



RETAIL FOR LEASE

ANAHEIM HILLS VILLAGE CENTER

5624 E. LA PALMA AVE., ANAHEIM, CA 92807

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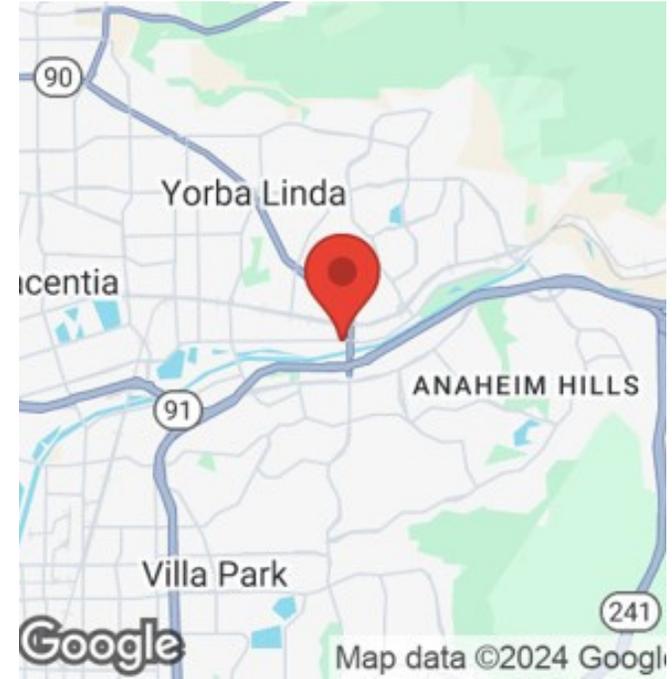
Tom Gonzalez

Direct: (714) 704-4554

tomg@ashwillassociates.com

DRE Lic #01487226

Ashwill
Associates
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

AVAILABLE SF: Suite 5636 A/B with ± 1,650 SF

LEASE RATE: Withheld

LEASE TERM: Minimum 36 months

ZONING: Commercial Retail

PROPERTY OVERVIEW

Retail and Office Space Available at Anaheim Hills Village Center.

Tom Gonzalez with Ashwill Associates is pleased to present the Anaheim Hills Village Center for lease. We currently offering the following prime retail spaces with, unit 5636 A/B + 1,650 SF.

PROPERTY HIGHLIGHTS

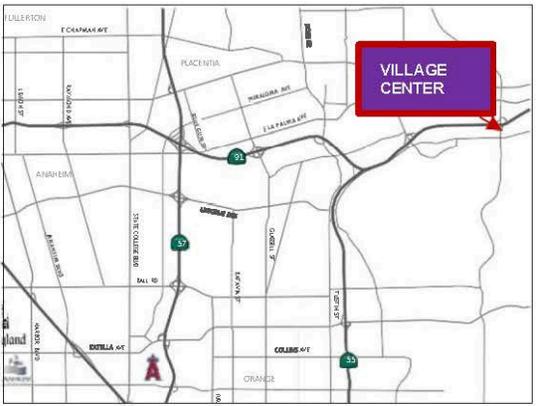
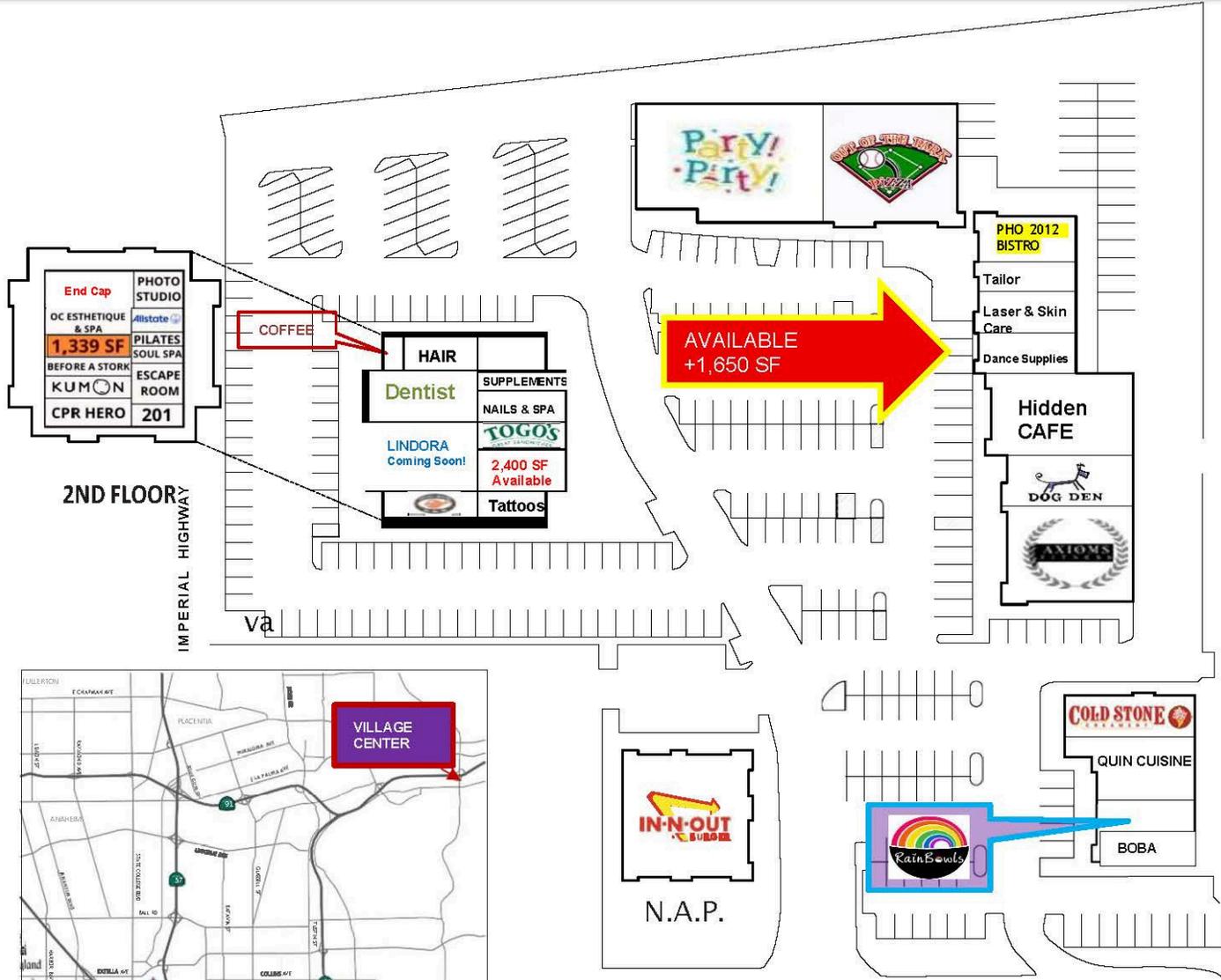
This premier property presents an excellent opportunity for businesses looking to establish a presence in a thriving location. Surrounding amenities include a diverse array of retail and restaurant tenants, including the well-known In-N-Out.

PROPERTY HIGHLIGHTS

- Ample Parking
- Proximity to the 91 Fwy
- Surrounded by multiple retail and restaurant tenants such as In-N-Out
- New Tesla Hub Center coming soon across from the shopping center.
- Heavy Traffic on La Palma and Imperial Hwy.
- Low Rate/SF for the Area

SUITE	TENANT	SIZE (SQ. FT.)
212	Just Leased	910
211	OC Esthetique & SPA	1,335
210	Leased	1,339
209	Before A Stork	1,198
208	Digital Doc Repair	907
207	Kumon Institute	1,151
206	Photo Studio	890
205	All State	1,330
204	Core Arts Pilates	754
203	J Spa	1,051
202	Exodus Escape Room	1,341
201	CPR Hero	896
113	HAIR	462
112	AHV Dentistry	450
111	AHV Dentistry	1,335
109/110	Lindora	2,109
107/108	Guppy House	2,237
106	Supplements	912
105	K Nails & Spa	725
104	Togo's	1,700
102/103	Just Leased	2,400
101	Tattoos	896
TOTAL		26,328

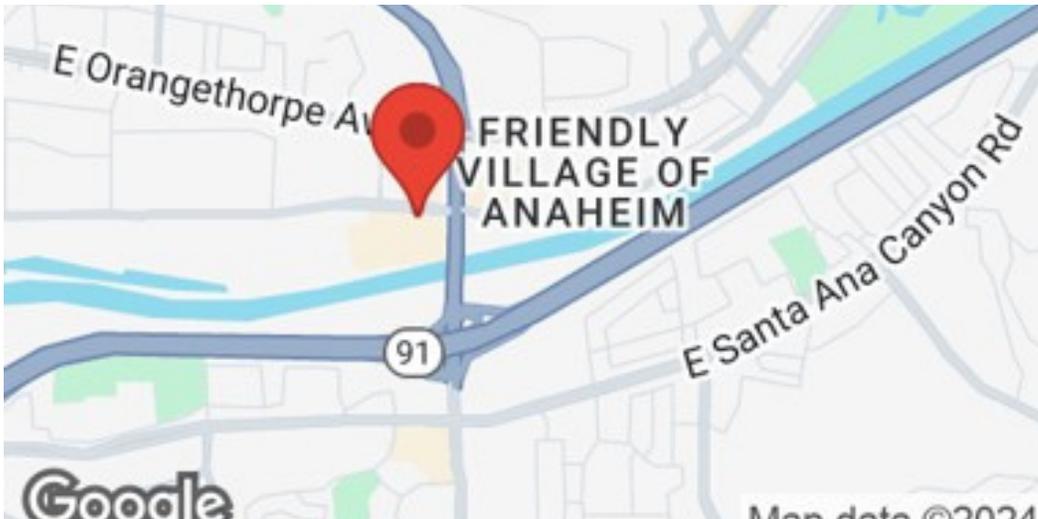
SUITE	TENANT	SIZE (SQ. FT.)
5640	Party! Party!	7,739
5638	Out of the Park Pizza	5,050
5636/E/G	Pho 2012 Bistro	1,750
5636/D	Olivia Taylor Salon	791
5636/C	Visage Laser & Skin Care	1,260
5636/AB	Dance Supplies	1,650
5634	Hidden Café	2,984
5632/A	Doggy Den	2,500
5630	Axioms Fitness	5,200
5626	Cold Stone Creamery	1,949
5624/C/B	Qin Cuisine Rain Bowls 1,356	1,947
5624/A	Restaurant Coming Soon!	
TOTAL		35,176



LA PALMA AVENUE

LOCATION & HIGHLIGHTS

5624 E. La Palma Ave.



LOCATION INFORMATION

Building Name:	Anaheim Hills Village Center
Street Address:	5624-5640 E. La Palma Ave.
City, State, ZIP:	Anaheim Hills, California 92807
County:	North Orange County
Market:	North Orange County Anaheim Hills
Sub-Market:	Yorba Linda
Cross Streets:	La Palma Ave & Imperial Hwy

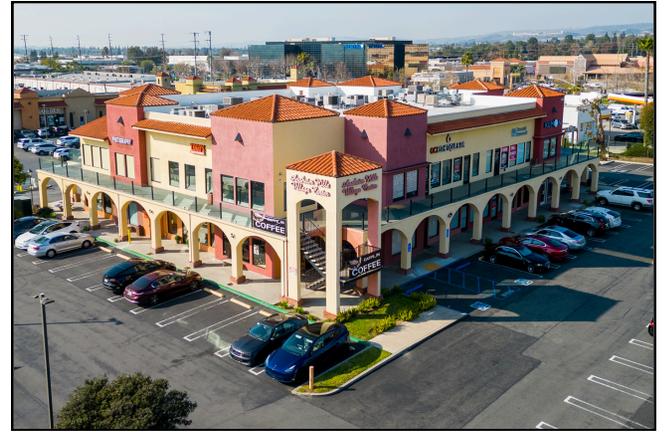
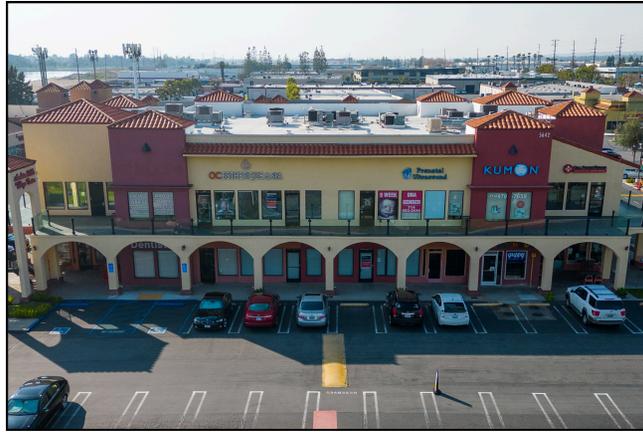
LOCATION OVERVIEW

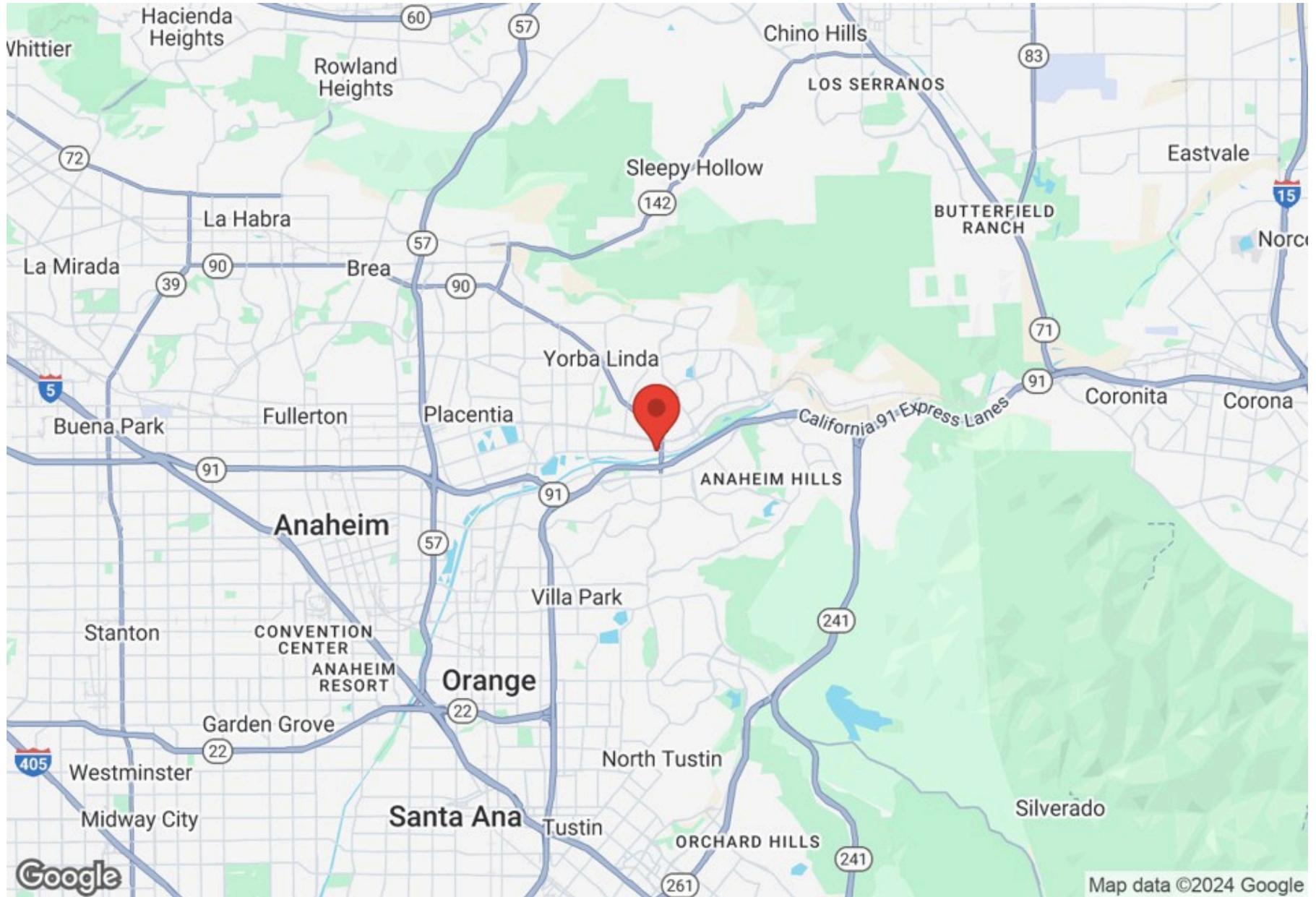
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New Tesla Hub Center coming soon across from the Anaheim Hills Village Center.

LOCATION OVERVIEW

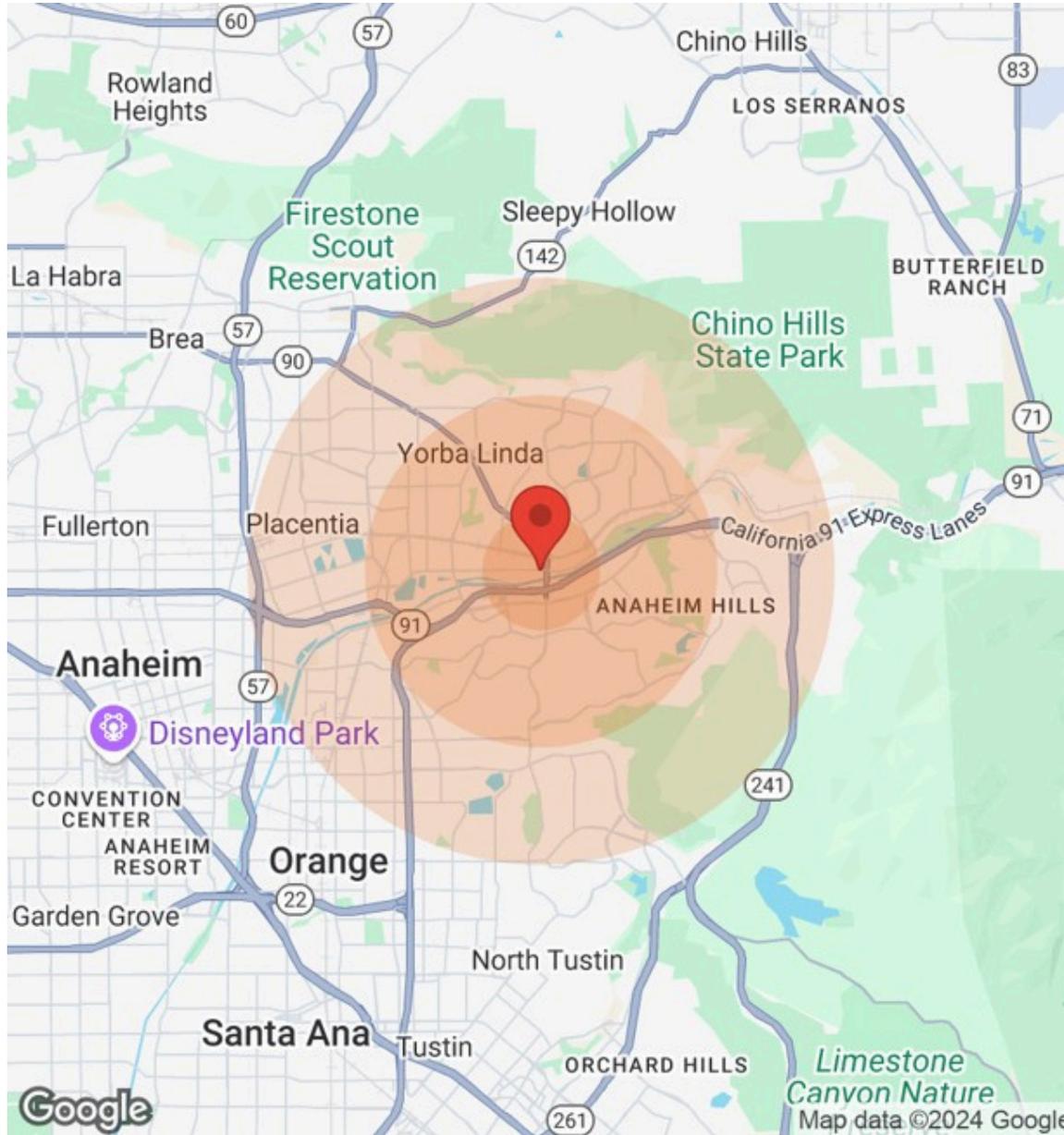
- Ample Parking
- Proximity to the 91 Fwy
- High Traffic Counts
- Heavy Foot Traffic
- Multiple Restaurants throughout the Center
- Low Rates/SF





DEMOGRAPHICS

5624 E. LA PALMA AVE.



Population	1 Mile	3 Miles	5 Miles
Male	8,217	52,964	134,819
Female	8,579	54,731	139,309
Total Population	16,796	107,695	274,128

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,014	18,935	51,451
Ages 15-24	2,157	14,358	36,541
Ages 25-54	6,586	39,829	106,017
Ages 55-64	2,283	15,406	35,689
Ages 65+	2,756	19,167	44,430

Race	1 Mile	3 Miles	5 Miles
White	12,661	79,212	186,946
Black	116	774	2,061
Am In/AK Nat	13	89	406
Hawaiian	N/A	17	55
Hispanic	4,013	19,724	81,463
Multi-Racial	4,116	19,878	90,350

Income	1 Mile	3 Miles	5 Miles
Median	\$77,648	\$103,942	\$89,851
< \$15,000	243	1,253	4,390
\$15,000-\$24,999	295	1,433	5,096
\$25,000-\$34,999	343	1,819	5,307
\$35,000-\$49,999	593	2,951	8,706
\$50,000-\$74,999	1,103	5,052	14,190
\$75,000-\$99,999	976	4,931	12,184
\$100,000-\$149,999	1,483	9,134	19,538
\$150,000-\$199,999	548	4,796	9,884
> \$200,000	379	5,613	11,294

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,464	38,811	94,857
Occupied	6,271	37,800	91,610
Owner Occupied	4,590	30,781	66,803
Renter Occupied	1,681	7,019	24,807
Vacant	193	1,011	3,247



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DRE Lic #01487226

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