

FOR LEASE

# ±20K SF Co-Anchor Opportunity

5560 E Santa Ana Canyon Rd | Anaheim, CA 92807



## Co-Anchor Opportunity

# ±20,100 SF

## TRAFFIC COUNTS

E Santa Ana Canyon Road	approx. 35,000 cpd
Imperial Highway	approx. 28,800 cpd
91 Freeway	approx. 315,000 cpd

Source: Costar

## CONTACT

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## DESCRIPTION

- Located in one of the most prominent retail corridors of Anaheim with high profile tenants such as Vons, LA Fitness, Mothers Market, and many more!
- Strategically located to serve dense residential population within an extended radius and ability to pull daytime customers from massive office/industrial district.
- Affluent demographics with high disposable incomes and a dense daily needs residential customer base in immediate area.
- Immediate proximity to the 91 freeway, which is the main regional arterial carrying over 300,000 cars per day.
- Multiple convenient points of ingress/egress with dedicated parking field.

## 2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,234	98,856	277,155
Avg Household Income	\$154,619	\$166,298	\$146,864
Daytime Population	10,236	82,450	227,818

Source: Esri

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## Crossroads Tenant Directory

Total GLA: 116,679 SF

NO.	TENANT	(SF)
191	Raising Cane's	5,188
5550	AT&T	3,219
5550 1/2	KC Nails	1,167
5552	Bagel Me!	2,089
5556-A	Poke Wave	820
5556-B	Supercuts	1,210
<b>5560</b>	<b>Co-Anchor Available</b>	<b>20,100</b>
5562	Anaheim Hills Jewelers & Coin Mart	1,113
5564	Ricardo's Hair Design	1,852
5566	Cleaners	1,608
5568	My Smile Dental	1,530
5572	Zito's Pizza	4,068
5576	Pick Up Stix	1,372
5600	Vons	42,404
5614	Leslie's	4,139
5616	Sherwin Williams	4,055
5620	Ding Tea	2,010
5624	Landlord Room	937
5626	Taco Bell Express	1,727
5630	Providence St. Joseph	6,215
5640	Bank of America	9,856

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610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



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### Site

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