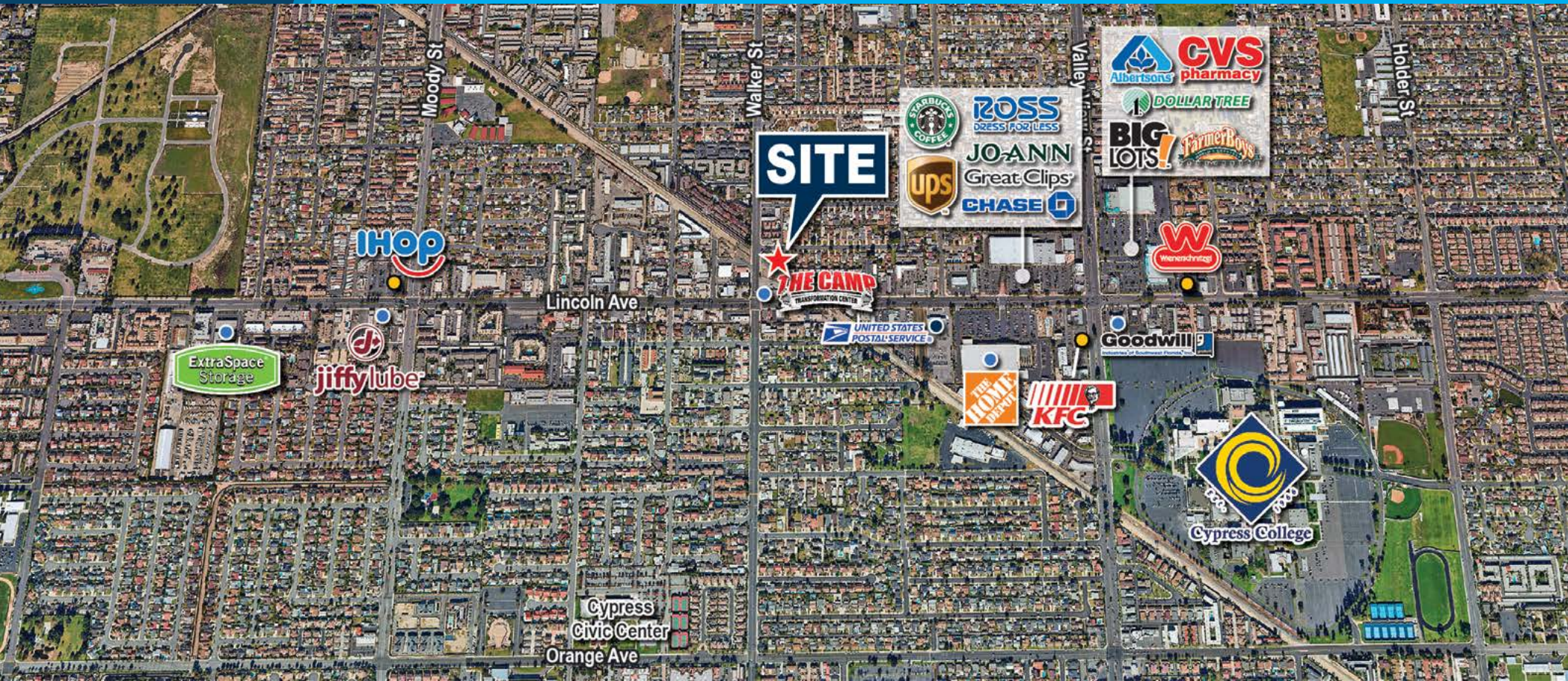
August 06, 2024



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Offered by:

**Voit**  
REAL ESTATE SERVICES

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