



ANAHEIM HILLS Festival CALIFORNIA

Junior Anchor Space Available



RETAIL
INSITE
COMMERCIAL REAL ESTATE



STRATEGIC
RETAIL
ADVISORS

ANAHEIM CALIFORNIA



Property Highlights

Anaheim Hills Festival has approximately **6.2 million annual visitors** with an average dwell time of **50 minutes**.*

\$150.9K	54%	42
MEDIAN HOUSEHOLD INCOME*	BACHELOR'S DEGREE OR HIGHER*	MEDIAN AGE*

TOURIST TRAFFIC

Anaheim Resort District contains approx. **90 hotels** with approximately **26 million visitors*****

Angel Stadium has approximately **3 million annual visitors***
(Located 13 miles from project)

Anaheim Convention Center has pproximately **1.8 million annual visitors***
(Located 14 miles from project)

DENSE DEMOS

Approximately **33,107 people** within a 7-min drive time radius with an average household income of **\$196,127****

*Source: PlacerAi, 2025-2026
**Source: Regis Online, 2026 estimates
***The Anaheim Resort Fact Sheet, 2026



Anaheim Hills Festival

ANAHEIM HILLS FESTIVAL is a ~510,000 SF retail center strategically located along the 91 Freeway in Anaheim, California. The center anchors a dense, high-traffic trade area, offering a mix of grocery, apparel, home goods, dining, and service tenants that draw from both the surrounding residential community and the broader Anaheim Hills region.

Shop. Dine. Enjoy.



Property Highlights

- Anaheim Hills Festival boasts major retailers such as Target, Nordstrom Rack, Ulta, T.J. Maxx, Hobby Lobby, Petco, and many others, making it a **shopping destination for a wide variety of needs** including groceries, clothing, home goods, and pet supplies
- Easy access from the **91 Freeway**
- Wide **variety of dining options available** such as CAVA, BJ's Restaurant, El Cholo, Wood Ranch BBQ & Grill, Chipotle, and Nothing Bundt Cakes
- Dense trade area with over **79,448 people within 3 miles** and strong daytime population with over **33,080 employees within 3 miles***
- Regional draw with **close proximity to Disneyland Resort, Knotts Berry Farm, Medieval Times, and Knotts Soak City**
- Ample Parking: A **large parking lot** to accommodate shoppers



*Source: Regis Online, 2026 estimates

PROPOSED COURTYARD REDEVELOPMENT



CURRENT COURTYARD



PROPOSED RETAIL CORRIDOR REDEVELOPMENT



Property Availability



UNIT	TENANT	SQ. FT.
ANCHORS		
Major A	Target	111,743
Major B1	ULTA	10,880
Major B2	Nordstrom Rack	24,179
Major C	TJ Maxx	25,050
Major D	Hobby Lobby	59,210
Major E	Petco	13,300
Major G	Vons	55,000
Major J	AVAILABLE	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		
H1	BMO (In Lease)	6,087
H2	AVAILABLE	3,822
1A	AVAILABLE	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	1,843

SHOP SPACE		
4C	Fusion Sushi	1,022
4D	Kimmie's Coffee Cup	2,236
5A	AVAILABLE	1,960
5C	Unique Alterations	1,200
5D	Taekwondo	1,600
5E	Color Me Nail Spa	2,000
5F	Ritz Cleaners	1,600
5G	Vision Boutique Optometry	900
5H	Pure Strand Hair	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	Mendocino Farms	2,501
11C	AVAILABLE	1,708
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	The Krabby Komb	897
14D	AVAILABLE	900
109	AVAILABLE 2027	4,137
108	AVAILABLE 2027	1,407
107	AVAILABLE 2027	1,407
105	AVAILABLE 2027	2,814
104	AVAILABLE 2027	1,407
103	AVAILABLE 2027	2,110
101	AVAILABLE 2027	3,470

--- UPPER LEVEL

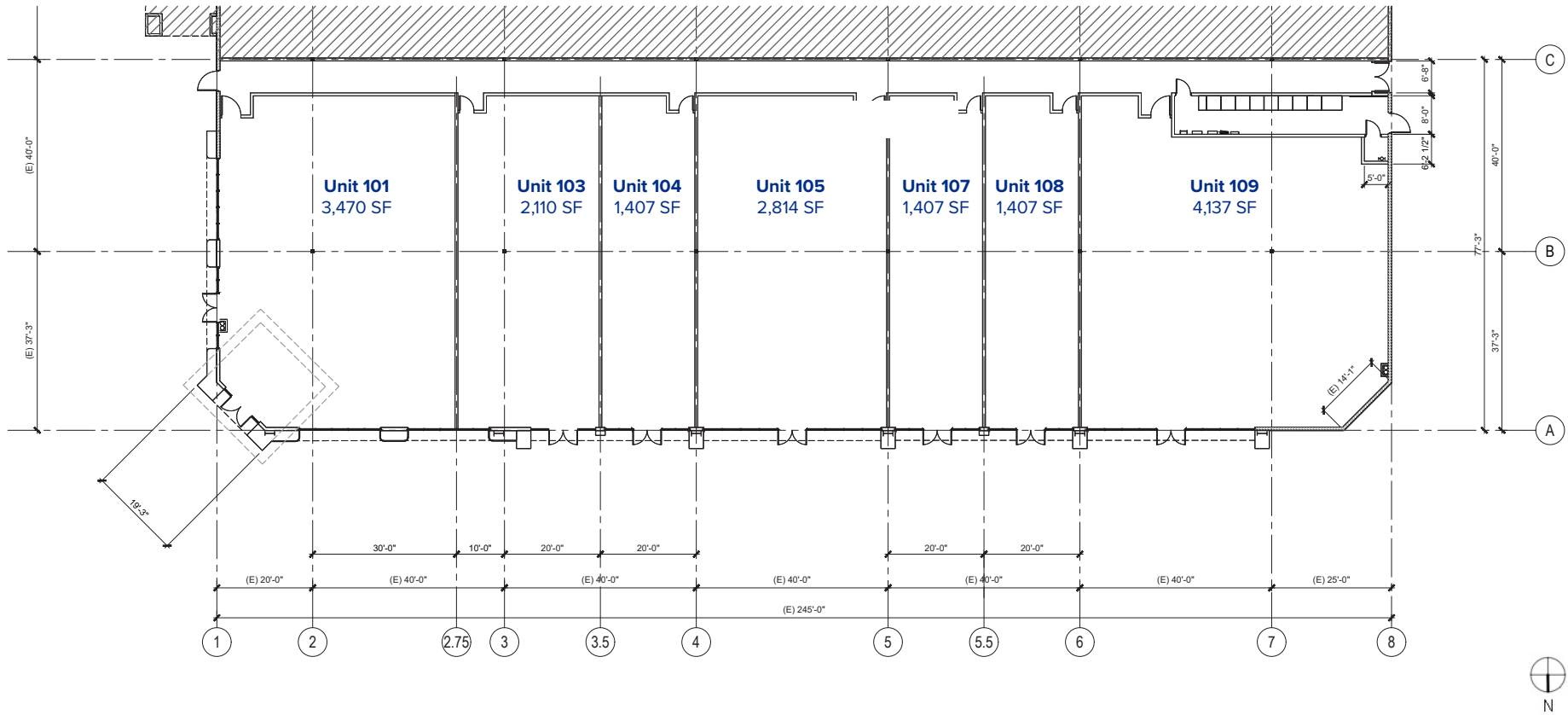


This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Future Retail Corridor

Hobby Lobby Shop Space Redevelopment | Delivery 2027



ANAHEIM HILLS FESTIVAL
ANAHEIM, CA



RETAIL CORRIDOR REDEVELOPMENT RENDERINGS

mobile data shows
consistent traffic at the
center throughout the day*

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property



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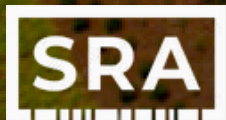
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