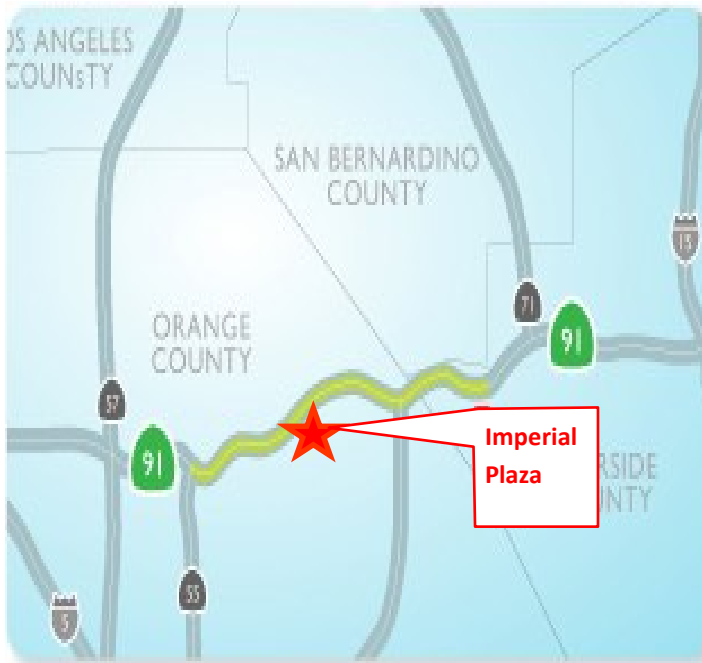


IMPERIAL PLAZA

5555 - 5625 E. Santa Ana Canyon Road, Anaheim Hills, CA 92807



Property Highlights

- * Signalized corner property with strong mix of daily service needs and restaurant tenants
- * Directly off the freeway with ideal ingress & egress to major streets
- * 1,100—3,040 SF Available with great frontage

Traffic Counts

91 Freeway	= 296,000 CPD
Lakeview—Imperial Canyon	= 19,000 CPD
Santa Ana Canyon—Nohl Ranch Rd	= 29,000 CPD
91 Freeway—Santa Ana Canyon Rd	= 70,000 CPD

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	13,248	101,670	278,572
Average HH Income	\$140,709	\$158,982	\$143,204



PEACOCK HILL MANAGEMENT

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DOWNSTAIRS		
5555	4,050.00	Tandoor Indian
5625	6,000.00	Wells Fargo Bank
5665	6,270.00	Rodrigo's Restaurant
5565	1,875.00	Class 46 Yoga, Inc.
5567	1,875.00	ATA Black Belt Academy
5569	1,377.00	Sport Clips
5573	3,100.00	Little Gym
5577	944.00	Nobibi Ice Cream
5585	3,040.00	Med Spa
5589	1,190.00	Anaheim-Canyon Retail LLC
5595	1,155.00	Domino's
5599	800.00	Darling Nails
5581.00	625.00	Office Suites 100 sq.ft. and up
5557-101	1,440.00	Sip and Sugar Co.
5557-102	1,440.00	Campitelli Cookie
5557-103	1,580.00	TLC Vet Services Inc.

UPSTAIRS		
5571	2,560.00	AVAILABLE
5575	7,356.00	Latitude Loft Hair Artistry
5591	1,221.00	Defined Massage Spa
5593	1,140.00	AVAILABLE
5597	1,135.00	Weight Loss Center
5557-202	570.00	AVAILABLE Office with Signage
5557 - 200	3,245.00	Office Suites 115 sq.ft. and up



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