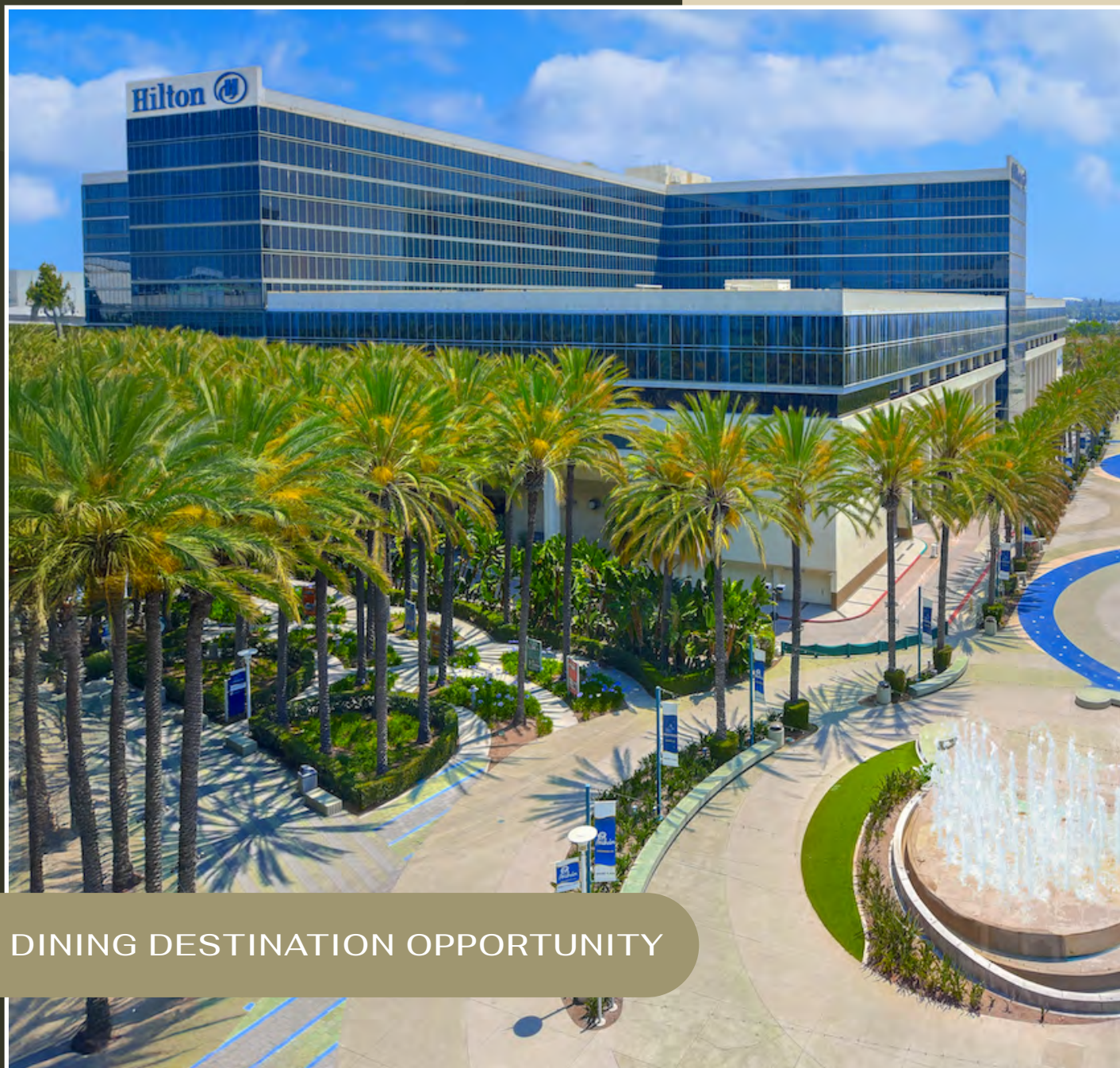




Hilton
HOTELS & RESORTS

ANAHEIM

777 W CONVENTION WAY
ANAHEIM, CALIFORNIA



PREMIER ENTERTAINMENT & DINING DESTINATION OPPORTUNITY

We are *Hilton.*



We are Hospitality.

The Intersection of *Business & Opportunity*

Presenting a rare opportunity to launch a flagship entertainment and dining venue within the Hilton Anaheim, a premier hotel at the epicenter of Southern California's business and tourism hub. Situated directly adjacent to the Anaheim Convention Center, this location offers unparalleled access to a constant, year-round stream of corporate travelers and convention attendees—a captive audience with expense accounts seeking high-quality experiences just steps from their meetings. This incredible foot traffic, combined with proximity to Disneyland, creates a powerful and unmatched foundation for success.

The Hilton has recently completed a major, multi-million dollar renovation of its lobby, bar, guestrooms, meeting spaces and pool deck, creating a sophisticated and high-energy atmosphere that elevates the entire guest experience. We are now exclusively seeking a visionary partner to leverage this premium environment and develop a dynamic entertainment concept for the property's full-service dining space. This is a unique chance to capitalize on the hotel's stunning transformation and its built-in, high-value clientele to establish Anaheim's next landmark entertainment destination.



FLAGSHIP ENTERTAINMENT OPPORTUNITY

Prominent endcap location + signage



MULTI-MILLION DOLLAR RENOVATION COMPLETED

Updated lobby, bar, guestrooms, meeting
spaces and pool deck






Hilton
ANAHEIM



Anaheim Market & Projections

The Hilton Anaheim is at the heart of a powerhouse district that attracts over 16.3 million visitors annually. Its immediate proximity to the largest convention center on the West Coast, the Disneyland Resort, and a dynamic array of retail shops creates an unparalleled and constant flow of foot traffic.

This premier entertainment and dining opportunity is defined by immense, verifiable traffic and a powerful growth trajectory. The Hilton Anaheim is a high-volume hub of activity. Internal forecasts project a dramatic surge in foot traffic, **growing from approximately 596,000 guests in 2025 to an anticipated 851,000 by 2028**. This puts the property on a clear path to have nearly one million people flowing through the asset annually, providing a consistent and massive built-in audience for your concept.

This powerful growth is not just a recovery; it’s a full-scale expansion of the hotel’s market position, **fueled directly by a transformative \$100 million renovation**. This strategic investment is driving projections that total room nights will surpass the pre-COVID peak by 2028, marking a remarkable 43% increase above 2025 levels. For a prospective entertainment or dining partner, these figures are a clear indicator of a thriving environment, guaranteeing a massive, growing, and high-value customer base from day one.

[(Sources: Placer.ai, 2026, Hilton Anaheim internal budget & forecasts; Visit Anaheim citywide & convention center data (as of 3/1/2026))]

Visitor overview

26.3 Million

Visitors to
Anaheim/year

(Source: Visit Anaheim, 2025)

\$6.7 Billion

Estimated Visitor
Spending/year

(Source: Visit Anaheim, 2025)

1.3 Million

Hilton Anaheim
Visits/year

(Source: Placer.ai, 2026)

596,000

Visitors at Hilton
Anaheim/year

(Source: Hilton, 2025)

Local community overview

\$114,895

Average Household
Income

\$12. B

Dining & Entertainment
Spending/year

790,716

Population
(within 3 miles)

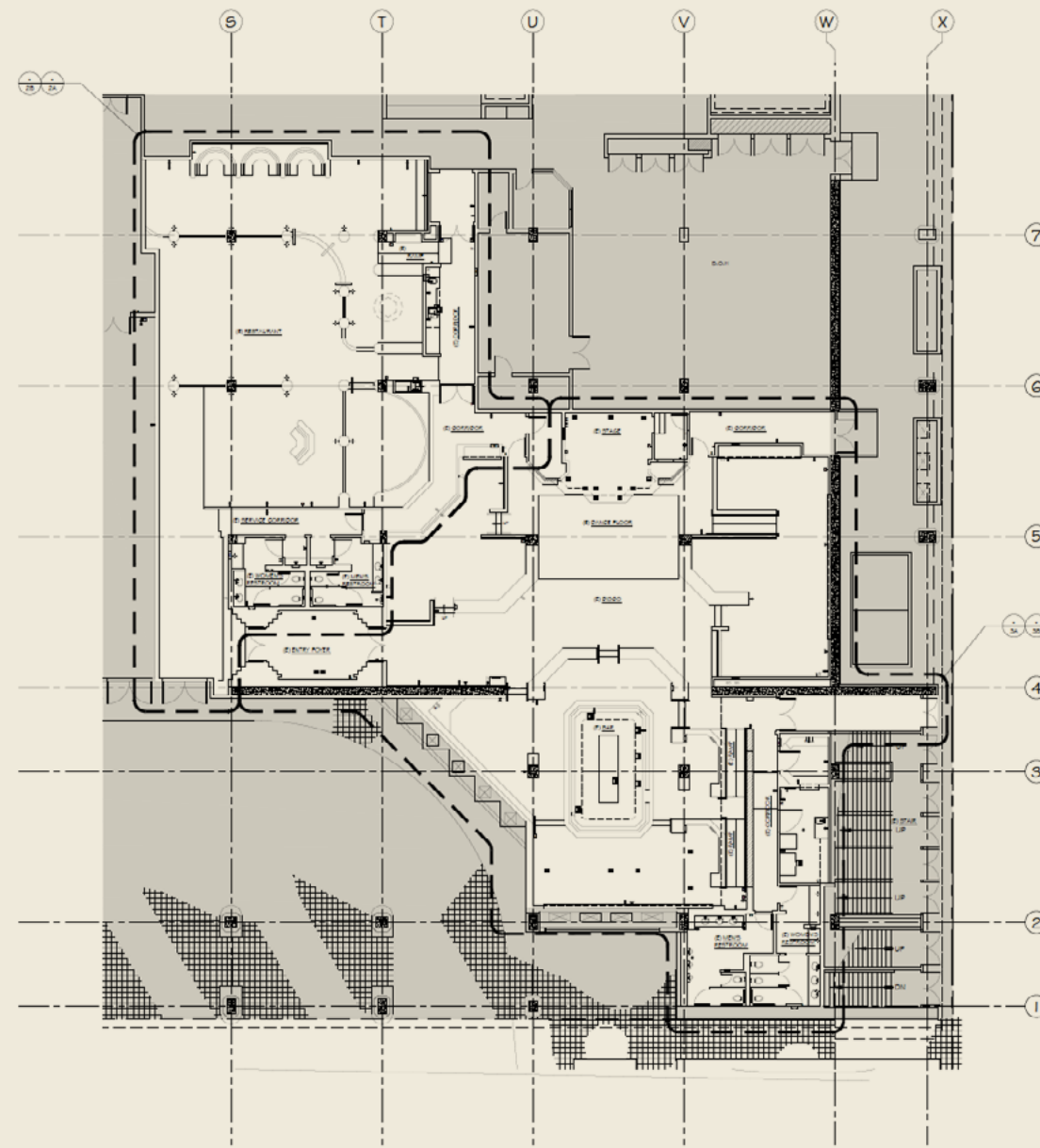
(Source: Esri, 2026)

(Source: Esri, 2026)

The Opportunity

ONE 10,410 SF ENTERTAINMENT OPPORTUNITY.
ONE AMAZING LOCATION.

- ◆ **ANAHEIM CONVENTION CENTER CLIENTELE**
This location benefits from a steady stream of convention center goers year round with 1.6 million visits annually.
- ◆ **ANAHEIM FORECASTED TO CONTINUE BREAKING VISITATION RECORDS**
With the city preparing to host Olympic indoor volleyball at the Honda Center in 2028, and the development of milestone projects like OCVICE and the DisneylandForward expansion, this location is poised for success for years to come.



Directly adjacent to Anaheim Convention Center.

Hilton
HOTELS & RESORTS
ANAHEIM

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