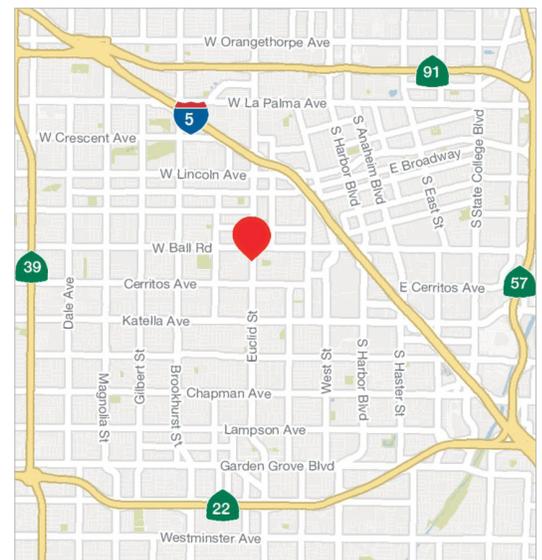




NWC Ball Road & Euclid Street Anaheim, CA

Property Highlights:

- Successful Anaheim Neighborhood Center Anchored by Northgate Markets, El Pollo Loco, Chipotle Mexican Grill, Panda Express & Winchell's Donuts
- Available Space:
 - 9,206 SF - Fully Built Out Medical Offices, Formerly Optum Medical Offices (Divisible to 3,144 SF + 6,062 SF)
 - 8,350 SF - Former Advanced Auto Parts
 - 1,800 SF of Inline Space
 - 1,600 SF - Future Pad Opportunity
- Major Signalized Intersection with Visibility and Access to Both Euclid St. & Ball Rd.
- Prominent Building and Pylon Signage



Traffic Count

Euclid St.	39,635 CPD
Ball Rd.	24,094 CPD
Total	63,729 CPD

Demographics

	1 Mile	2 Mile	3 Mile
Total Population	37,102	134,067	308,003
Average HH Income	\$87,765	\$88,075	\$87,907
No. of Employees	6,976	113,339	165,218

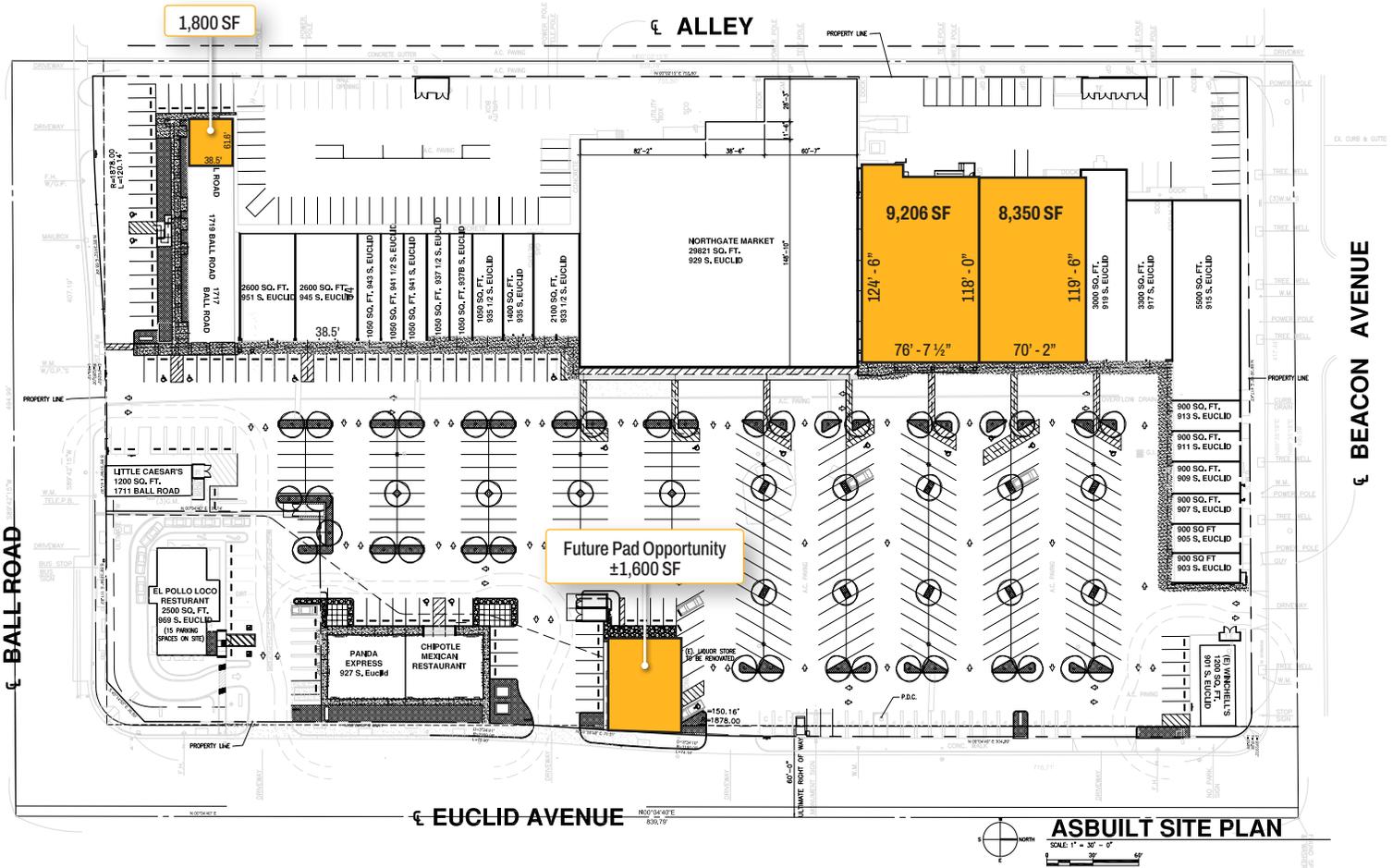
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Site Plan



NOTE - Interior Dimensions Noted: Actual square footage will be based on measurements to center of demising wall

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