

MAJOR RENOVATIONS UNDERWAY
NEW SPECIALTY GROCER



Anaheim Hills Village

ANCHOR/SHOP SPACES AVAILABLE - ANAHEIM HILLS, CA



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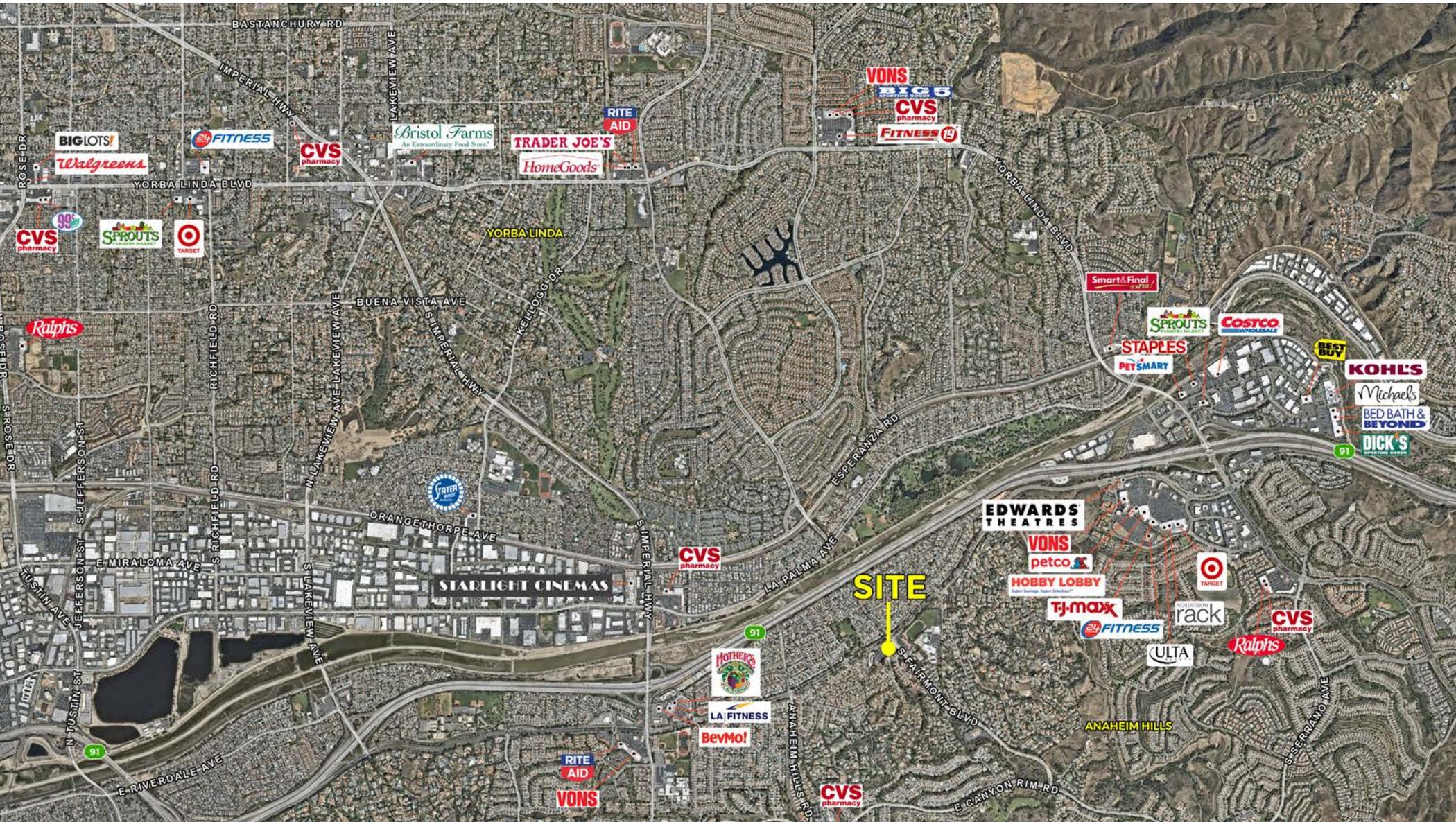
Retail Insite. LIC#01206760. retailinsite.net

- + 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



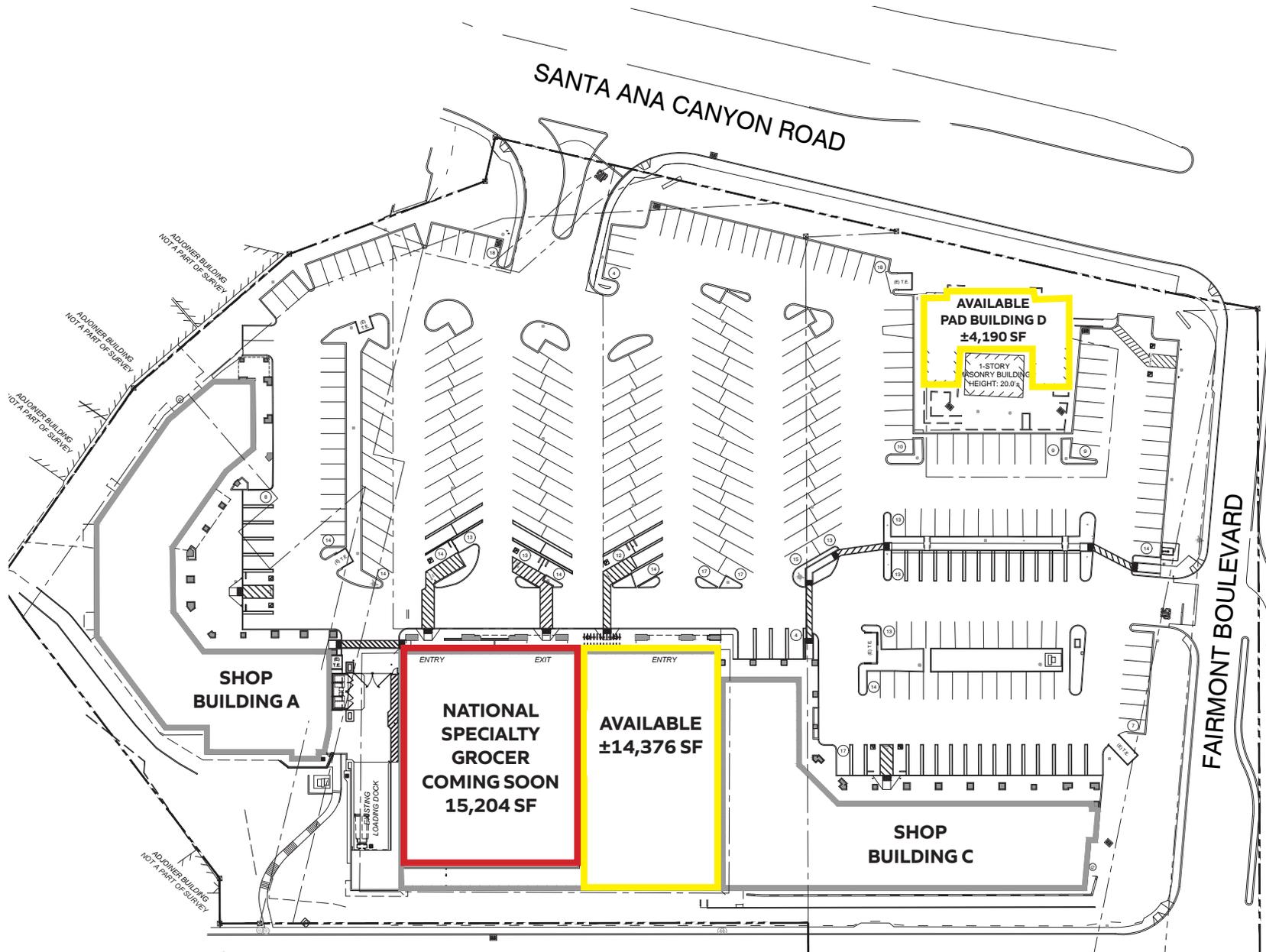


TRADE AREA AERIAL



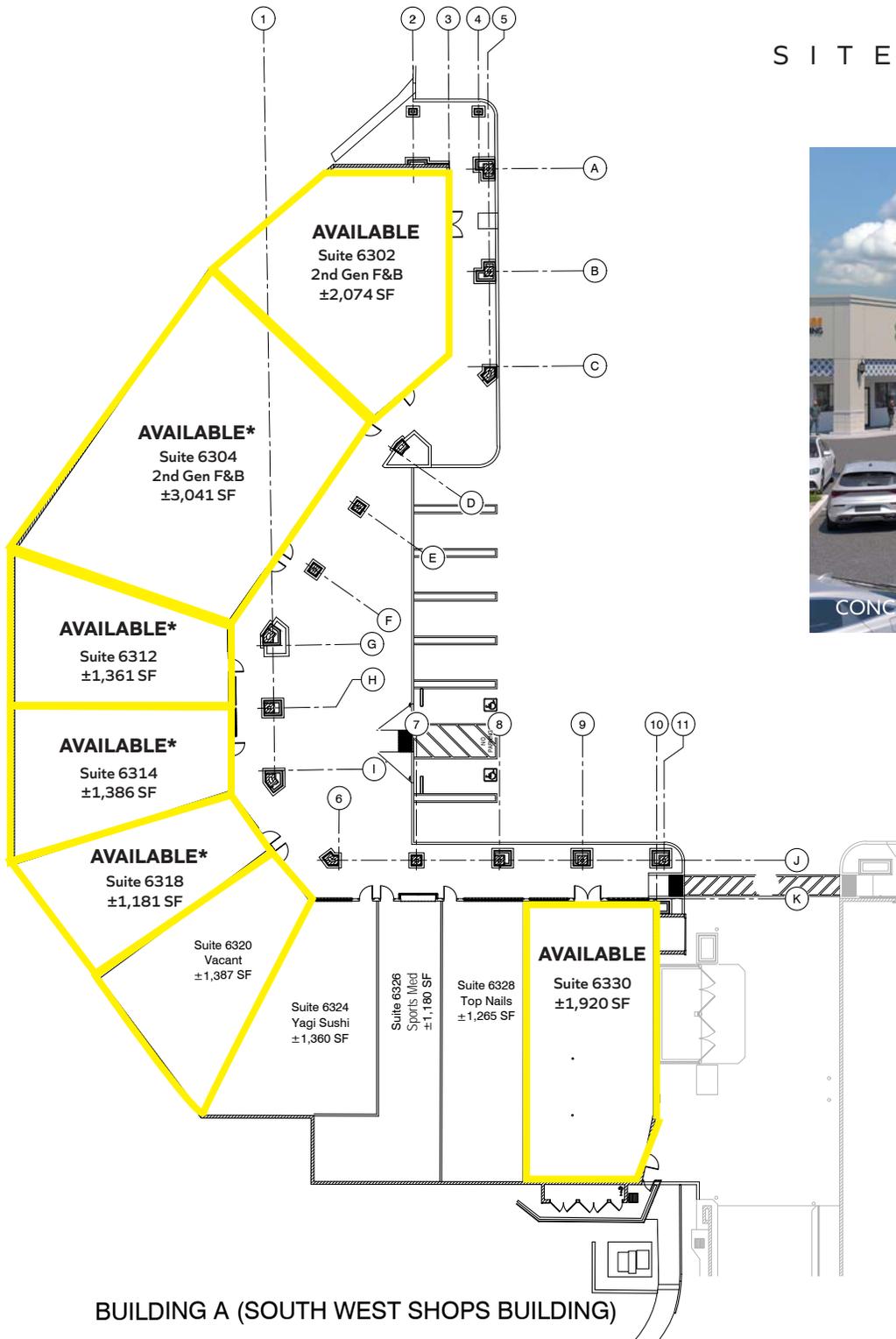
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SITE PLAN - SHOP BUILDING A



BUILDING A (SOUTH WEST SHOPS BUILDING)



SHOPS A

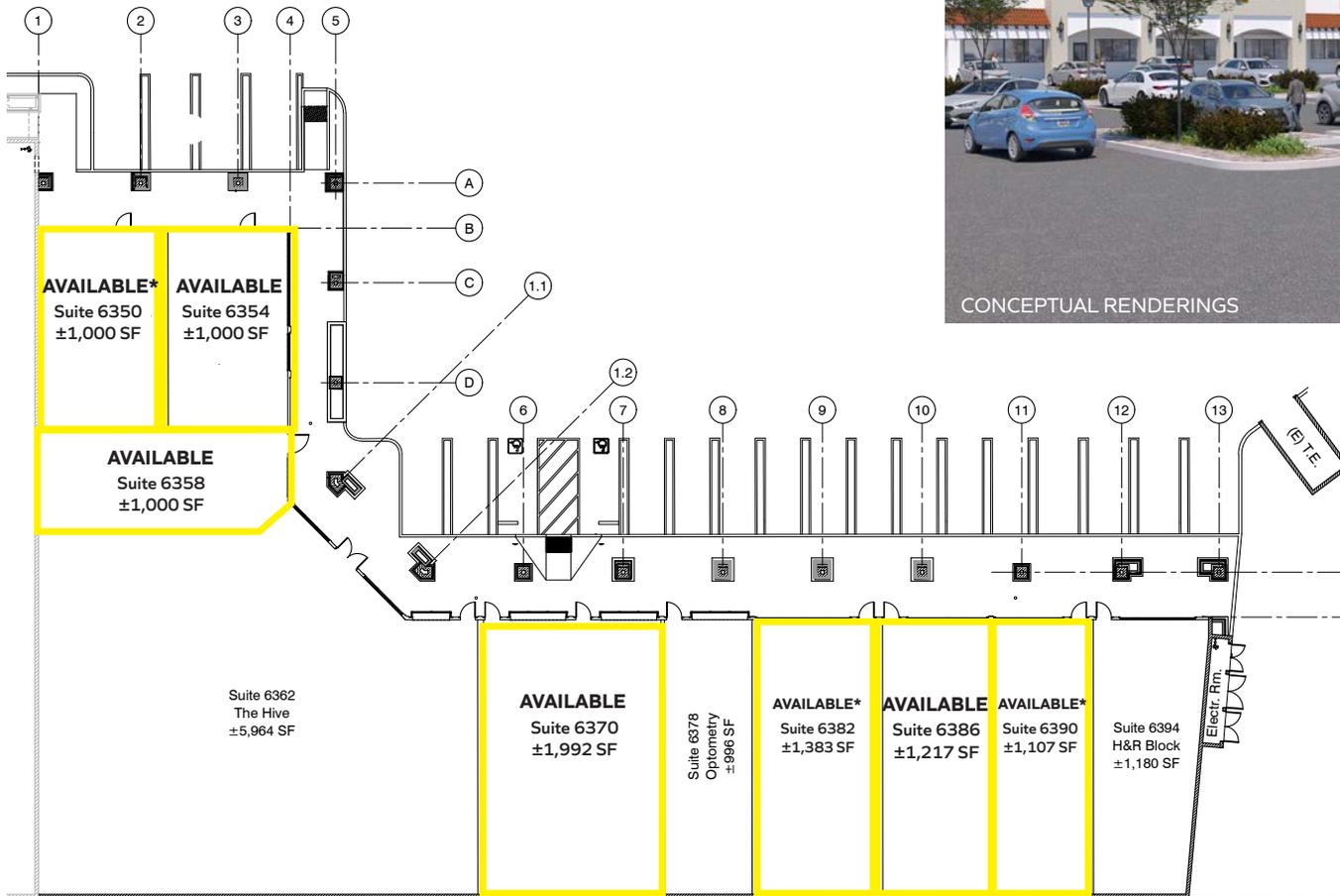
Suite	Tenant	Size
6302	Vacant - Former Restaurant	2,074 SF
6304	Pepz Pizza*	3,401 SF
6312	Kaffeine Alley*	1,361 SF
6314	Salon Avella*	1,386 SF
6318	Family Dentistry*	1,181 SF
6320	Vacant	1,387 SF
6324	Yagi Sushi (exp 8/2026)	1,360 SF
6326	Sports Med	1,180 SF
6328	Top Nails (exp 7/2027)	1,265 SF
6330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

*Month to Month

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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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
Median Age	44.3	43.8	42.2

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