

NEC of NOHL RANCH RD.  
& ANAHEIM HILLS RD.

# ANAHEIM HILLS PLAZA

## ±2,719 SF OF MEDICAL/OFFICE/RETAIL SPACE

430 - 500 ANAHEIM HILLS RD., ANAHEIM, CALIFORNIA



### FEATURES:

- Major Intersection Exposure
- Convenient Anchored Neighborhood Center
- Adjacent to Anaheim Hills Public Golf Course / Senior Housing Complex

JOIN: **CVS/pharmacy**<sup>®</sup>



### TRAFFIC COUNT (2022 Est.)

At Intersection of Nohl Ranch Rd./Anaheim Hills Rd./Canyon Rim Rd. - 42,000 Cars/Day

### DEMOGRAPHICS

	Population	Avg. HH Income
1 Mile	11,354	\$117,671
3 Miles	91,917	\$137,748
5 Miles	241,747	\$119,093

Exclusively Represented By:

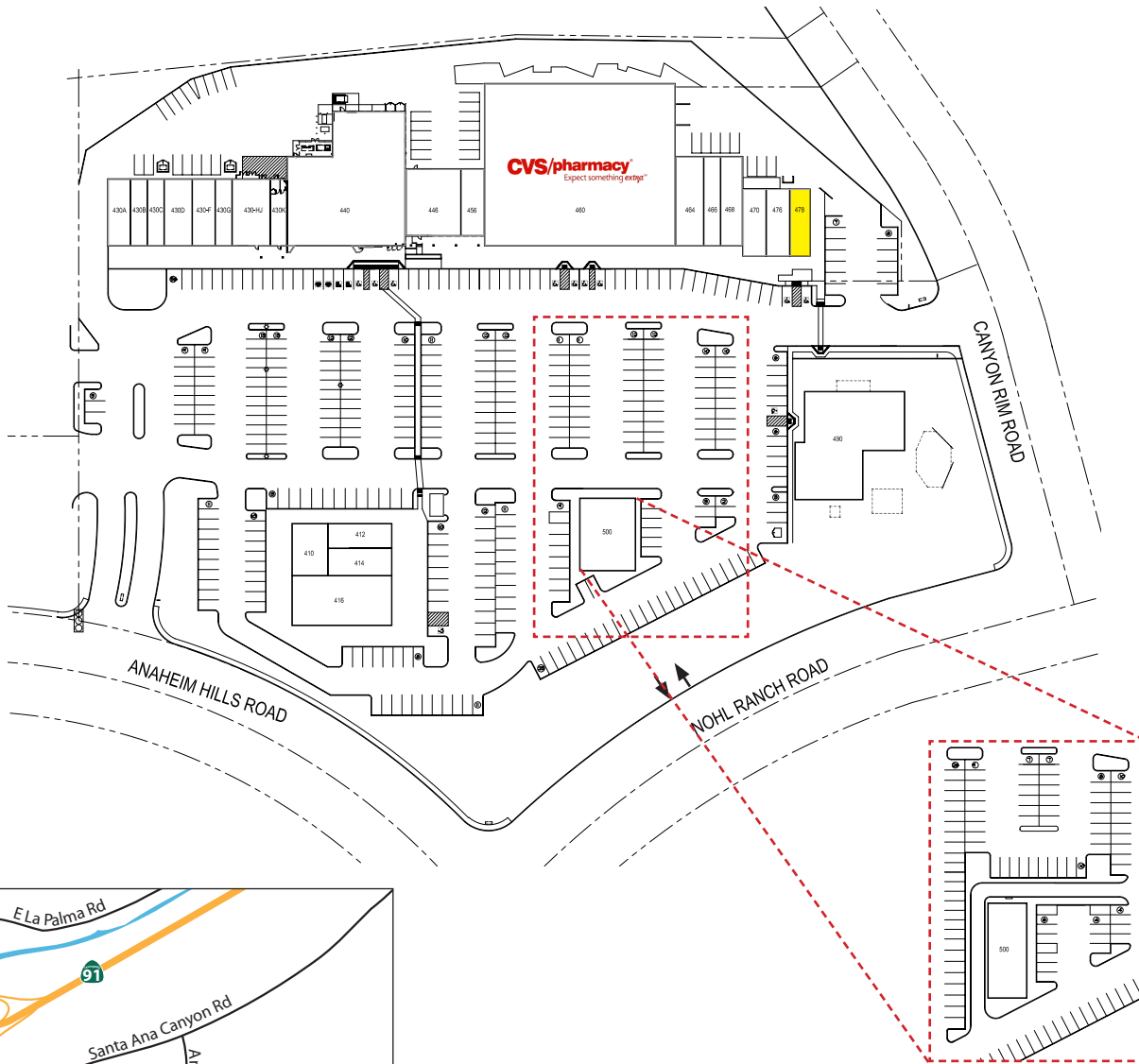
**Ken Gould**

Senior Vice President/Principal

p: (949) 724-4728

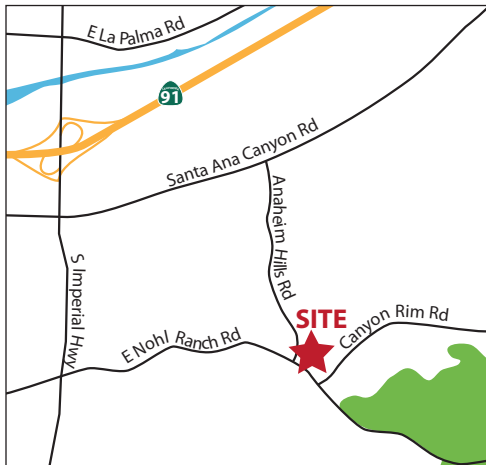
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DRE # 00875719



	TENANT	SQ. FT.
430-A	Neal Music Instruction	1,200
430-B	Touch of Elegance	900
430-C	Sierra Donuts	900
430-D/F	Bamboo Creek Spa	2,700
430-G	Jackboy's Dog Bakery	905
430-H/J	Zesty Thai Bistro	2,170
430-K	Harvest Fresh Storage	900
440	Fresh Choice	11,037
446	Optimal Training	3,000
456	Anaheim Hills Cleaners	1,200
460	CVS	24,650
464	Grape Press Liquor	2,000
466	Mexican Restaurant	1,200
468	Subway	1,600
470	Papa John's Pizza	1,280
478	Available (Medical Build-out)	2,719
410	Eye Level Learning Center	1,500
412	Dental Implant Center	1,200
414	Hillsview Dental Care	1,400
416	Available (Latitude 33 Hair Salon)	4,000
490	American Montessori	6,096
500	Pending Lease	3,250
	<b>TOTAL</b>	<b>75,807</b>

**POTENTIAL FAST FOOD PAD  
OR MULTI-TENANT PAD**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
INVESTMENT SERVICES

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