

# Anaheim Hills Village

COMING SOON  
**TRADER JOE'S**  
MAJOR RENOVATIONS & UPGRADES IN PROGRESS



ANCHOR/SHOP SPACES AVAILABLE

CONCEPTUAL RENDERING



**ANAHEIM HILLS** is one of Orange County's most affluent and established master-planned communities, known for its scenic hillsides, spacious neighborhoods, and high quality of life. Located in eastern Anaheim, it offers a suburban setting with convenient access to major employment centers throughout Orange County, Inland Empire, and Los Angeles. The area is recognized for strong household incomes, family-oriented living, and a highly educated consumer base with significant discretionary spending power. Residents are drawn to its top-rated schools, outdoor recreation, golf courses, and upscale everyday conveniences. Combining residential prestige with steady purchasing power, Anaheim Hills remains one of Southern California's most desirable suburban trade areas.



*Grounded in  
community.*

*Refined for a  
contemporary  
experience.*

# Orange County, Elevated.



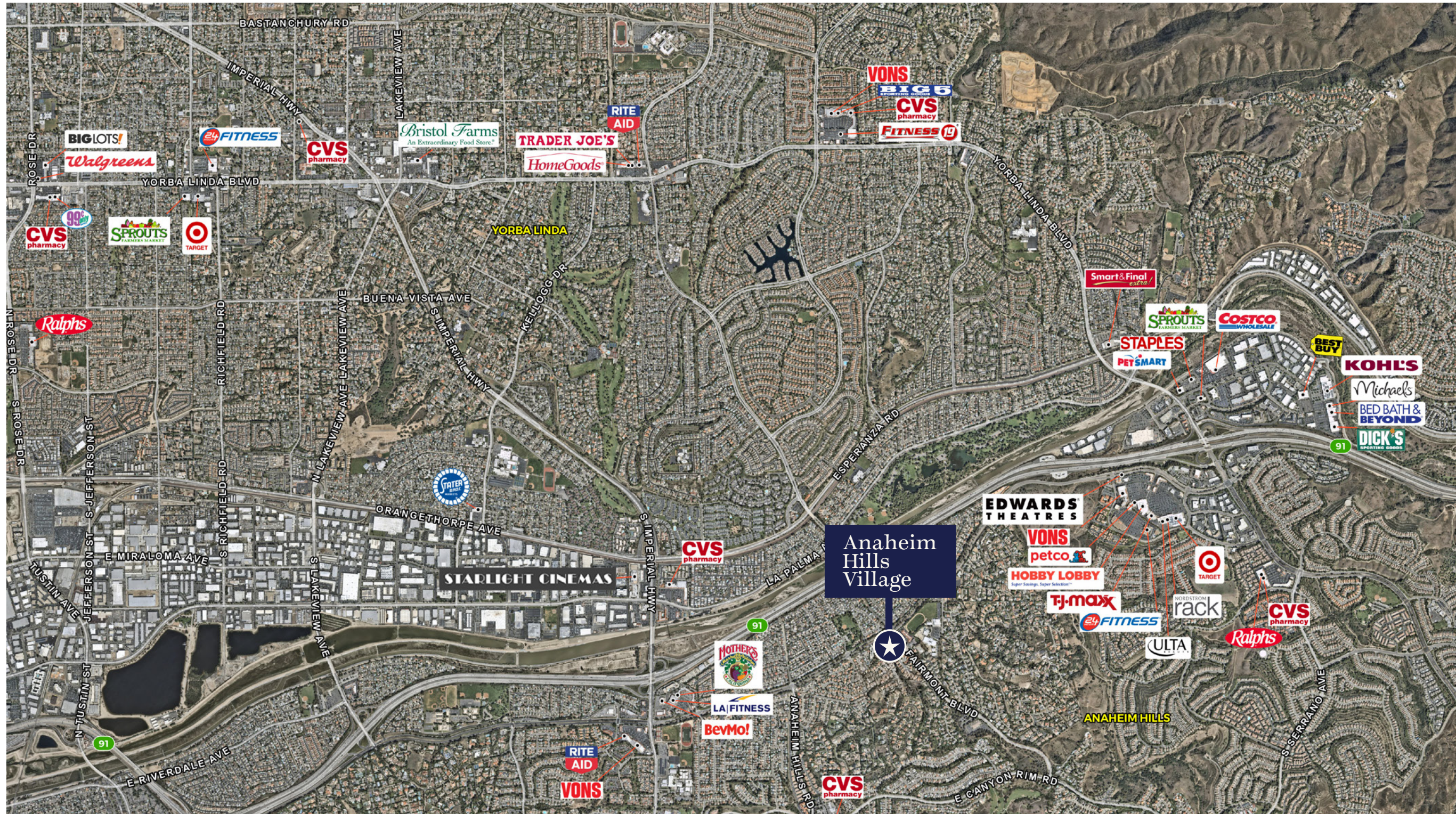
PROPERTY FEATURES

# Anaheim Hills Village

- + Shopping center redevelopment and upgrades underway
- + Available anchor space of 14,376 SF
- + Trader Joe's coming soon



# TRADE AREA AERIAL



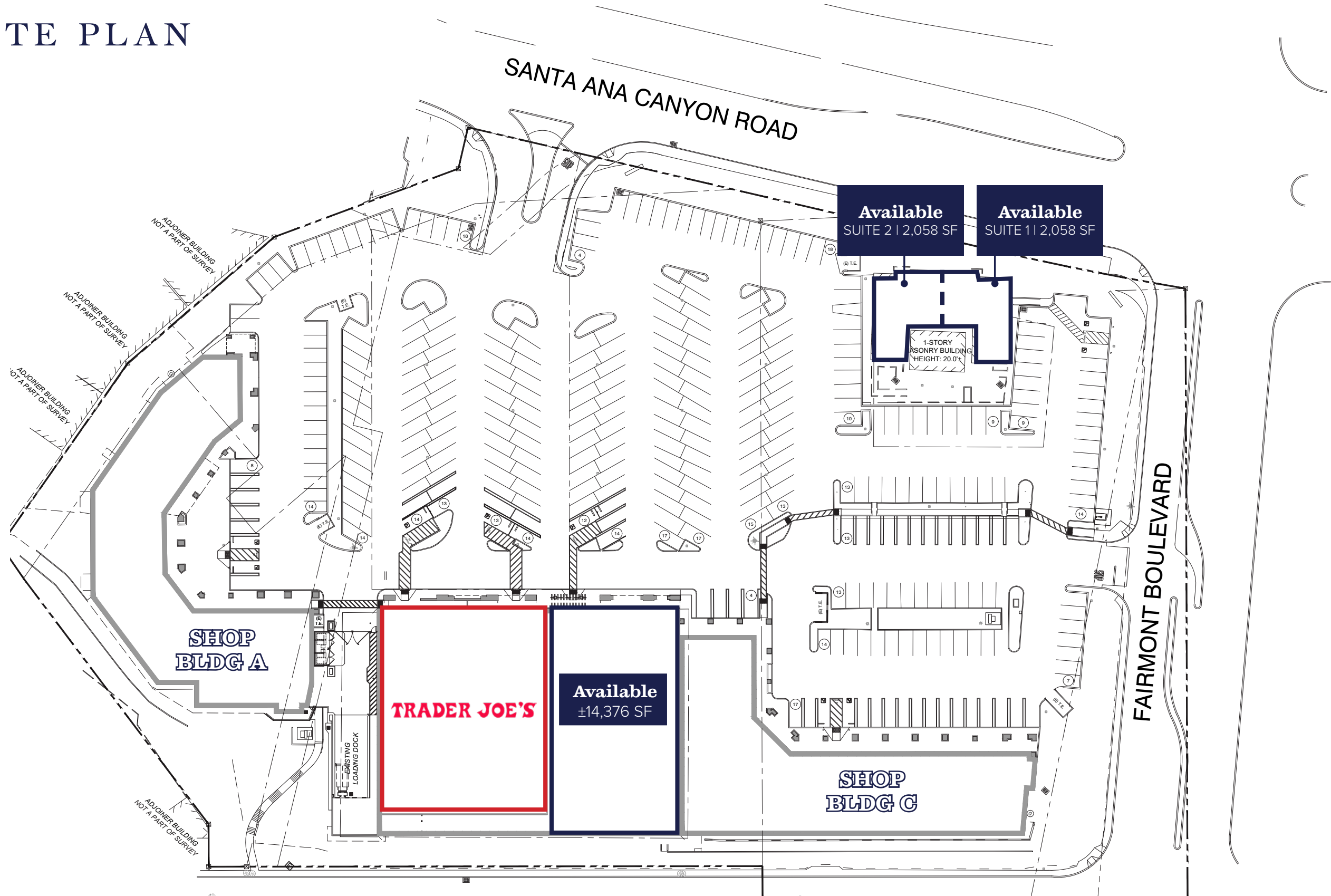
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# SITE AERIAL



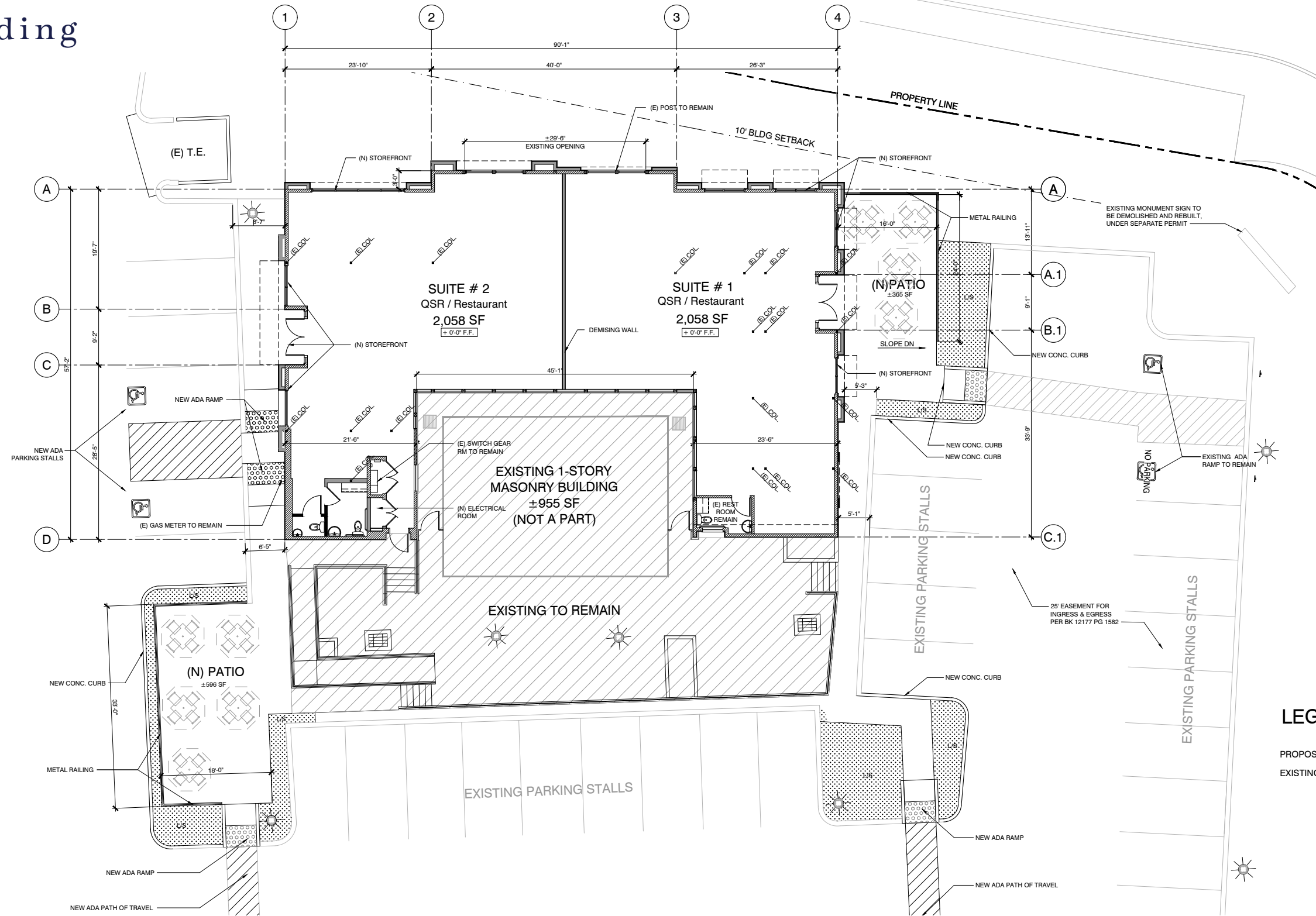
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# SITE PLAN



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# SITE PLAN Pad Building



# SITE PLAN

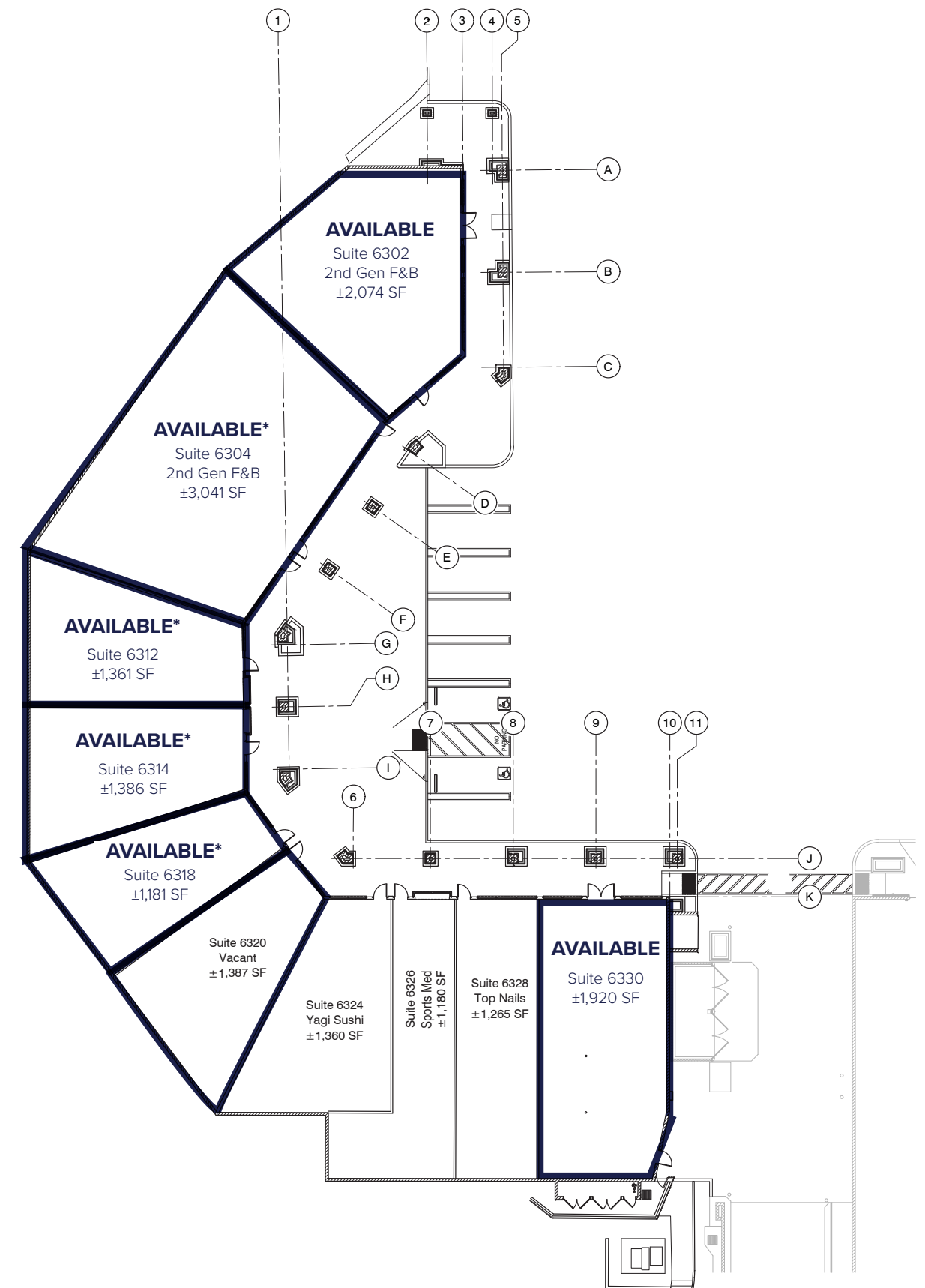
## Shop Building A



### SHOPS A

Suite	Tenant	Size
6302	Vacant - Former Restaurant	2,074 SF
6304	Pepz Pizza*	3,401 SF
6312	Kaffeine Alley*	1,361 SF
6314	Salon Avella*	1,386 SF
6318	Family Dentistry*	1,181 SF
6320	Vacant	1,387 SF
6324	Yagi Sushi (exp 8/2026)	1,360 SF
6326	Sports Med	1,180 SF
6328	Top Nails (exp 7/2027)	1,265 SF
6330	Vacant	1,920 SF

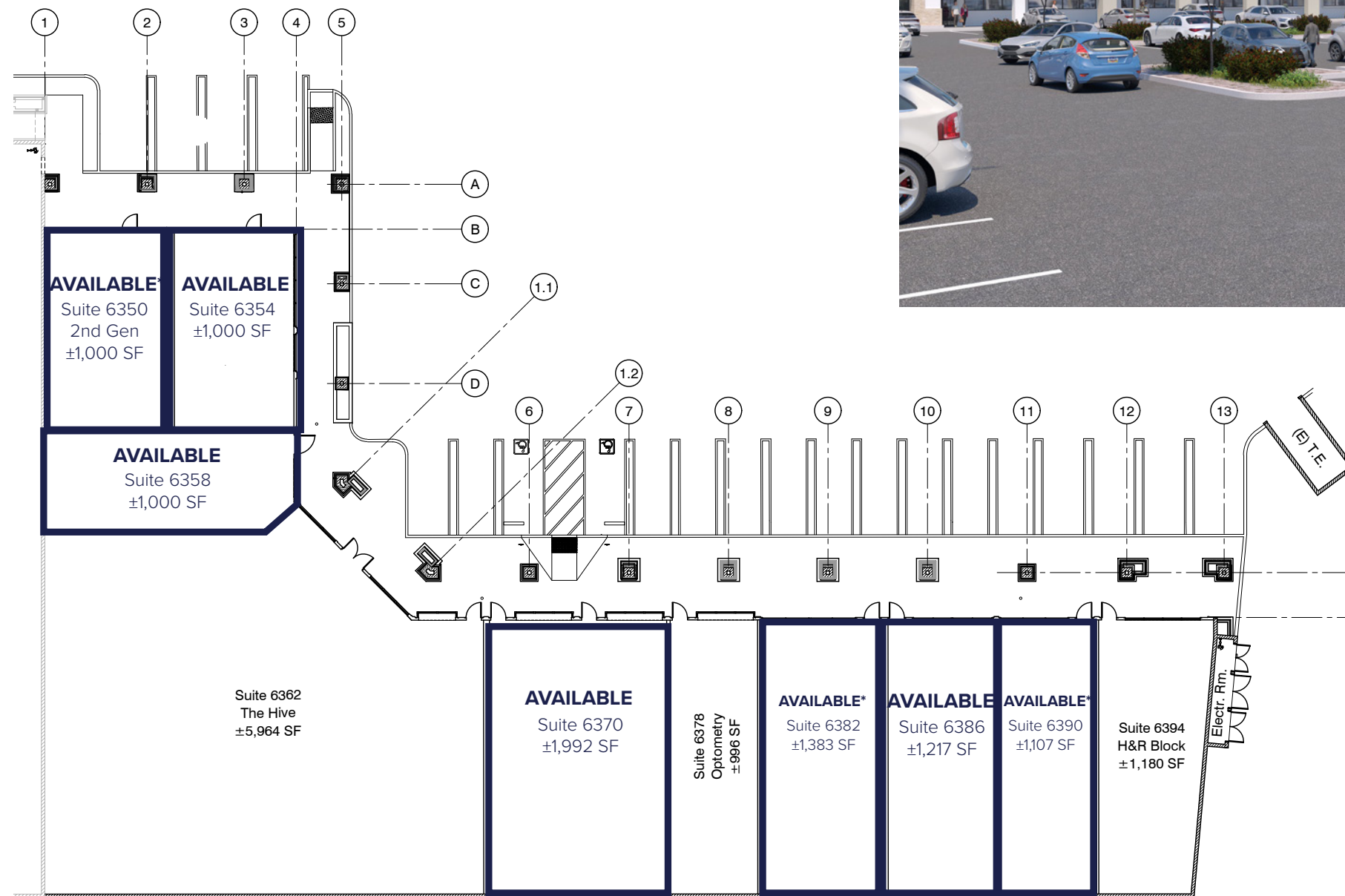
\*Month to Month



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# SITE PLAN

## Shop Building C



### SHOPS C

Suite	Tenant	Size
6350	D's Donut*	1,000 SF
6354	Vacant	1,000 SF
6358	Vacant	1,000 SF
6362	The Hive	5,964 SF
6370	Vacant	1,992 SF
6376	Optometry	996 SF
6382	Tile Supply*	1,383 SF
6386	Vacant	1,217 SF
6390	Park Tailor*	1,107 SF
6394	H&R Block (exp 4/2026)	1,180 SF

\*Month to Month



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# DEMOGRAPHICS

	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN HH INCOME
1 MILE	12,647	1,904	4,320	\$193,579	\$158,685
3 MILES	92,810	43,706	33,049	\$201,701	\$170,068
5 MILES	202,927	89,001	70,258	\$196,292	\$159,685



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