

MAJOR RENOVATIONS UNDERWAY
NEW SPECIALTY GROCER

RI

Anaheim Hills Village

ANCHOR/SHOP SPACES AVAILABLE - ANAHEIM HILLS, CA



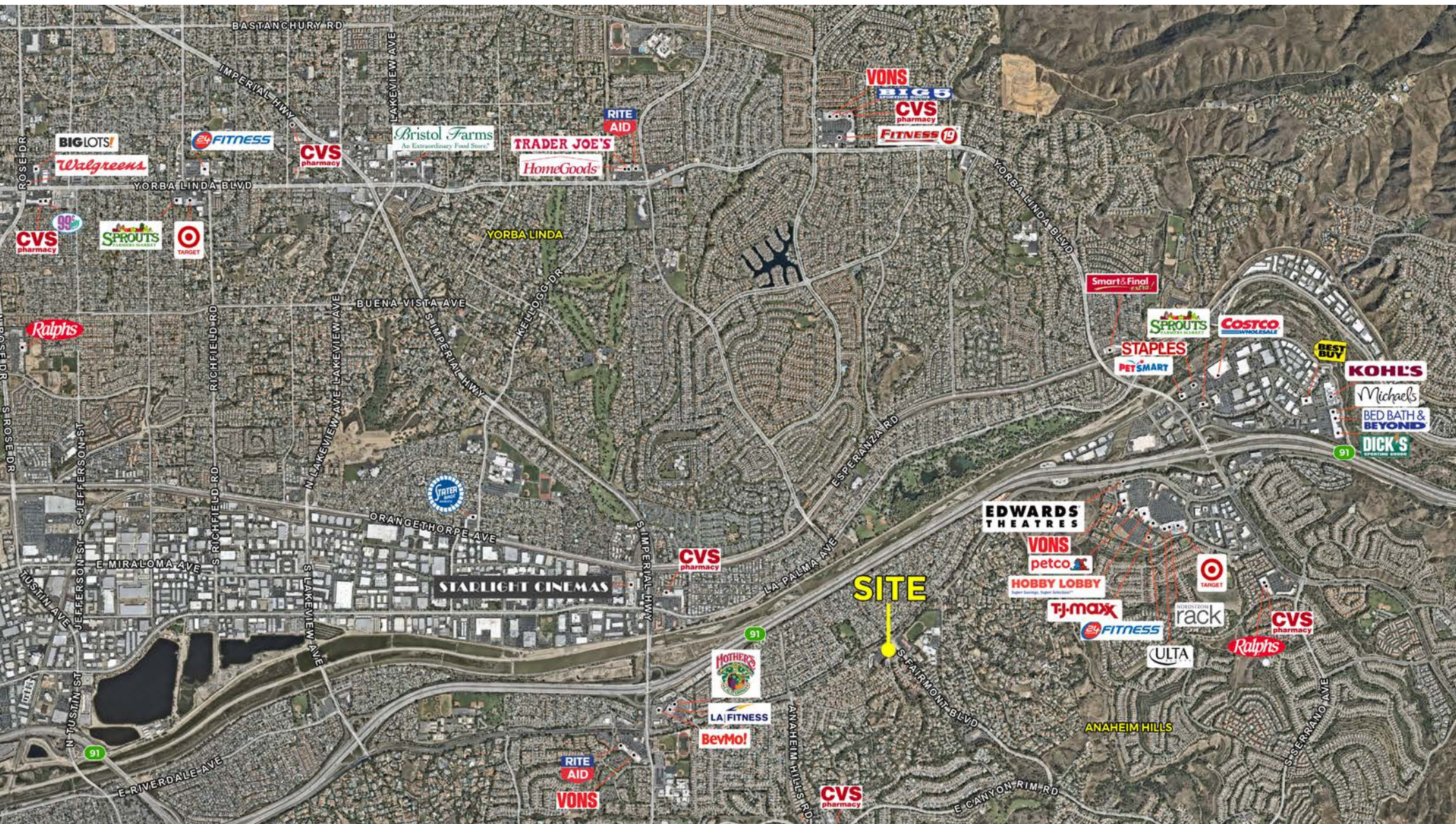
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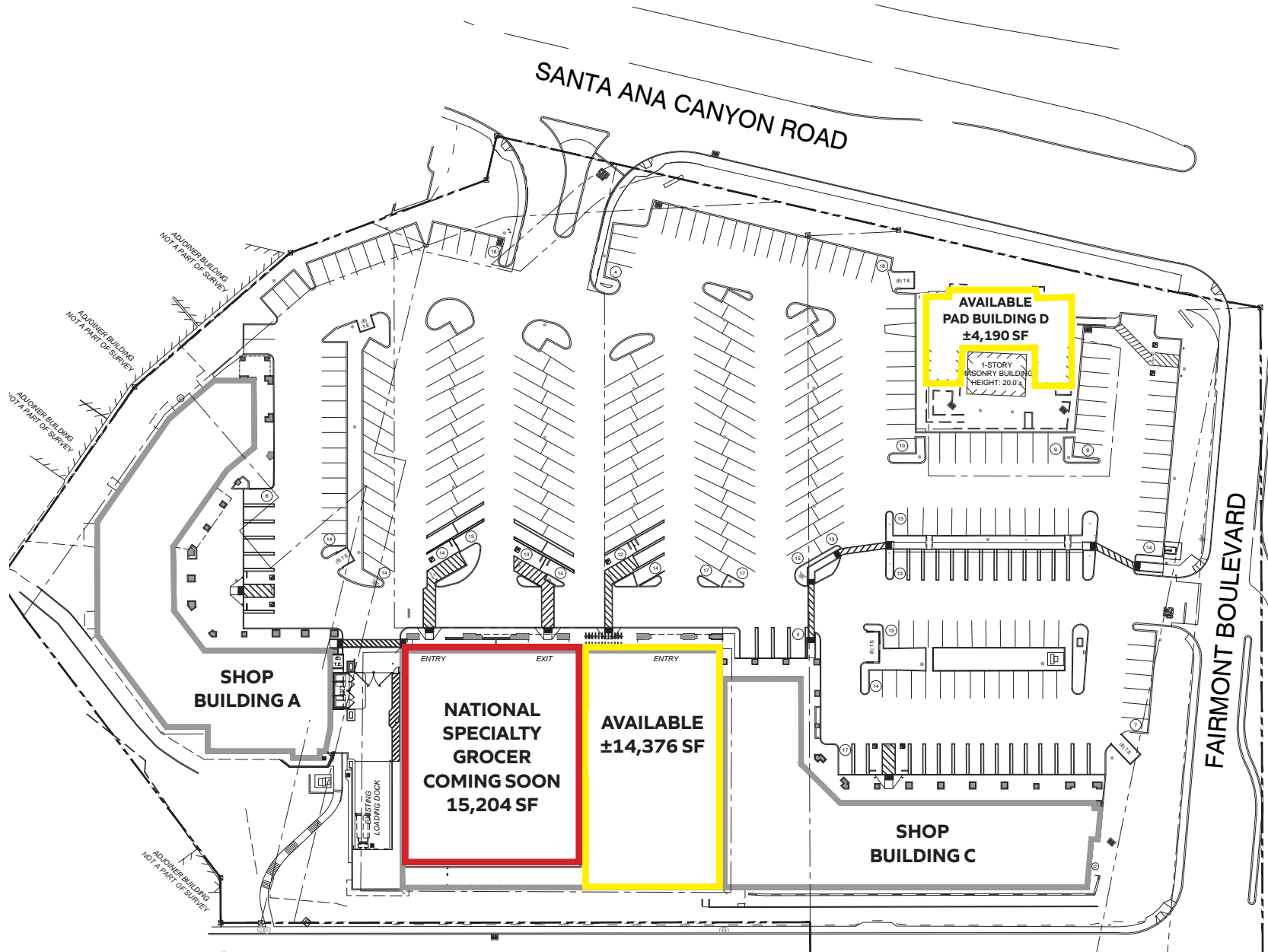
Retail Insite. LIC#01206760. retailinsite.net

- + Available anchor space of 14,376 SF
- + Specialty grocery coming soon
- + Shop spaces
- + Serving the Anaheim Hills neighborhood
- + Shopping center redevelopment and upgrades underway
- + Highly educated and affluent customer base

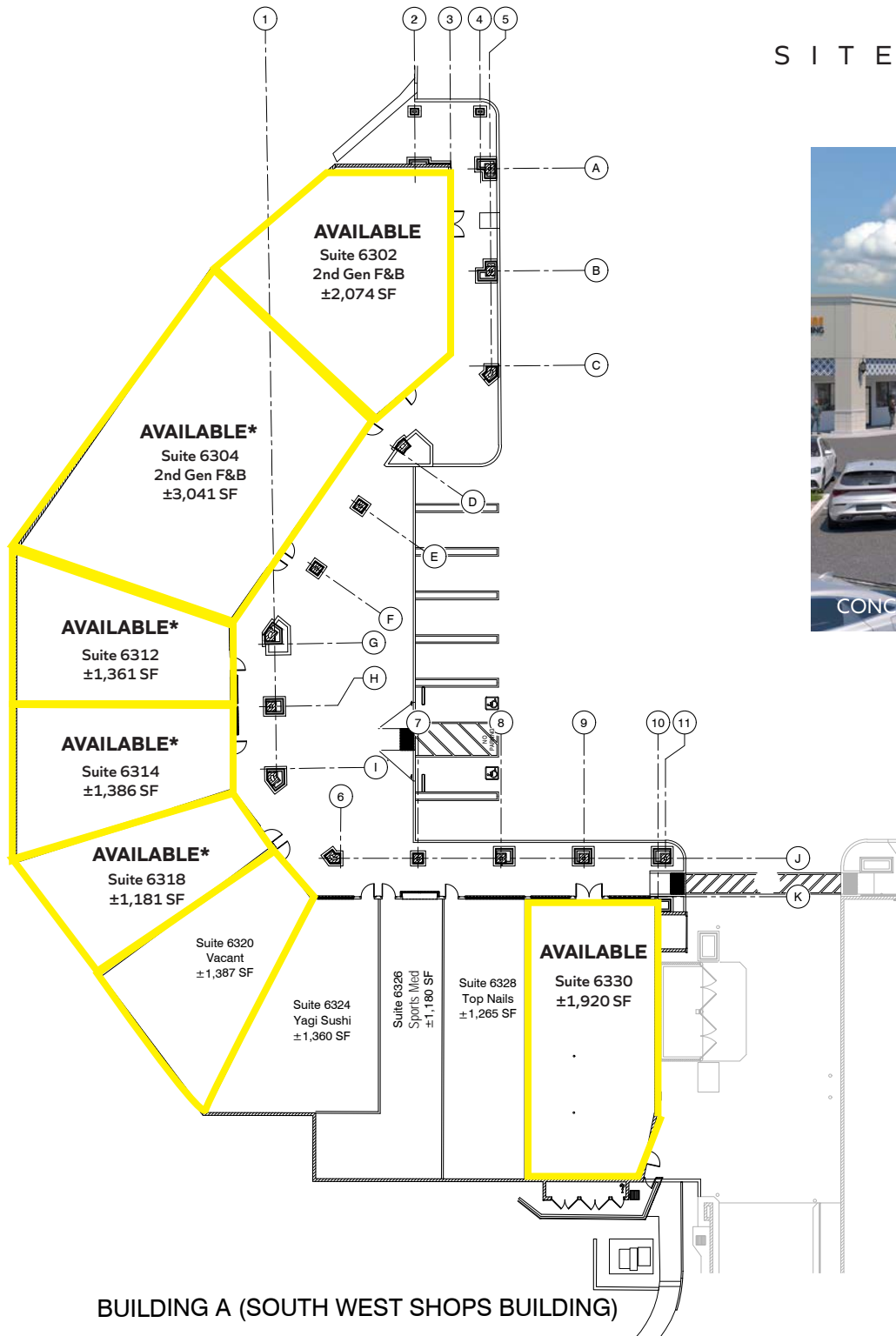








S I T E P L A N - S H O P B U I L D I N G A



BUILDING A (SOUTH WEST SHOPS BUILDING)



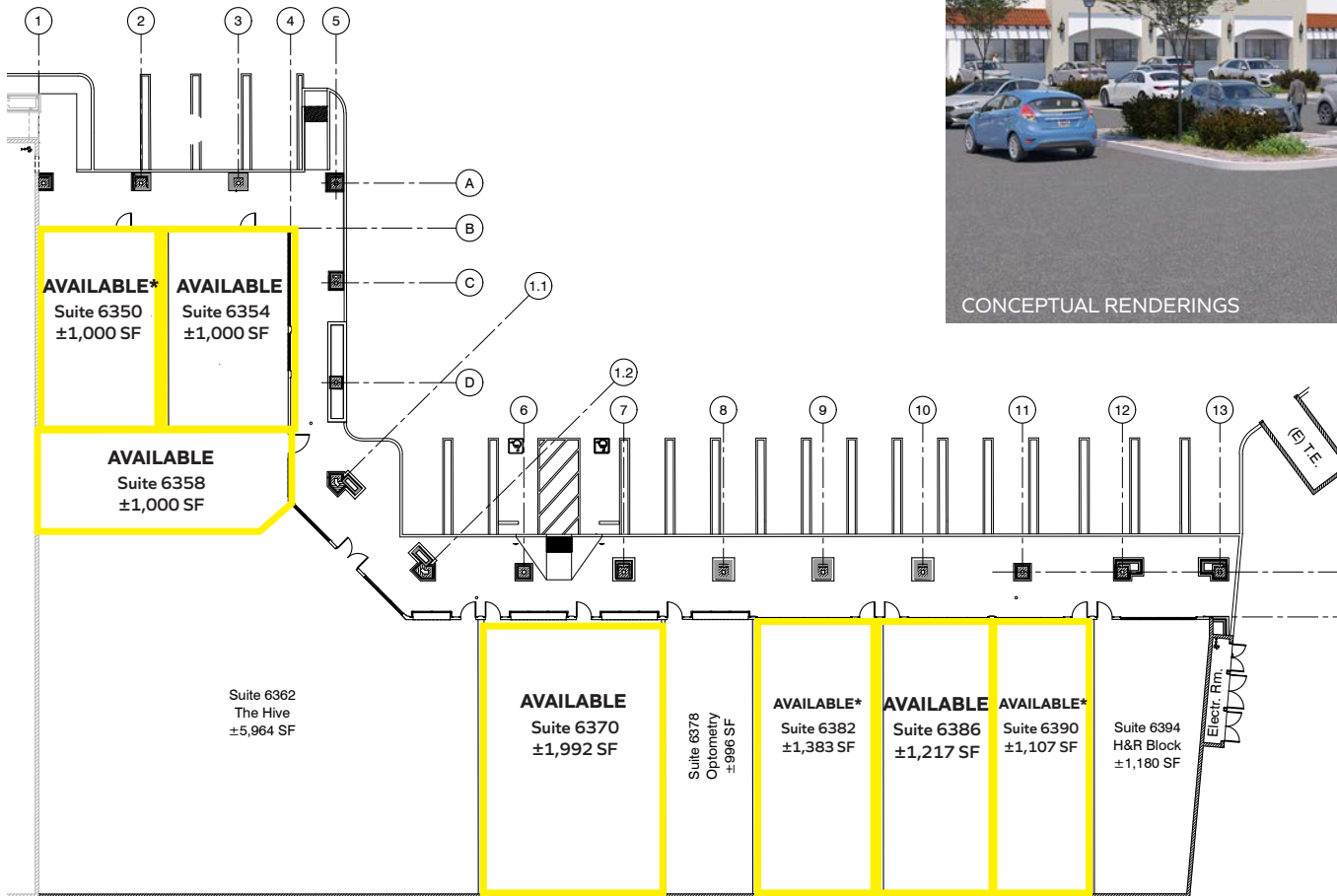
SHOPS A

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

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.

S I T E P L A N - S H O P B U I L D I N G 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

BUILDING C (NORTHEAST SHOPS BUILDING)

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6336 E Santa Ana Canyon Rd., Anaheim, CA 92807

Rings: 1, 3, 5 mile radii



POPULATION

	1 mile	3 miles	5 miles
Total Population	13,241	95,301	209,299
Projected Population (2028)	13,151	94,461	207,986



HOUSING

	1 mile	3 miles	5 miles
Total Households	4,516	33,772	71,668
Projected Total Households (2028)	4,521	33,690	71,689



INCOME

Median Household Income	\$132,484	\$141,770	\$135,689
Average Household Income	\$185,244	\$194,158	\$185,546
Per Capita Income	\$62,395	\$68,414	\$63,485
Median Disposable Income	\$105,811	\$109,520	\$106,595
Average Disposable Income	\$124,099	\$129,086	\$124,268



DAYTIME DEMOS

Total Daytime Population	10,045	85,048	192,261
Daytime Population Workers	3,685	39,172	91,846
Daytime Population Residents	6,360	45,876	100,415



RACE & ETHNICITY

White	7,354	55.54%	52,761	55.36%	108,445	51.81%
Black or African American	244	1.84%	1,558	1.63%	3,181	1.52%
American Indian& Alaska Native Population	69	0.52%	505	0.53%	1,433	0.68%
Asian Population	2,128	16.07%	20,722	21.74%	44,390	21.21%
Pacific Islander Population	18	0.14%	158	0.17%	403	0.19%
Other Race Population	1,351	10.20%	6,134	6.44%	19,958	9.54%
Population of Two or More Races	2,077	15.69%	13,464	14.13%	31,490	15.05%
Hispanic Population	3,564	26.92%	19,584	20.55%	53,949	25.78%
Non-Hispanic Population	9,677	73.08%	75,717	79.45%	155,350	74.22%



EDUCATION

Bachelor's Degree	2,691	27.76%	22,908	32.98%	49,002	32.63%
Graduate/Professional Degree	1,813	18.70%	15,029	21.63%	29,092	19.37%



AGE

Median Age	44.3	43.8	42.2
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