

Restaurant Opportunities



Elevating Orange County's Culinary Landscape

Nestled in the vibrant heart of Anaheim, the OCVIBE district offers an unparalleled platform for extraordinary dining experiences alongside live entertainment, offices, shops, a concert hall, on-site residences and the Honda Center – home to the NHL's Anaheim Ducks, concerts and more.



It's set to transform the traditional lifestyle in Orange County, where dining isn't just eating; it's an event that enriches and enhances daily life. Each restaurant becomes a cornerstone in a network of lifestyle choices, activating the district's appeal. The OCVIBE district isn't just a place; it's a destination where culinary art meets lifestyle, making every meal an experience that redefines Orange County living.



Reimagining the Downtown Experience

Development at a Glance

Residential

2k Residential Units

341 Affordable Housing Units

20 Acres Parks and Plazas

500k^{sf} On-Site Office Space

Transit-Oriented Living

Pedestrian Focused

Arts Master Plan

Live/ Work/ Play & Stay

Food & Hospitality

2 On-Site Hotels

550 Hotel Rooms

35+ Restaurant Offerings

60k^{sf} Market Food Hall (21 Stalls)

Farmers Market

Food Trucks

Speakeasy

Fast Casual

Polished Casual

Speakeasy

Fine Dining

Rooftop Bars

Entertainment

25k Entertainment Seats

300 Intimate Club
Capacity

2k Immersive Theater
Capacity

6k Concert Hall
Capacity

18k Arena
Capacity

Park and Plaza Entertainment

Regional and National Festivals featuring sports, music, food, comedy, drama, arts and more.

Other

3mi On-Site Connected Walking Trails

9mw Solar Power Produced On-Site

67k^{sf} Multi-Modal Transit Station

225k^{sf} Commercial Retail Space



Project Phasing Timeline

2025

Katella Parking Garage
Cerritos Parking Garage
River Road
Stanley Cup Way

2026

Urban Park
Concert Hall
Paseo
River Parking Garage
The Weave Office Building
Market Food Hall
Honda Center West Addition

2027

South Plaza
The Gardens
Parking Deck A

2028

Arena Hotel
300 Capacity Club
Residential
Meadow Park
Wellness Park
Katella Bridge
South Plaza Retail

2029

Residential Units

2029+

Meadow Hotel
Residential
North Plaza



Anaheim—The Center of Orange County

OCVIBE serves as a focal point in Southern California’s landscape for culinary excellence, sports, entertainment, and commerce. It has recently ascended to become the second most frequented region in the United States – surpassing iconic destinations such as New York City and Miami.

Its strategic location is further accentuated by the fact that nine premier destinations in Orange County are within a five-mile radius of OCVIBE, collectively drawing an estimated 48 million visits on an annual basis.



Central Orange County

Trade Area & Demographics

OCVibe is strategically situated in the heart of Central Orange County, one of the region's most densely populated and dynamic trade areas. Its prime location at the intersection of the 57 Freeway and Katella Avenue makes it a premier hyper-regional destination for retail, dining, and entertainment in Southern California.

OCVibe is perfectly positioned to serve a diverse mix of Orange County's vibrant communities, from the upscale suburban neighborhoods of Orange, Anaheim Hills, Tustin, Yorba Linda, and Brea to the bustling urban hubs of Santa Ana, Anaheim, and Downtown Fullerton. Adding to its appeal is its close proximity to Orange County's world-renowned attractions, including the Honda Center, Angel Stadium, Disneyland Resort, and the Anaheim Convention Center, cementing OCVibe as a central hub for both locals and tourists alike.

	10min	15min	20min
Population	322,844	1,051,512	4,611,150
Household Income	\$116,126	\$127,648	\$141,937
Daytime Employment	215,213	576,156	2,314,580
College Education	39%	40.09%	48.64%

1m

Within 15-minute drive time

186,847

Total number of Anaheim office workers

157

Hotels in the city of Anaheim

304k

Cars per day where 57 Fwy meets Katella Ave

48.10%

Households with an annual income of over \$100k

1.8m

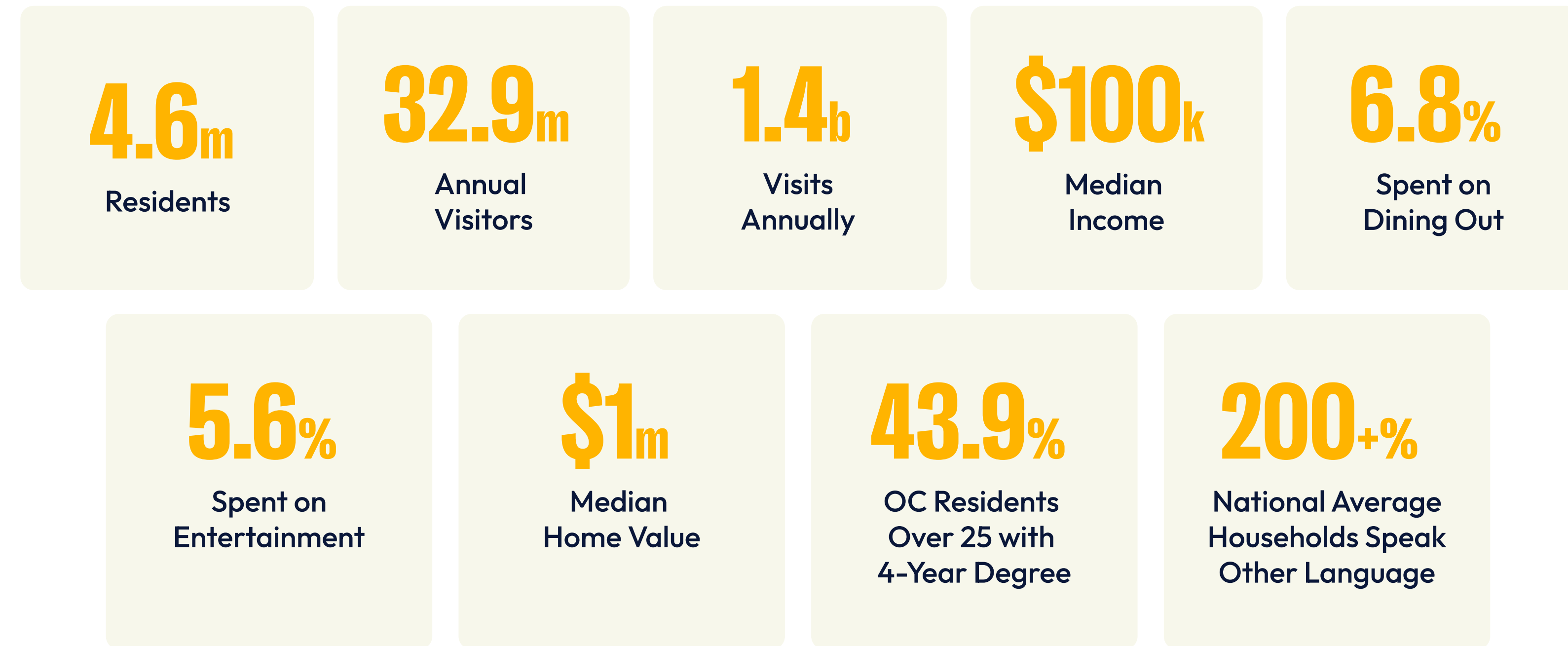
SF convention center



Orange County

The Ultimate Lifestyle Destination

Orange County stands as a paragon of lifestyle excellence, offering an array of housing options, world-class amenities, superior educational institutions, and exceptional entertainment choices. It serves as a residential haven for millions while also attracting an even larger number of visitors, drawn to its unique blend of comfort, convenience, and culture.



OCVIBE

OCVIBE Annual Visitors and Spend

OCVIBE will revolutionize the downtown experience and turn 95 acres of Anaheim into an easily accessible, walkable and pedestrian-friendly district where locals and visitors alike can come together for community, entertainment, retail, dining and more.



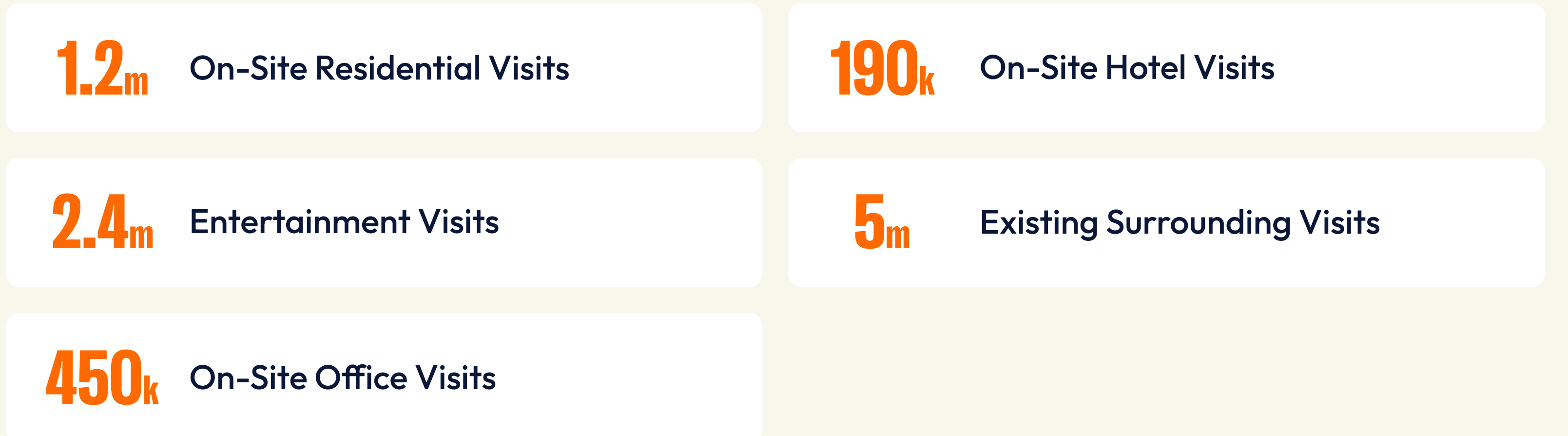
\$200m
Spend

9m+
Visitors

Visitor Dynamics

Foot Traffic Patterns in OCVIBE

The district is strategically planned to maximize foot traffic, with particular emphasis on days featuring significant events. This ensures that the area remains a bustling hub of activity, providing businesses with ample opportunities to engage with a broad spectrum of potential customers.

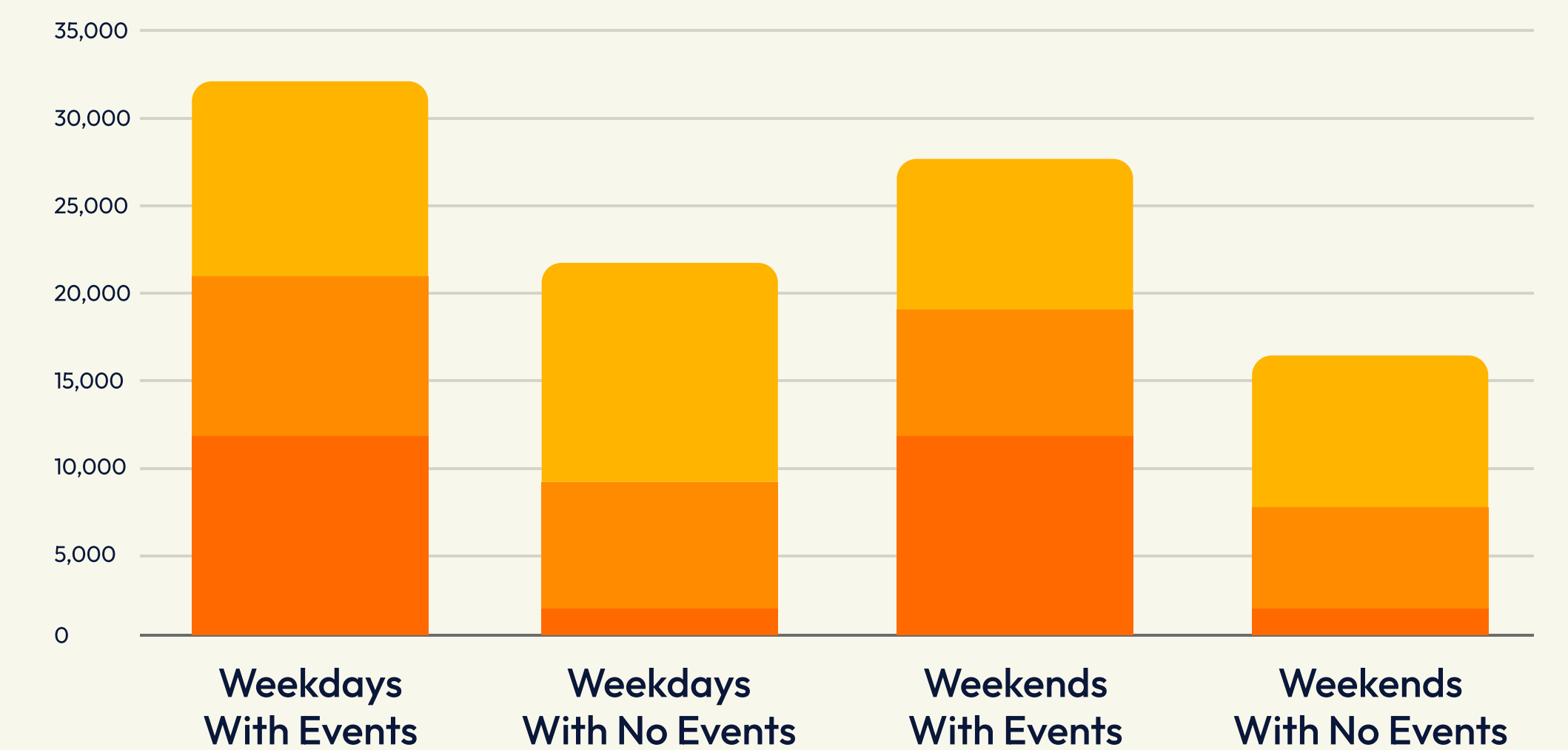


Types of Visitors Total Annual Traffic by Customer Segment

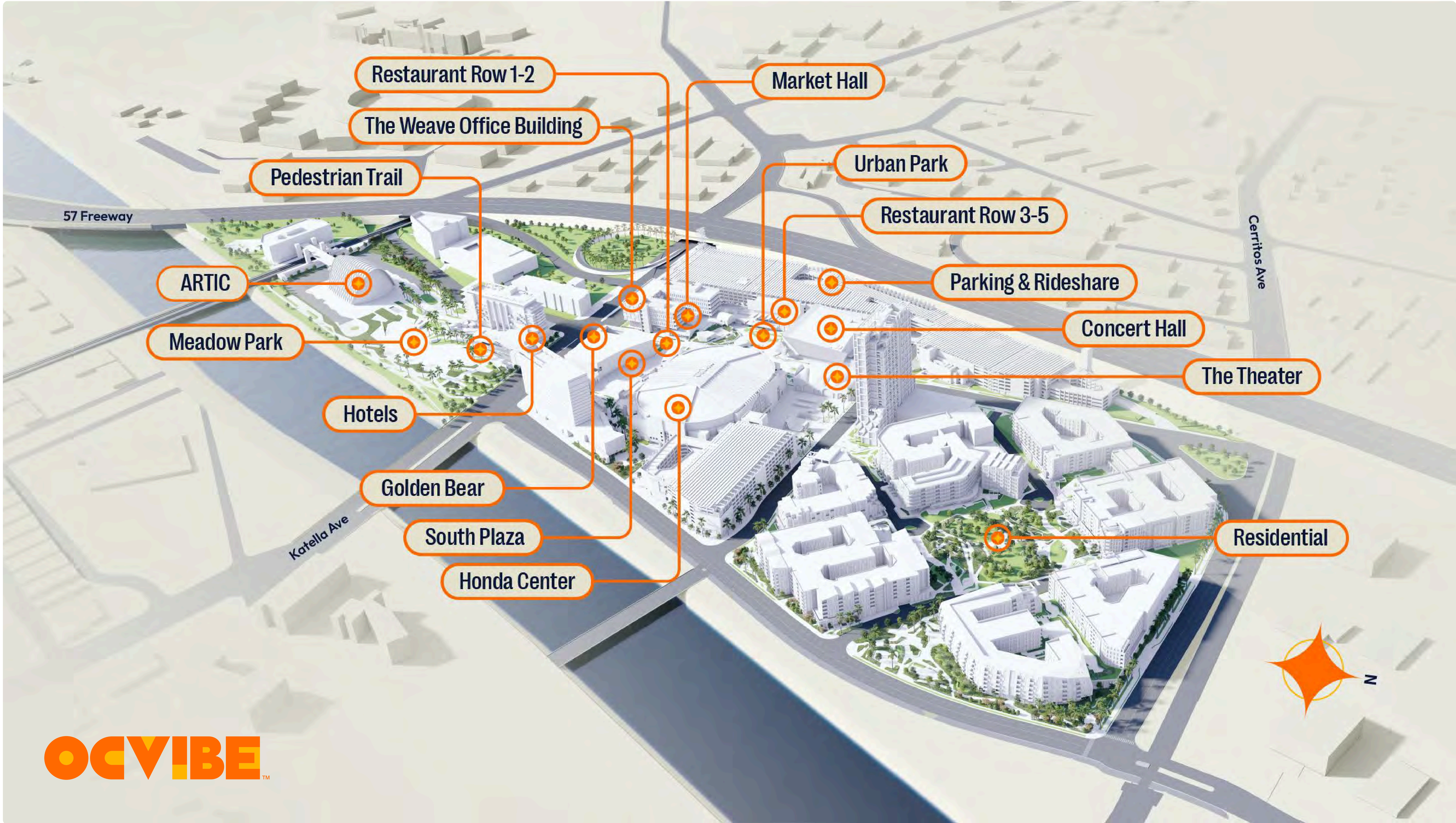


Average Daily Traffic by Type of Day & Consumer Segment

- Local Surrounding
- On-Site Residents & Office Associates
- Entertainment "Ticket Holders"



The District at a Glance





The Epicenter of Entertainment

Where Culinary Expertise & Entertainment Excellence Meet

Discover a vibrantly modern city center with unparalleled opportunities for dining and entertainment at the heart of Orange County and SoCal — designed to elevate and redefine what it means to “Live, Work, Play and Stay” in Anaheim and the broader OC region.

Honda Center West

The Convergence of Dining & Entertainment



Honda Center West occupies a strategic location at the crossroads of sports, entertainment, hospitality, and more. This bustling hub offers a unique setting where visitors come to celebrate victories, enjoy live performances from top artists, and punctuate their unforgettable experiences with exceptional dining.



2 Unique Spaces

2 Restaurant Configurations

Outdoor Patios

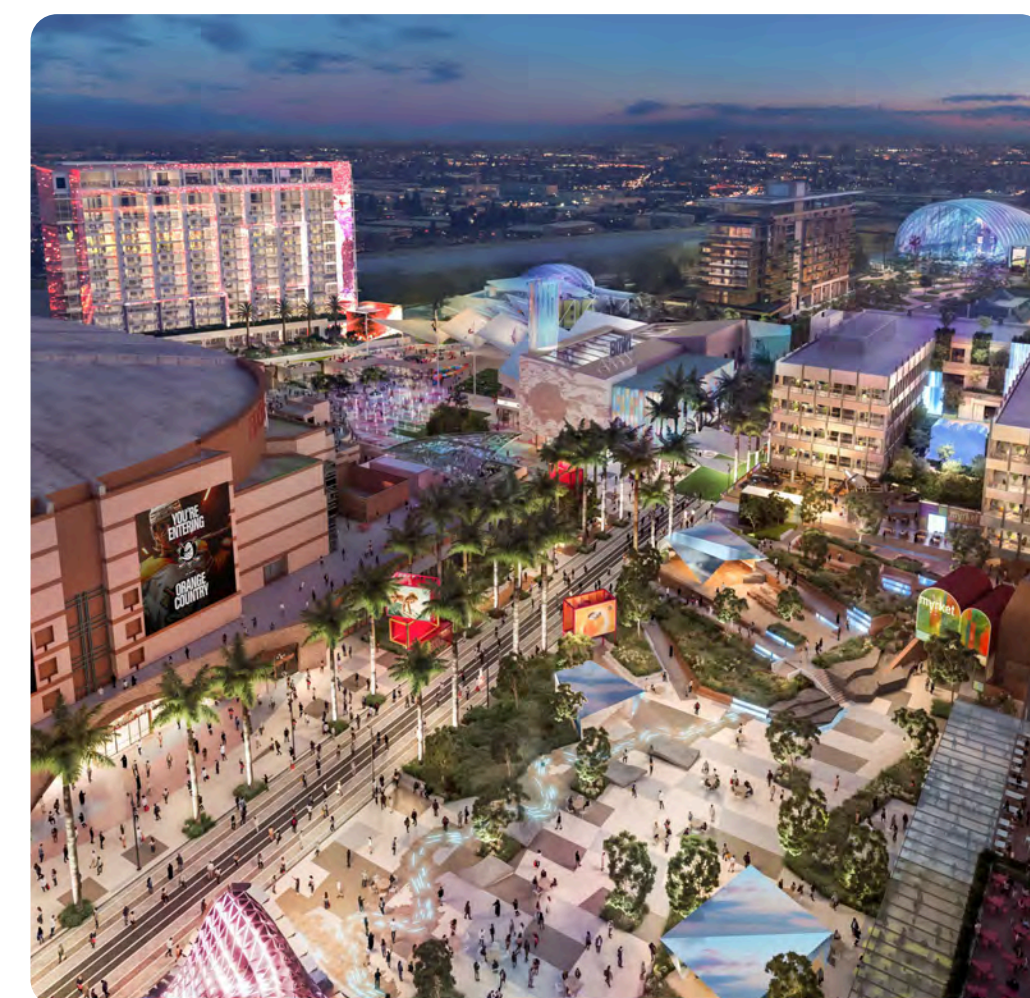
Rooftop Dining

Major Walkway

Adjacent to Hotel

Honda Center Adjacent

Private Banquet Room



Plan A (Space 1)

A spacious and open location offering indoor and outdoor dining, and a private banquet room adjacent to the Honda Center.

Indoor	5,307 sf
Patio	1,680 sf
Banquet Room	1,200 sf
Est. Seat Availability	410 seats



Plan B (Space 2)

An incredibly versatile space offering indoor, outdoor and rooftop dining overlooking Urban Park.

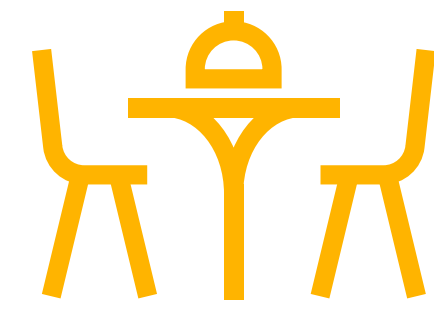
Indoor	5,190 sf
Patio	1,570 sf
Rooftop	3,625 sf
Est. Seat Availability	480 seats



*Square footage and floor plan details are approximate and subject to change. Final dimensions and layouts will be confirmed upon lease agreement.

Restaurant Row

The Ultimate Culinary Spot Any Time of Day



Restaurant Row is strategically positioned as the most convenient location within OCVIBE and the first experience visitors will encounter when arriving at the district. Situated along the main urban plaza it will attract a diverse range of on and off-site traffic. Enjoy close proximity to the Weave offices, the Concert Hall, parking facility and Urban Park Ride Share location.



4 Unique Spaces

4 Restaurant Configurations



- Outdoor Patios
- Integrated Into the Urban Park
- Adjacent to Parking
- Major Walkway
- Adjacent to Office Space
- Adjacent to Concert Hall
- Ride Share Adjacent



Plan D (Space 3)

An intimate restaurant space conveniently adjacent to a high traffic parking garage, rideshare and third party delivery pickup location.

Indoor **2,875 sf**
 Patio **350 sf**
 Est. Seat Availability **150 seats**



Plan E (Space 4)

An ideal location with indoor and outdoor dining in the park next to a major parking facility and along our rideshare corridor.

Indoor **5,415 sf**
 Patio **1,670 sf**
 Est. Seat Availability **365 seats**



Plan F (Space 5)

Offering a truly indoor and outdoor experience with dining in the park and beautiful landscaping that goes all the way to the storefront.

Indoor **4,475 sf**
 Patio **1,560 sf**
 Est. Seat Availability **310 seats**



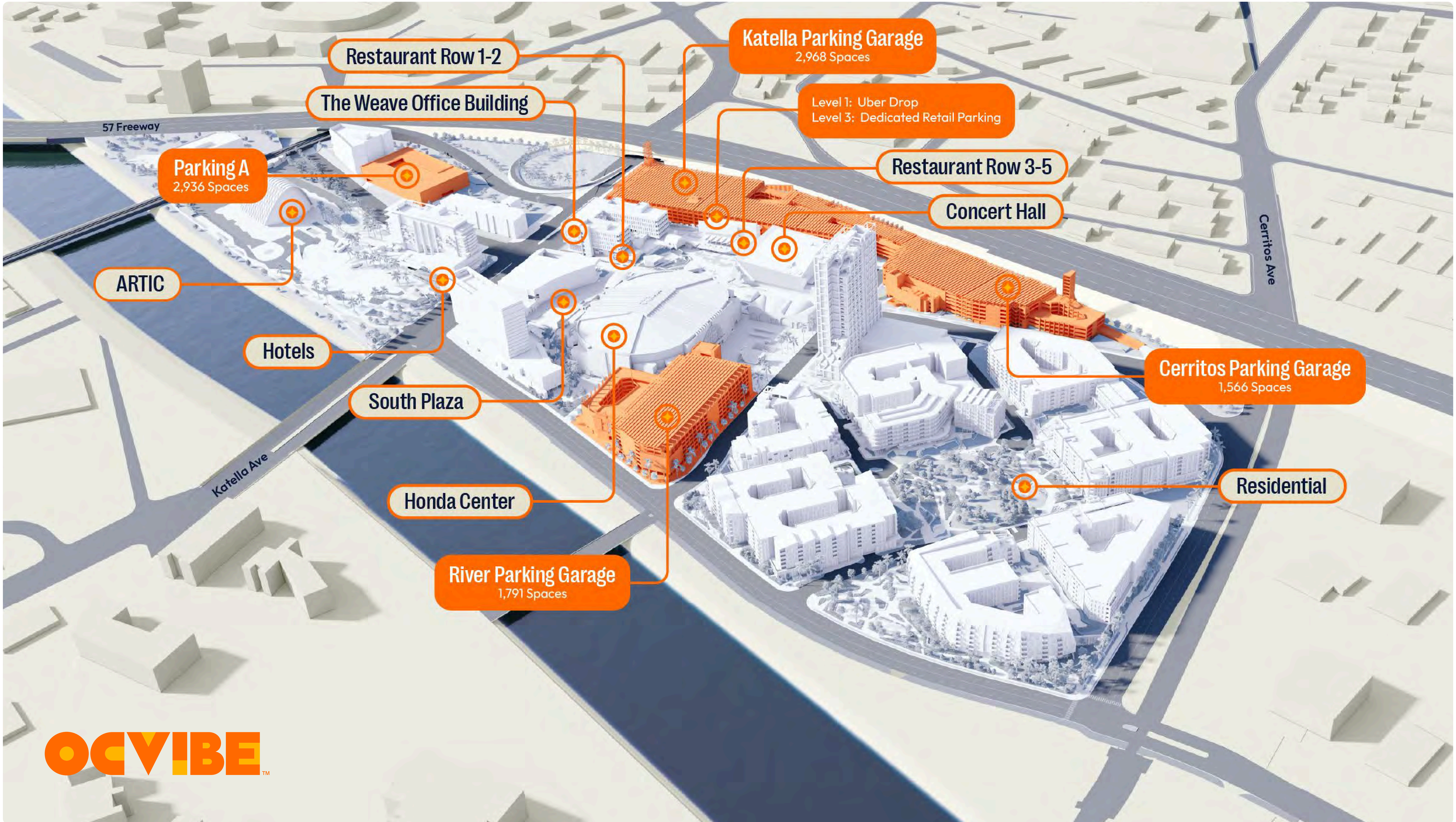
Terrace Pavilion

Where the market hall cascades into the lively energy of restaurant row, creating an inviting and intimate space that blends with the lush surrounding landscaping and the vibrant plaza.

Indoor **900 sf**
 Patio **100 sf**
 Est. Seat Availability **105 seats**

*Square footage and floor plan details are approximate and subject to change. Final dimensions and layouts will be confirmed upon lease agreement.

Parking Made Easy







A Commitment to Anaheim

Henry and Susan Samueli are proud to call Orange County home, and the Anaheim and Orange County community is the focus of their philanthropic investments. Since purchasing the Anaheim Ducks in 2005, Henry & Susan Samueli have been committed to developing a quality hockey club in relentless pursuit of its next Stanley Cup, while also equally committed to creating positive change for children and families in Anaheim and Southern California.

Over their tenure, the Samuelis have committed more than \$500+ million in philanthropic financial support to the local Orange County community.

With the launch of OCVIBE, the Samuelis seek to expand this commitment and assist Anaheim in new and profound ways, including the Anaheim Community Foundation and the Anaheim Hive. Their goal is to help build out and support Anaheim's social and nonprofit communities, assisting in developing a "community identity" around this project.



Retail Leasing



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The logo features the text "OCVIBE" in a bold, white, sans-serif font. The letters are centered against a background of overlapping yellow circles and a yellow trapezoidal shape with internal vertical lines. The circles overlap to create a series of smaller, nested circles. The trapezoid is positioned to the right of the circles, with its top edge aligned with the top of the circles and its bottom edge aligned with the bottom of the circles. The text "OCVIBE" is superimposed over the circles and the trapezoid.

OCVIBE™

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