

ANAHEIM HILLS FESTIVAL

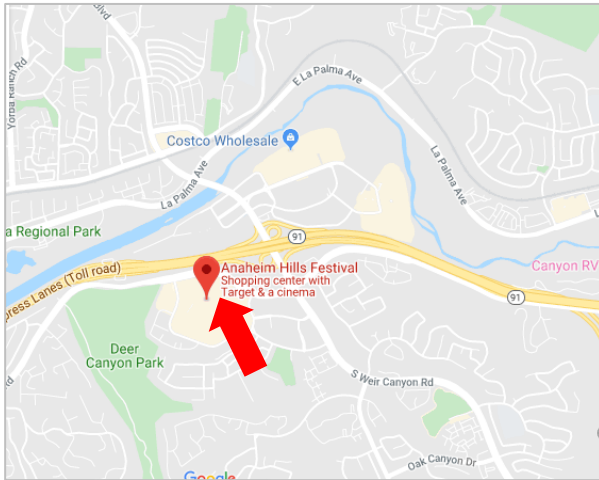
Weir Canyon Rd & Santa Ana Canyon Rd • Anaheim, CA

Target
Hobby Lobby
Tillys
BJ's Restaurant Brewhouse
Orangetheory Fitness
T. J. Maxx
StretchLab
Wood Ranch BBQ & Grill
Chipotle Mexican Grill
St. Jude Heritage Medical Center
First Team Real Estate

ULTA
Nordstrom Rack
Petco
El Cholo
Tutor Time
Nekter Juice Bar
The Habit Burger Grill
CAVA Mezze Grill
24 Hour Fitness
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:

Kathy Fox-Limburg | CalBRE Lic: 01199297 | 714.309.6061 | kathy.limburg@SRA-RE.com





STRATEGIC
RETAIL
ADVISORS

For More Information, Please Contact:

Kathy Fox-Limburg | CalBRE Lic: 01199297 | 714.309.6061 | kathy.limburg@SRA-RE.com



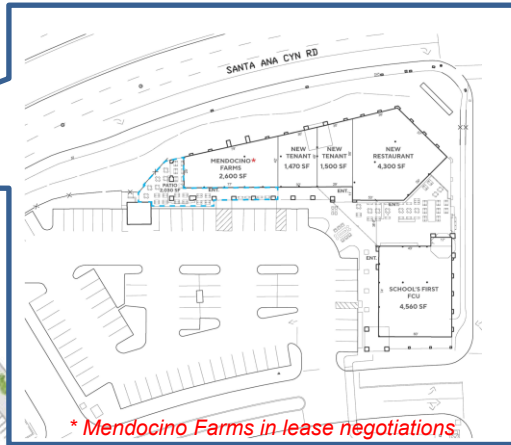
SANTA ANA CANYON ROAD

FESTIVAL DRIVE

ROOSEVELT ROAD

SOUTH FESTIVAL DRIVE

NOT TO SCALE



5A - 1,960 SF

4B - 1,843 SF
(Potential QSR)

Former
Edwards Theatres

VONS
55,000 SF

STORY
BAR + KITCHEN
7,300 SF

PETCO
13,300 SF

HOBBY LOBBY
Super Savings, Super Selection™
77,883 SF

TJ-MAXX
28,000 SF

FITNESS
18,400 SF

Target
6,200 SF

rack
24,179 SF

TARGET
111,743 SF

14D - 900 SF

1A - 2,710 SF

School's First
4,360 SF

TILLY'S
3,300 SF

CAJA
1,000 SF

Verizon
1,000 SF

Chase
1,000 SF

6,475 SF

St. Jude Heritage
Medical Group
11,033 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

6,100 SF

As of January 15, 2026

*LOI/Lease Negotiations

**Divisible

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

ANAHEIM HILLS FESTIVAL
Anaheim, California
Tenant Roster ~ Space Availability

January 15, 2026

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

January 15, 2026

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	AVAILABLE (Former Panera) *	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	AVAILABLE (Former Anaheim Hills Smile Studio)	900

COMING SOON

* LOI/Lease Negotiations

** Divisible

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