

THESOURCE.COM

BUENA PARK, CALIFORNIA

THE SOURCE

The Source OC – A Premier Dining, Entertainment & Lifestyle Destination

NEWMARK

A Premier Dining & Entertainment Destination in Buena Park

A three-level mixed-use destination bringing together dining, entertainment, specialty retail, and lifestyle experiences in one of North Orange County's most visible regional locations.



The Source OC is a three-level mixed-use destination that brings together dynamic dining, entertainment, specialty retail, and lifestyle experiences in one highly visible North Orange County location. Recognized for its vibrant food scene and social atmosphere, the property attracts local residents, regional visitors, and a diverse multicultural customer base seeking destination-oriented experiences.

The center is particularly compelling for brands that align with strong consumer interest in Korean dining, Asian desserts, trend-forward beverages, and culturally relevant lifestyle concepts. At the same time, its broad regional draw and inclusive merchandising environment create opportunity for a wide range of international and contemporary concepts beyond any single market segment.

- Three-level destination with dining, entertainment, specialty retail, and lifestyle uses.
- Strong position within Buena Park's established entertainment and visitor market.
- Diverse, multicultural customer base with strong affinity for Korean and Asian concepts.
- Ideal for beauty, personal care, apparel, convenience, and everyday retail concepts seeking repeat traffic within a mixed-use destination.
- Regional visibility and a setting designed to encourage repeat visits and extended dwell time.



More than 1,800
parking spaces

Hotel with 179 rooms

Retail, entertainment and dining

5 Stories of
Class-A
office space

Retail Component	Approx. 400,000 SF
Total Mixed-Use Project	Approx. 600,000 SF
Retail Units	Approx. 115 units
Format	Three-level destination environment
Location	6940 Beach Blvd, Buena Park, CA 90621
Uses	Dining, entertainment, specialty retail, office, and hotel components
Parking	Free on-site parking

A Strong Fit for Dining, Desserts, and Experiential Brands

The Source OC has established a clear identity as a dining-led, experience-oriented destination, where food, entertainment, and social spaces are intentionally connected rather than feeling separate. Guests encounter a broad mix of casual meals, desserts, specialty beverages, and entertainment, so a visit often becomes an exploration of multiple concepts in one trip, creating frequent opportunities for cross-shopping and impulse stops.

The customer base is trend-focused, social, and discovery-driven. People come to meet friends, try new flavors, take photos, and spend meaningful time on-site, which naturally leads to longer dwell times and repeat visits.

This behavior makes The Source OC an attractive setting for brands that depend on word-of-mouth, social media visibility, and loyal, returning customers. Operators from Korean, other Asian, American, and international backgrounds can all benefit from this environment, without being confined to any single cultural niche.

For many brands, this means The Source OC can function not only as a revenue-producing location but also as a regional showcase where new concepts are introduced, tested, and refined. The combination of diverse visitors, frequent social gatherings, and an atmosphere that encourages exploration gives operators a strong platform to build awareness, deepen customer relationships, and launch future growth.

Ideal Categories

Full-service restaurants and BBQ concepts

Street food, bunsik, and fast-casual Asian concepts

Dessert cafés, bakeries,
and specialty beverage brands

Experiential food formats, themed cafés,
and late-night offerings



A Strong Fit for Entertainment, Retail, and Lifestyle Brands

The Source OC is well suited for lifestyle-driven concepts that benefit from guests combining leisure, shopping, and everyday needs in a single visit. As an experience-oriented mixed-use destination, the property attracts customers who spend meaningful time on-site, move naturally between different uses, and return regularly rather than coming only for a single purpose.

Within this environment, fitness and wellness operators can build consistent, repeat traffic as gyms and studios become part of daily and weekly routines, adding early-morning and evening activity that supports other tenants. Convenience-oriented concepts can serve both impulse purchases and everyday essentials, helping position The Source OC as a place people rely on for practical stops as well as special outings.

Apparel, beauty, skincare, and other lifestyle brands are a natural fit in a setting where customers are discovery-driven, socially engaged, and responsive to trend and presentation. Together, these categories help round out The Source OC as a destination where guests can shop, recharge, and take care of daily needs in the same trip, while giving operators access to repeat visits, crossover traffic, and long-term brand visibility, and creating an environment where each visit has the potential to touch multiple brands rather than just one.

As the mix of fitness, convenience, fashion, and beauty continues to deepen, the property becomes not only a place to go, but a place to build habits, routines, and ongoing relationships between customers and the brands they choose.

Ideal Categories

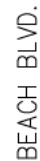
Gyms, boutique studios, health-focused concepts

Convenience store, grab-and-go essentials,
small format grocery

Clothing, footwear, streetwear, fashion boutiques

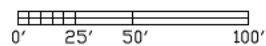
Cosmetics, skincare, hair, nails,
and aesthetic clinics





BRENNER AVE.

ORANGETHORPE AVE.



Available Units - 1st Floor

#	Available Units	Current Status	GLA Sqft
①	B-101	Vacant	8,151
②	B-107	Vacant	1,348
③	B-110	Vacant	10,686
④	B-115	Vacant	3,759
⑤	B-120	Vacant	1,803
⑥	C-117	Vacant	2,993
⑦	C-120	Vacant	18,523
⑧	E-105	Vacant	1,623
⑨	E-114	Vacant	2,352
⑩	F-108	Occupied	1,147
⑪	G-107	Vacant	224
⑫	H-111	Vacant	311
⑬	H-112	Vacant	1,912
⑭	H-115	Vacant	1,313
⑮	H-117	Vacant	1,527
⑯	H-118	Vacant	1,472
⑰	J-105	Vacant	1,110
⑱	J-107	Vacant	321
⑲	J-112	Vacant	633
⑳	K-120	Vacant	1,487



HOTEL - 6986 BEACH BLVD
BLDG. B - 6988 BEACH BLVD
BLDG. C - 6982 BEACH BLVD
BLDG. D - 6940 BEACH BLVD
BLDG. E - 6950 BEACH BLVD
BLDG. F - 6970 BEACH BLVD
BLDG. G - 6990 BEACH BLVD
BLDG. H - 6980 BEACH BLVD
BLDG. J - 6960 BEACH BLVD
BLDG. K1 - 6920 BEACH BLVD
BLDG. K2 - 6924 BEACH BLVD
BLDG.

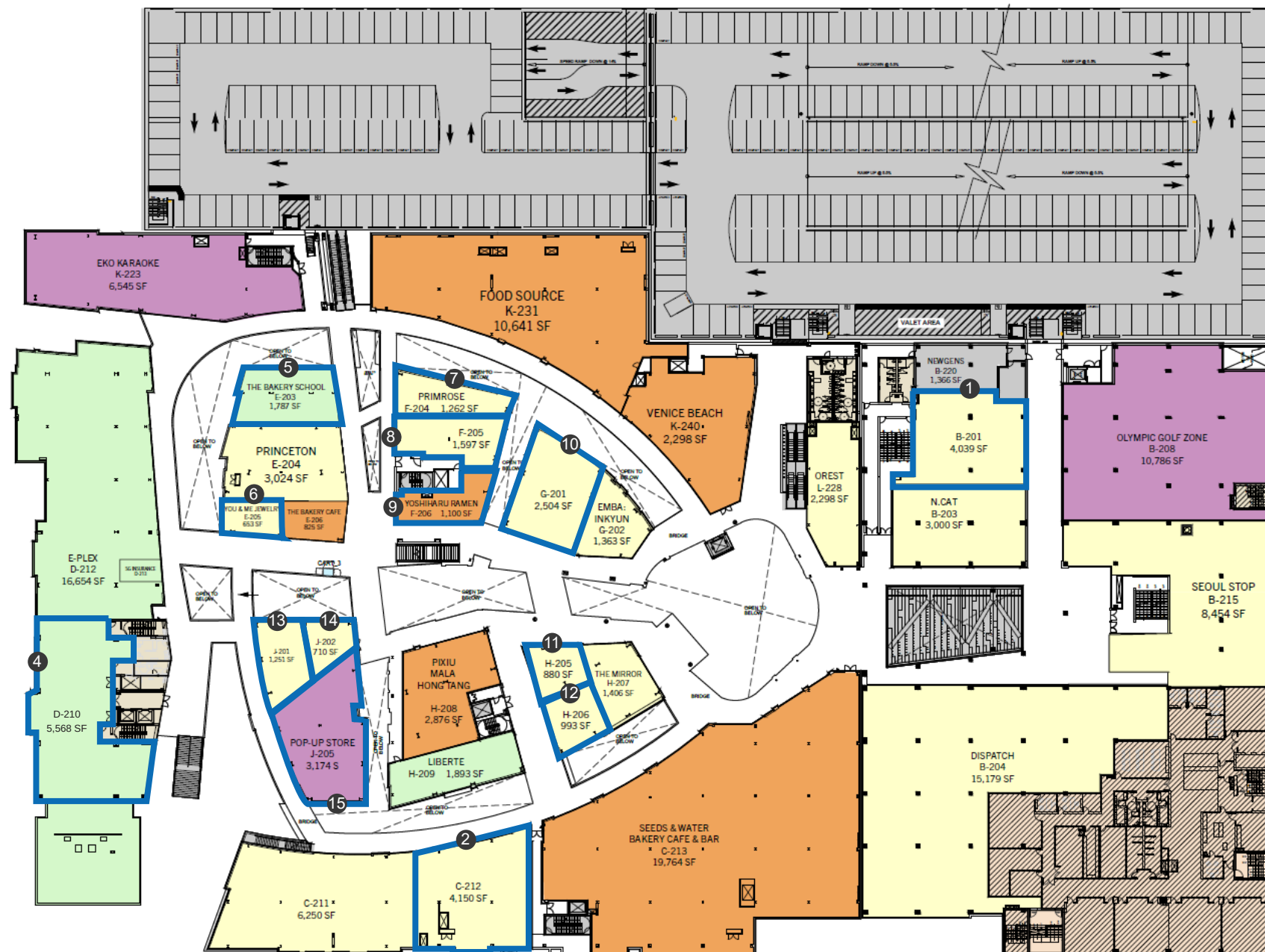


Figure 1 shows a plan view of a rectangular area, 100' long and 10' wide. The area is divided into four equal sections, each 25' wide. A circular feature is shown at the right end of the rectangle.



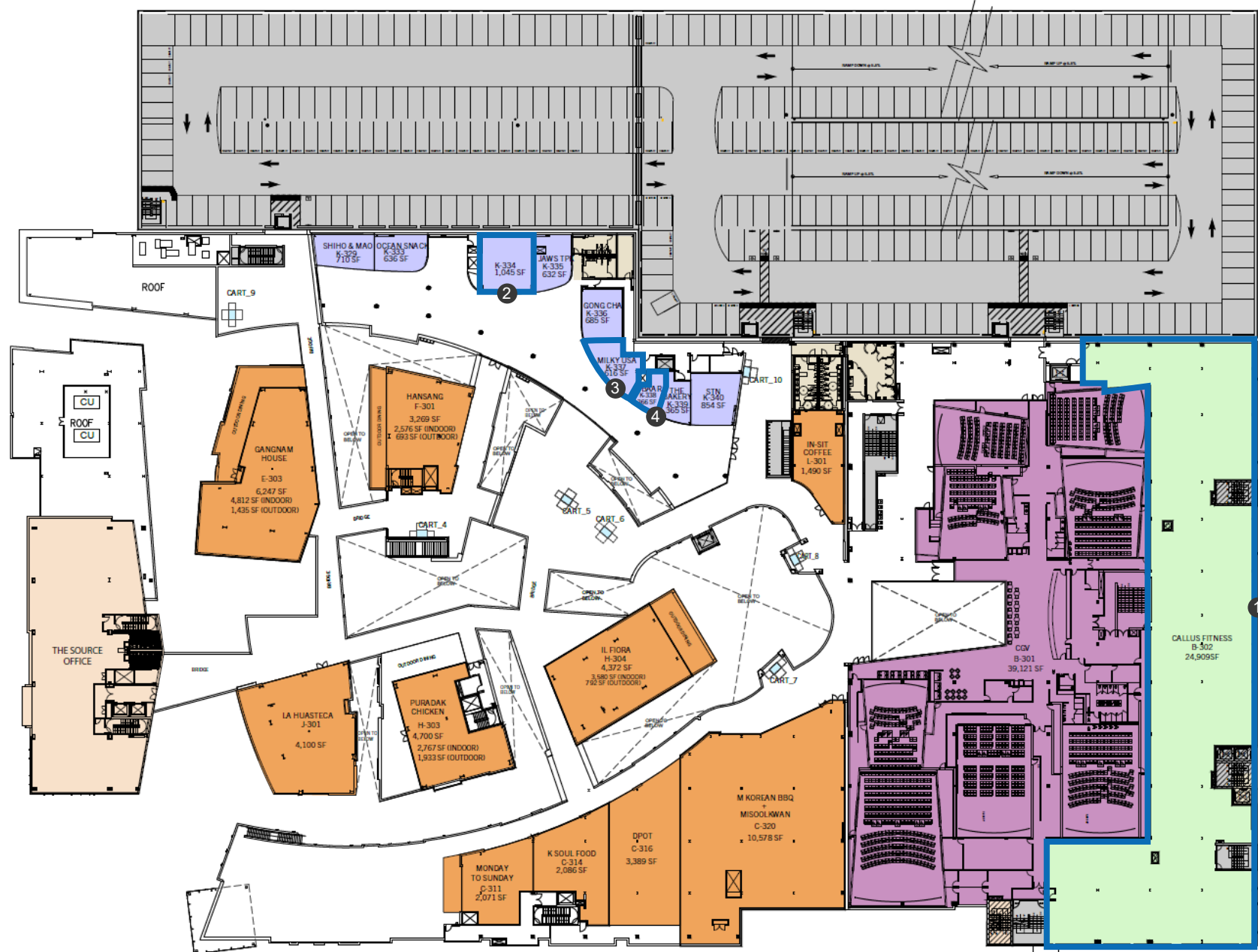
Available Units - 2nd Floor

#	Available Units	Current Status	GLA Sqft
①	B-201	Vacant	4,039
②	C-212	Vacant	4,150
③	C-213A	Vacant	1,377
④	D-210	Vacant (Indoor)	5,568
		Vacant (Outdoor) - Optional	2,415
⑤	E-203	Vacant	1,787
⑥	E-205	Occupied	1,262
⑦	F-204	Occupied	653
⑧	F-205	Vacant	1,597
⑨	F-206	Vacant	1,100
⑩	G-201	Vacant	2,504
⑪	H-205	Vacant	880
⑫	H-206	Vacant	993
⑬	J-201	Vacant	1,251
⑭	J-202	Vacant	710
⑮	J-205	Vacant	3,174



- RETAIL
- RESTAURANT
- SERVICES
- ENTERTAINMENT
- CARTS
- RESTROOM
- HOTEL/OFFICE
- LOADING ZONE
- ELEVATOR
- PARKING
- STAIR
- MECH/ELEC. ROOM
- JANITOR'S STORAGE
- FOOD GRUB

HOTEL - 6986 BEACH BLVD
 BLDG. B - 6988 BEACH BLVD
 BLDG. C - 6982 BEACH BLVD
 BLDG. D - 6940 BEACH BLVD
 BLDG. E - 6950 BEACH BLVD
 BLDG. F - 6970 BEACH BLVD
 BLDG. G - 6990 BEACH BLVD
 BLDG. H - 6980 BEACH BLVD
 BLDG. J - 6960 BEACH BLVD
 BLDG. K1 - 6920 BEACH BLVD
 BLDG. K2 - 6924 BEACH BLVD
 BLDG. L - 6930 BEACH BLVD



3rd Floor Site Plan



Available Units - 3rd Floor

#	Available Units	Current Status	GLA Sqft
①	B-302	Vacant	24,909
②	K-334	Vacant	1,045
③	K-337	Vacant	616
④	K-338	Vacant	366



Customer Profile & Visit Patterns

A customer base shaped by social visits, discovery, and extended time on-site.

The Source OC attracts customers who are looking for more than a quick, single-purpose stop. As an experience-oriented destination that brings together dining, entertainment, shopping, and services, the property encourages guests to spend time on-site, move between multiple concepts, and return regularly as part of both planned outings and everyday routines.

Visits are often social in nature, with friends, families, and groups coming together to eat, browse, explore, and enjoy entertainment in one place. This behavior supports longer dwell times and creates more opportunities for cross-shopping, impulse visits, and repeat engagement across different categories throughout the center.

The customer base is also highly discovery-driven and responsive to trend, presentation, and shareable experiences. Guests are naturally drawn to new concepts, visually engaging storefronts, and brands that give them a reason to return, making The Source OC especially attractive for operators that benefit from repeat traffic, word-of-mouth, and social visibility.



Social Visits

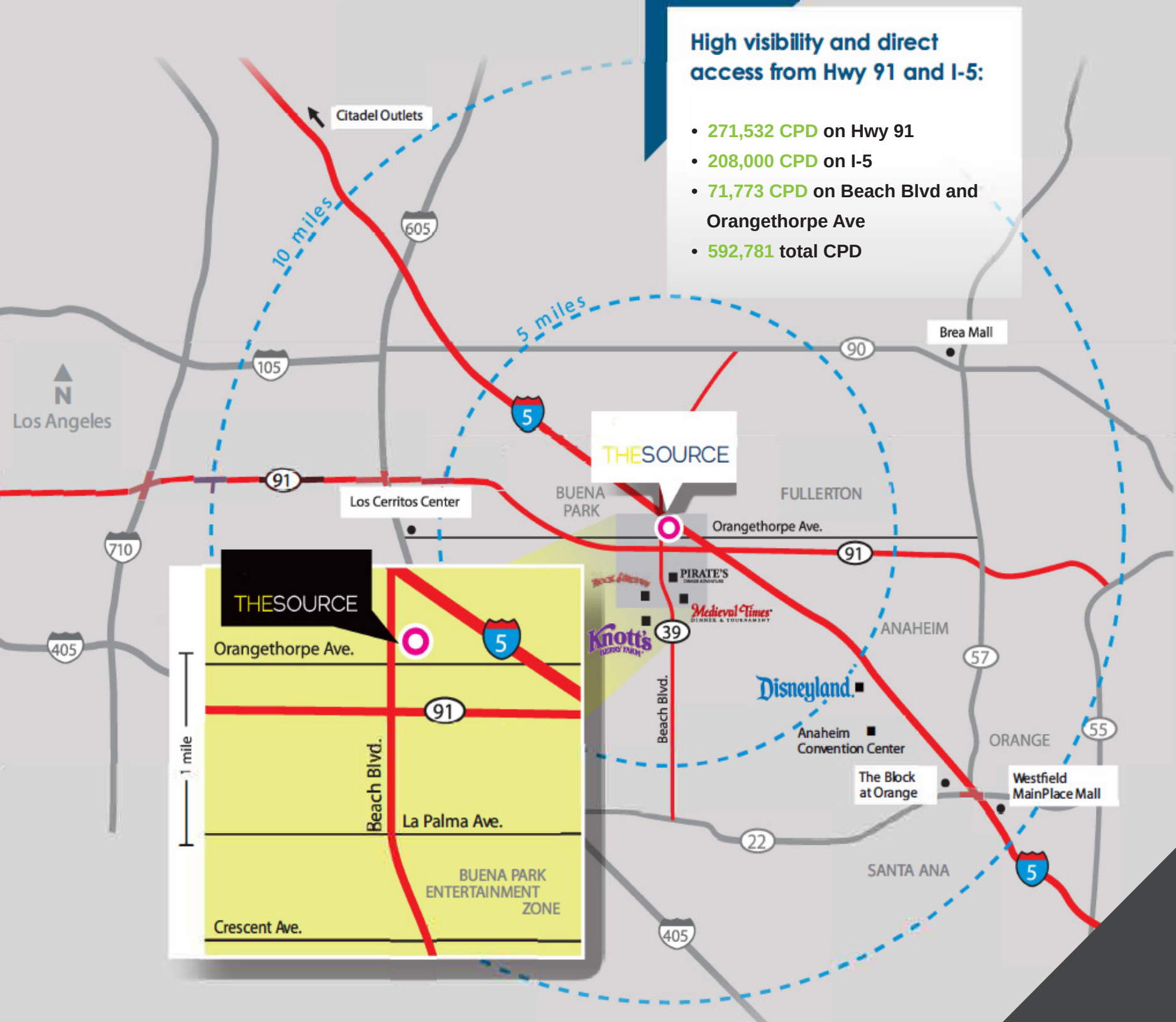
Customers often visit in pairs or groups, combining dining, entertainment, and shopping in one trip.

Longer Dwell Time

The mix of uses encourages guests to stay longer and interact with multiple brands during a single visit.

Discovery-Driven Traffic

Trend-sensitive customers are drawn to new brands, visual concepts, and shareable experiences.

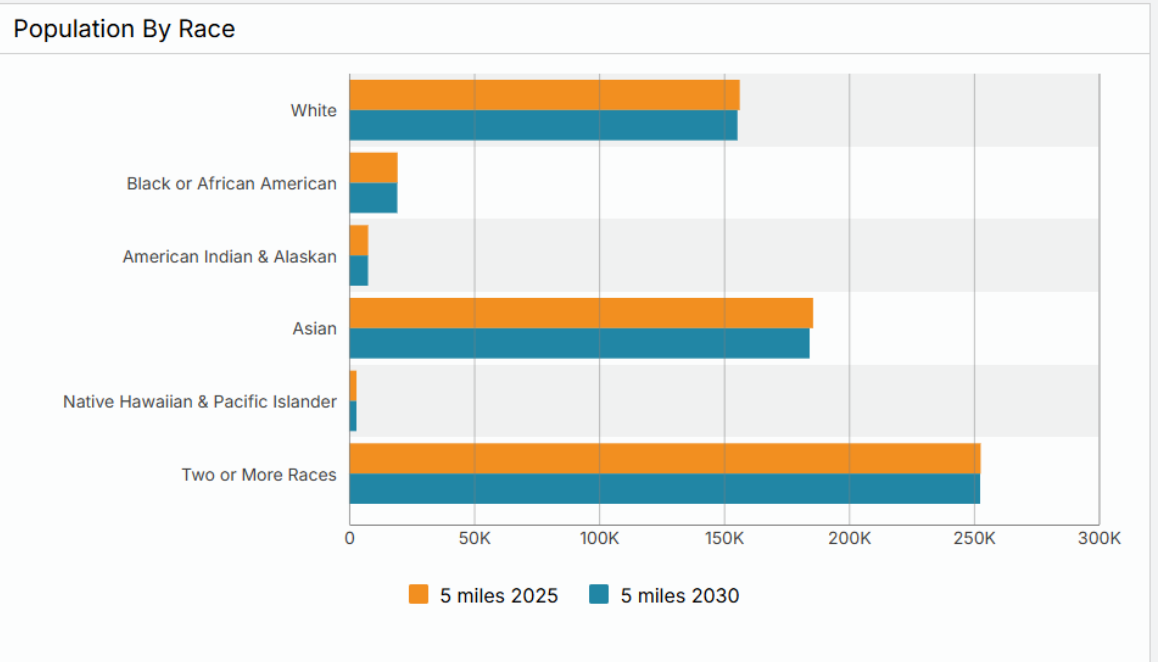
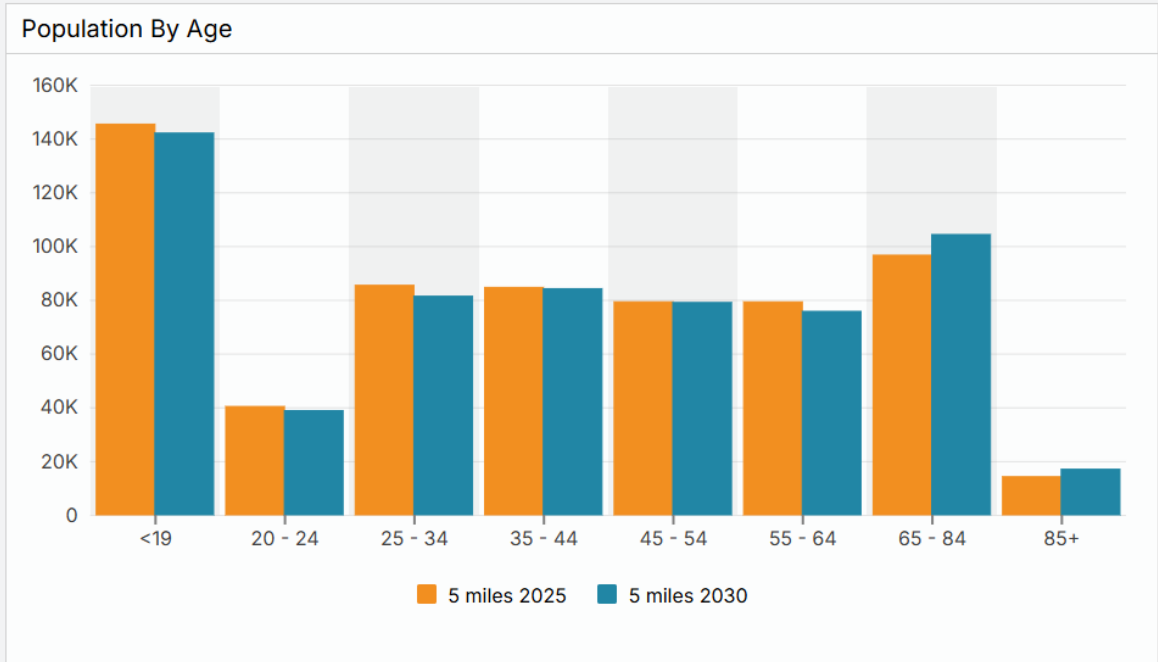
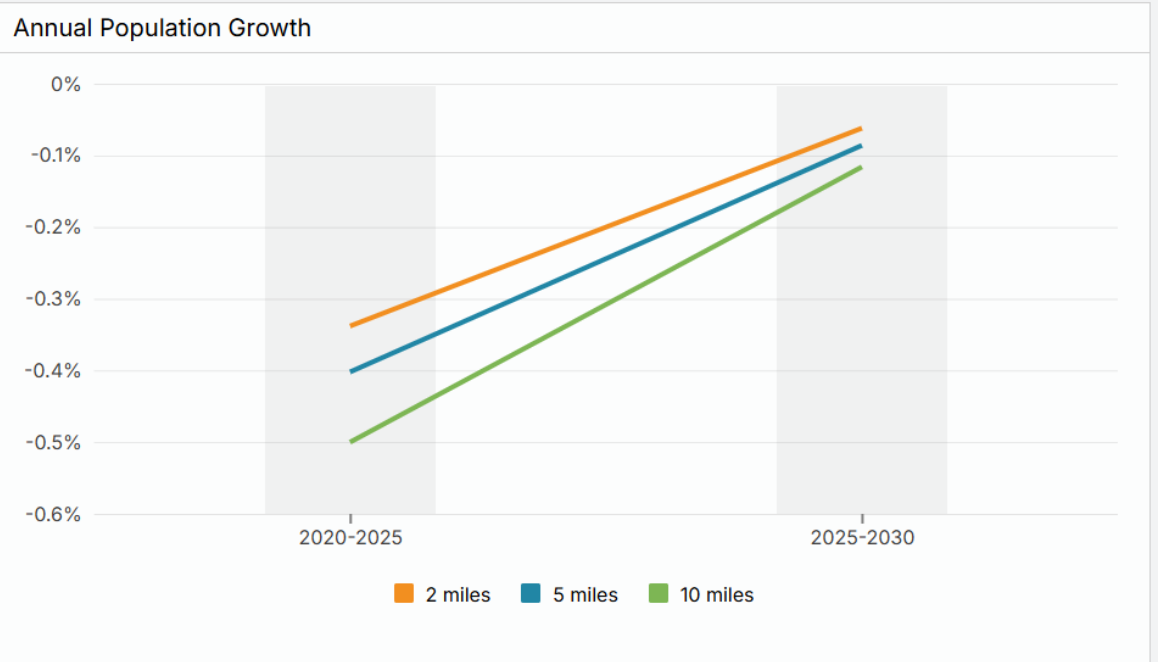
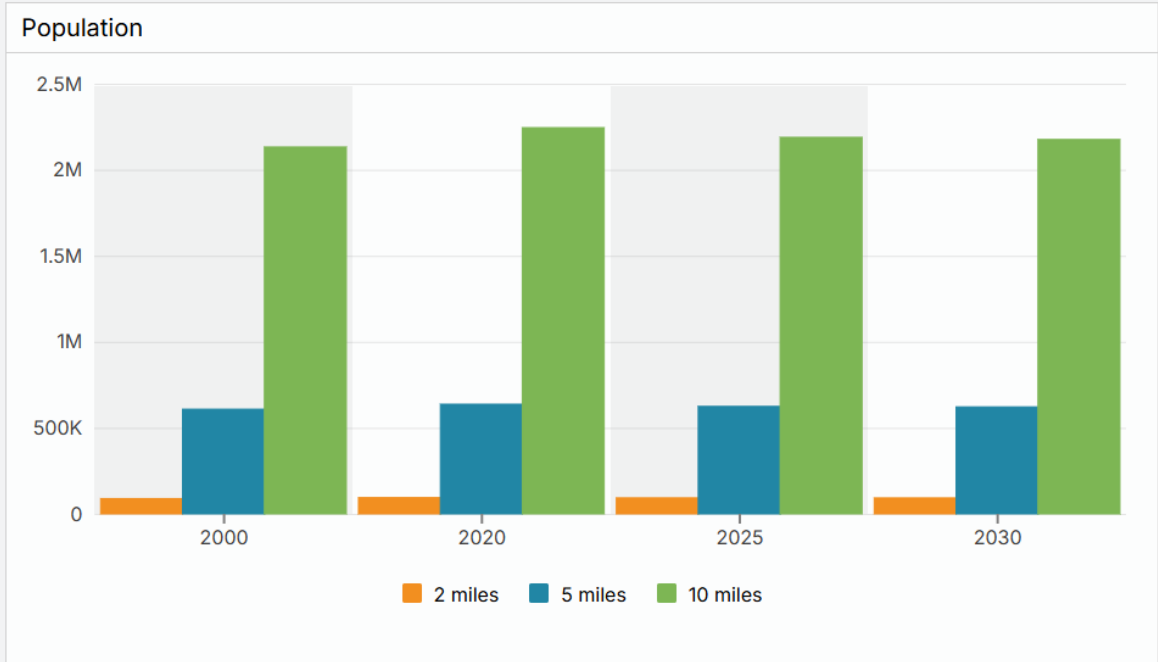


Regional Visibility at the Center of Buena Park's Entertainment District

The Source OC occupies a prominent location at Beach Boulevard and Orangethorpe Avenue, placing the property within one of North Orange County's most recognizable entertainment corridors. With convenient access from I-5 and SR-91, the center draws from both local neighborhoods and the broader Southern California region.

Surrounded by established visitor destinations including Knott's Berry Farm, Knott's Soak City, Medieval Times, and Pirates Dinner Theatre, The Source OC benefits from an environment where dining and entertainment are already part of consumer behavior. This context creates a strong setting for concepts that rely on destination traffic, social occasions, and repeat customer engagement.

Trade Area Demographics



Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employee Per Business	Employees	Businesses	Employee Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	33,490	3,852	9	211,683	23,690	9	801,767	99,921	8
Trade Transportation & Utilities	8,505	806	11	40,359	4,181	10	159,352	16,631	10
Information	832	64	13	5,835	457	13	19,627	1,752	11
Financial Activities	2,574	472	5	16,944	2,790	6	67,691	11,704	6
Professional & Business Services	4,204	570	7	22,137	3,351	7	102,644	14,214	7
Education & Health Services	5,430	921	6	43,1911	7,050	6	199,818	32,986	6
Leisure & Hospitality	7,995	431	19	56,674	2,311	25	155,729	9,309	17
Other Services	2,428	552	4	13,674	3,322	4	54,288	12,366	4
Public Administration	1,522	36	42	12,869	228	56	42,618	959	44
Goods-Producing Industries	8,184	586	14	35,507	2,839	13	148,447	12,060	12
Natural Resources & Mining	25	6	4	304	39	8	1,424	156	9
Construction	2,146	330	7	9,295	1,602	6	49,628	6,838	7
Manufacturing	6,013	250	24	25,908	1,198	22	97,395	5,066	19
Total Daytime Employment	41,674	4,438	9	247,190	26,529	9	950,214	111,981	8

Consumer Spending By Industry

Radius	2 miles			5 miles			10 miles		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$57,014,025	\$2,092	\$612	\$387,300,301	\$2,042	\$620	\$1,364,038,674	\$2,022	\$623
Entertainment, Hobbies & Pets	\$140,589,557	\$5,159	\$1,510	\$997,461,044	\$5,260	\$1,597	\$3,560,789,530	\$5,278	\$1,627
Food & Alcohol	\$283,385,923	\$10,398	\$3,043	\$1,958,745,524	\$10,329	\$3,136	\$6,923,181,304	\$10,262	\$3,163
Household	\$162,826,946	\$5,975	\$1,749	\$1,177,792,421	\$6,211	\$1,885	\$4,181,606,011	\$6,198	\$1,911
Transporation & Maintenance	\$287,385,412	\$10,545	\$3,086	\$1,956,741,718	\$10,319	\$3,132	\$6,865,279,693	\$10,176	\$3,137
Health Care	\$45,751,871	\$1,679	\$491	\$328,456,349	\$1,732	\$526	\$1,162,777,024	\$1,723	\$531
Education & Daycare	\$70,559,672	\$2,589	\$758	\$506,968,750	\$2,673	\$812	\$1,788,104,846	\$2,650	\$817
Total Specified Consumer Spending	\$1,047,513,406	\$38,437	\$11,249	\$7,313,466,107	\$38,567	\$11,708	\$25,845,777,082	\$38,309	\$11,809



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