

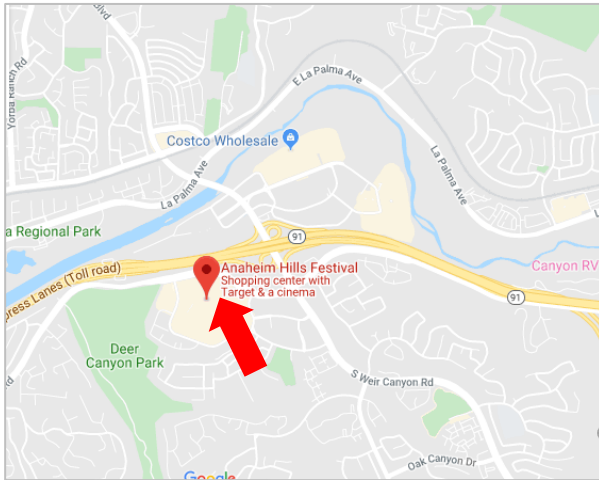
ANAHEIM HILLS FESTIVAL

Weir Canyon Rd & Santa Ana Canyon Rd • Anaheim, CA

Target	ULTA
Hobby Lobby	Nordstrom Rack
Tillys	Petco
BJ's Restaurant Brewhouse	El Cholo
Orangetheory Fitness	Panera Bread
T. J. Maxx	Tutor Time
StretchLab	Nekter Juice Bar
Wood Ranch BBQ & Grill	The Habit Burger Grill
Chipotle Mexican Grill	CAVA Mezze Grill
St. Jude Heritage Medical Center	24 Hour Fitness
First Team Real Estate	Vons



• Approx 572,644 SF (GLA) • Easy access from 91 Fwy



POPULATION

5-mile

147,191



DAYTIME
POPULATION

5-mile

134,637



AVERAGE
HH INCOME

1-mile

\$184,556



MEDIAN
AGE

5-mile

43

TRAFFIC COUNTS

91 Fwy, S of Weir Cyn Rd - 285,000 cpd • Santa Ana Cyn Rd - 36,000 cpd



For More Information, Please Contact:

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As of November 1, 2025

*LOI/Lease Negotiations

**Divisible

***Month-to-Month, Temp Tenant, or Occupied/Possible Recapture

ANAHEIM HILLS FESTIVAL
Anaheim, California
Tenant Roster ~ Space Availability

November 1, 2025

UNIT	TENANT	SQ. FT.
ANCHORS		
	Former Edwards Theatres	62,676
Major A	Target	111,743
Major B1	ULTA	10,880
Major B2	Nordstrom Rack	24,179
Major C	T J Maxx	25,050
Major D	Hobby Lobby	77,883
Major E	Petco	13,300
Major G	Vons	55,000
Major H	PROPOSED REDEVELOPMENT AREA	TBD
Major J	Tillys	9,330
Major K	St. Jude Heritage Medical Group	11,033
Major X	24 Hour Fitness	38,160
Major Y	Tutor Time	10,200
PADS		
Pad A	El Cholo Mexican Restaurant	8,169
Pad B	BJ's Brewhouse	6,188
Pad C2	Verizon 4G Wireless	2,175
Pad C1	Chase Bank	4,200
Pad D1	Dentists of Anaheim Hills	2,800
Pad D2	Nekter Juice	800
Pad D3	CAVA Mezze Grill	2,400
Pad E	Story Bar + Kitchen	7,300
Pad F	Chevron	2,000
Pad G	First Team Real Estate	9,200
SHOP SPACE		
1A	AVAILABLE (Former AT&T)	2,710
1B	Bank of America	4,426
2A	StretchLab	1,424
2B	Bath & Body Works	3,292
2C	Nothing Bundt Cakes	1,699
3A	Mattress Firm	3,923
3B	Orangetheory Fitness	2,367
4A	HOTWORX	2,066
4B	AVAILABLE (Former Bagel Me)	1,843
4C	Fusion Sushi	1,022
4D	Kimmie's Coffee Cup	2,236
5A	AVAILABLE (Former Brain Balance)	1,960
5C	Unique Alterations	1,200
5D	Taekwondo USA	1,600
5E	Color Me Nail Spa	2,000
5F	Ritz Cleaners	1,600

ANAHEIM HILLS FESTIVAL
Anaheim, California
Tenant Roster ~ Space Availability

November 1, 2025

UNIT	TENANT	SQ. FT.
5G	Vision Boutique Optometry	900
5H	Blow Out Parlor	908
5J	Prime iBrow Threading	908
6A	Wood Ranch BBQ & Grill	6,475
6B	Le Salon	2,990
7A	Skin Nirvana Med Spa	2,404
11E	Panera Bread	4,124
12A	SchoolsFirst Credit Union	4,560
13A	Chipotle Mexican Grill	2,700
13E	The Habit Burger Grill	2,370
14A	Egg Tuck	1,504
14B	T-Mobile	1,208
14C	"Snip-Its" Kids Hair Studio	897
14D	Anaheim Hills Smile Studio	900

COMING SOON

*** LOI/Lease Negotiations**

**** Divisible**

*****Month-to-Month, Temp Tenant, or Occupied/Possible Recapture**