ANAHEIM HILLS FESTIVAL

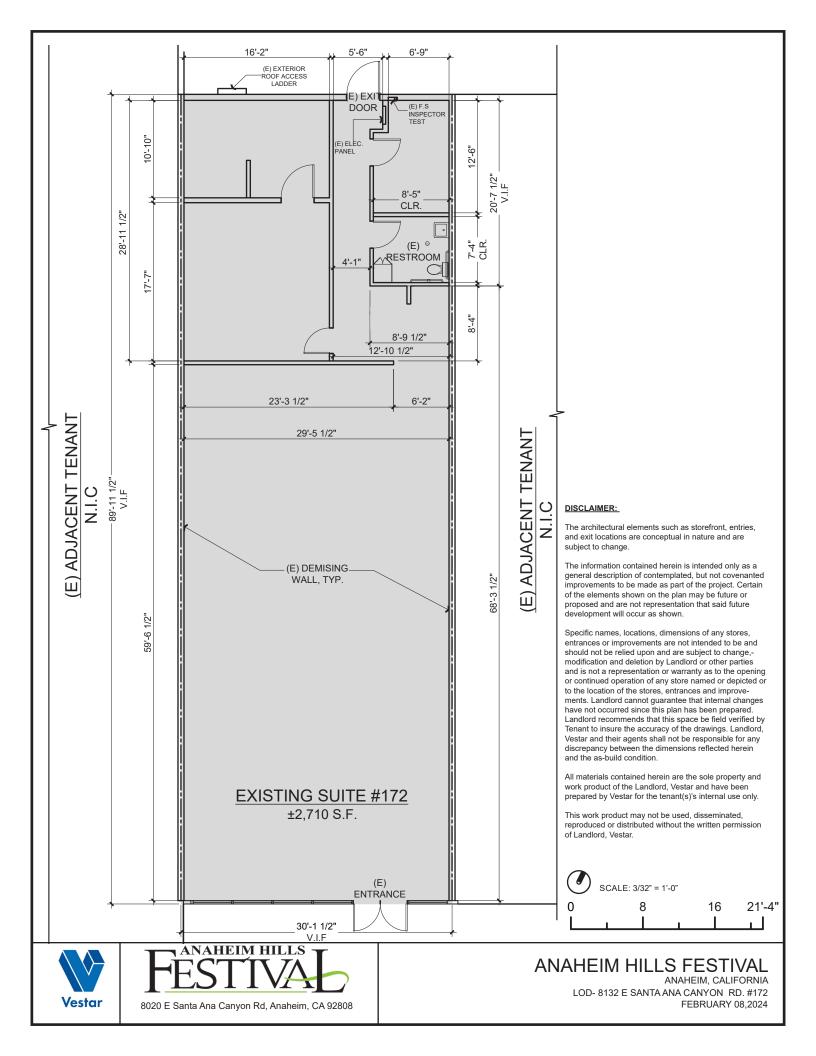## Weir Canyon Rd & Santa Ana Canyon Rd ● Anaheim, CA

ULTA | Bank of America

AVAILABLE FOR LEASE 2,710 SF | **FORMER AT&T SPACE**

ANAHEIM HILLS FESTIVAL

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

Aerial map showing the Anaheim Hills Festival site with streets labeled: E Monte Vista Rd, E Kaiser Blvd, Roosevelt Rd, E Santa Ana Canyon Rd, S Festival Dr, E Station St, and California 91 Express Lanes (Toll road). A red arrow labeled **AVAILABLE** marks a location in the center.

SANTA ANA CANYON ROAD

SANTA ANA CYN RD

* Mendocino Farms in lease negotiations

FESTIVAL DRIVE

ROOSEVELT ROAD

SOUTH FESTIVAL DRIVE

Chevron
2,000 SF

STORY
BAR + KITCHEN
7,300 SF

AVAILABLE
9,825 SF

SCHOOLSFIRST
4,560 SF

TILLYS
9,330 SF

CA A

Verizon
2,175 SF

CHASE
4,200 SF

VONS
55,000 SF

FASTTEAM
9,200 SF

6,475 SF

PETCO
13,300 SF

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

St. Jude Heritage
Medical Group
11,033 SF

Former Edwards Theatres

TJ·MAXX
25,000 SF

1A – 2,710 SF

ULTA
BEAUTY

NORDSTROM
rack
24,179 SF

TARGET
111,743 SF

24 FITNESS
38,160 SF

TUTOR TIME
10,200 SF

MENDOCINO
FARMS
2,600 SF

NEW
TENANT
1,470 SF

NEW
TENANT
1,500 SF

NEW
RESTAURANT
4,300 SF

SCHOOLS FIRST
FCU
4,560 SF

NOT TO SCALE

16'-2"   5'-6"   6'-9"

(E) EXTERIOR
ROOF ACCESS
LADDER

(E) EXIT
DOOR

(E) F.S
INSPECTOR
TEST

(E) ELEC.
PANEL

10'-10"

12'-6"

20-7 1/2" V.I.F

8'-5"
CLR.

7'-4"
CLR.

28'-11 1/2"

(E)
RESTROOM

4'-1"

17'-7"

8'-4"

8'-9 1/2"

12'-10 1/2"

23'-3 1/2"   6'-2"

29'-5 1/2"

(E) ADJACENT TENANT
N.I.C

89'-11 1/2"
V.I.F

(E) ADJACENT TENANT
N.I.C

(E) DEMISING
WALL, TYP.

68'-3 1/2"

59'-6 1/2"

EXISTING SUITE #172
±2,710 S.F.

(E)
ENTRANCE

30'-1 1/2"
V.I.F

SCALE: 3/32" = 1'-0"

0   8   16   21'-4"

ANAHEIM HILLS FESTIVAL
Anaheim, California
Tenant Roster ~ Space Availability

August 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

August 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