

# Anaheim Hills Village

COMING SOON  
**TRADER JOE'S**  
MAJOR RENOVATIONS & UPGRADES IN PROGRESS



ANCHOR/SHOP SPACES AVAILABLE

CONCEPTUAL RENDERING

**ANAHEIM HILLS** is one of Orange County’s most affluent and established master-planned communities, known for its scenic hillsides, spacious neighborhoods, and high quality of life. Located in eastern Anaheim, it offers a suburban setting with convenient access to major employment centers throughout Orange County, Inland Empire, and Los Angeles. The area is recognized for strong household incomes, family-oriented living, and a highly educated consumer base with significant discretionary spending power. Residents are drawn to its top-rated schools, outdoor recreation, golf courses, and upscale everyday conveniences. Combining residential prestige with steady purchasing power, Anaheim Hills remains one of Southern California’s most desirable suburban trade areas.



*Grounded in community.*

*Refined for a contemporary experience.*

# Orange County, Elevated.



PROPERTY FEATURES

# Anaheim Hills Village

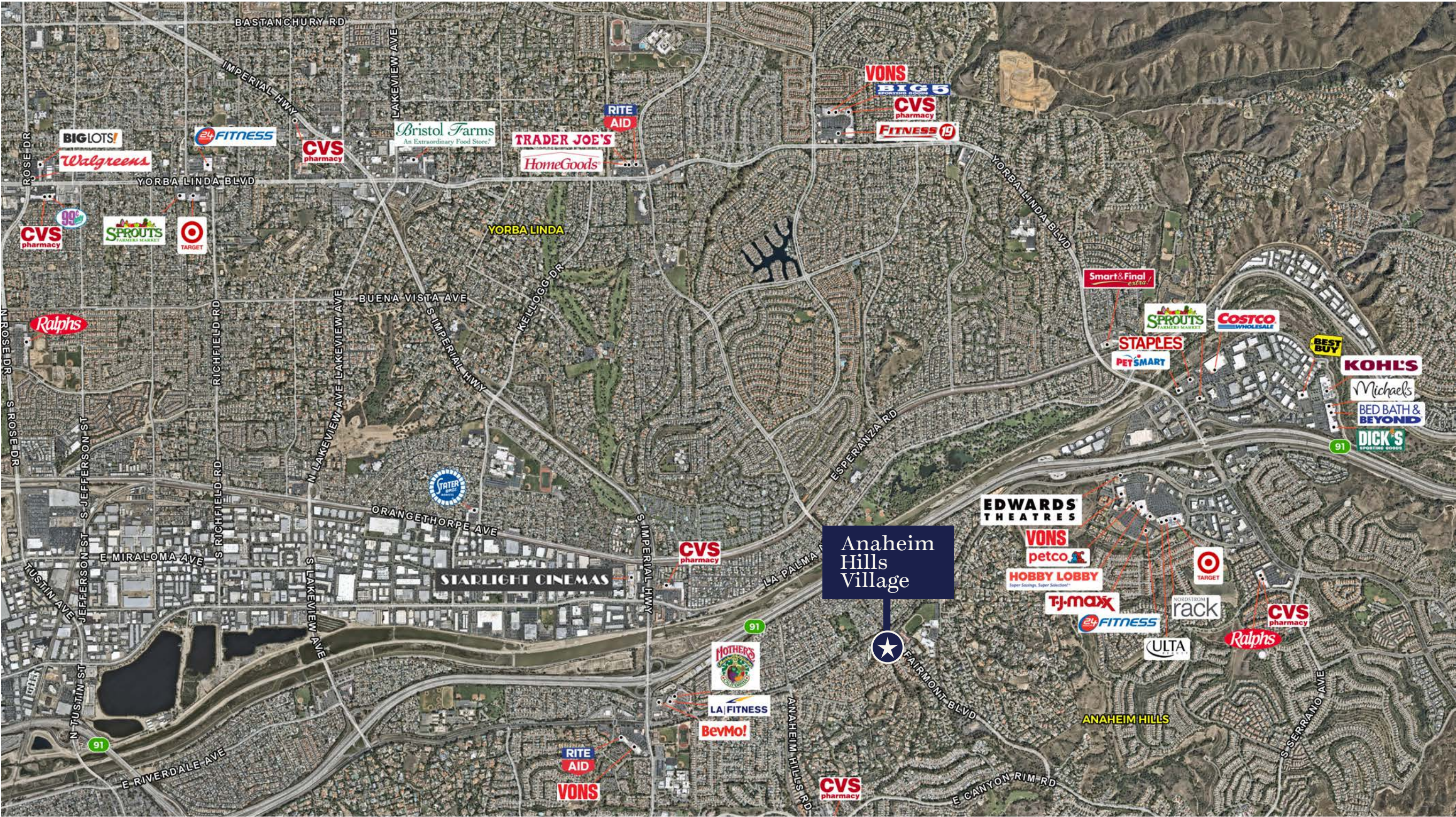
- + Shopping center redevelopment and upgrades underway
- + Available anchor space of 14,376 SF
- + Trader Joe's coming soon



CONCEPTUAL RENDERING



TRADE AREA AERIAL



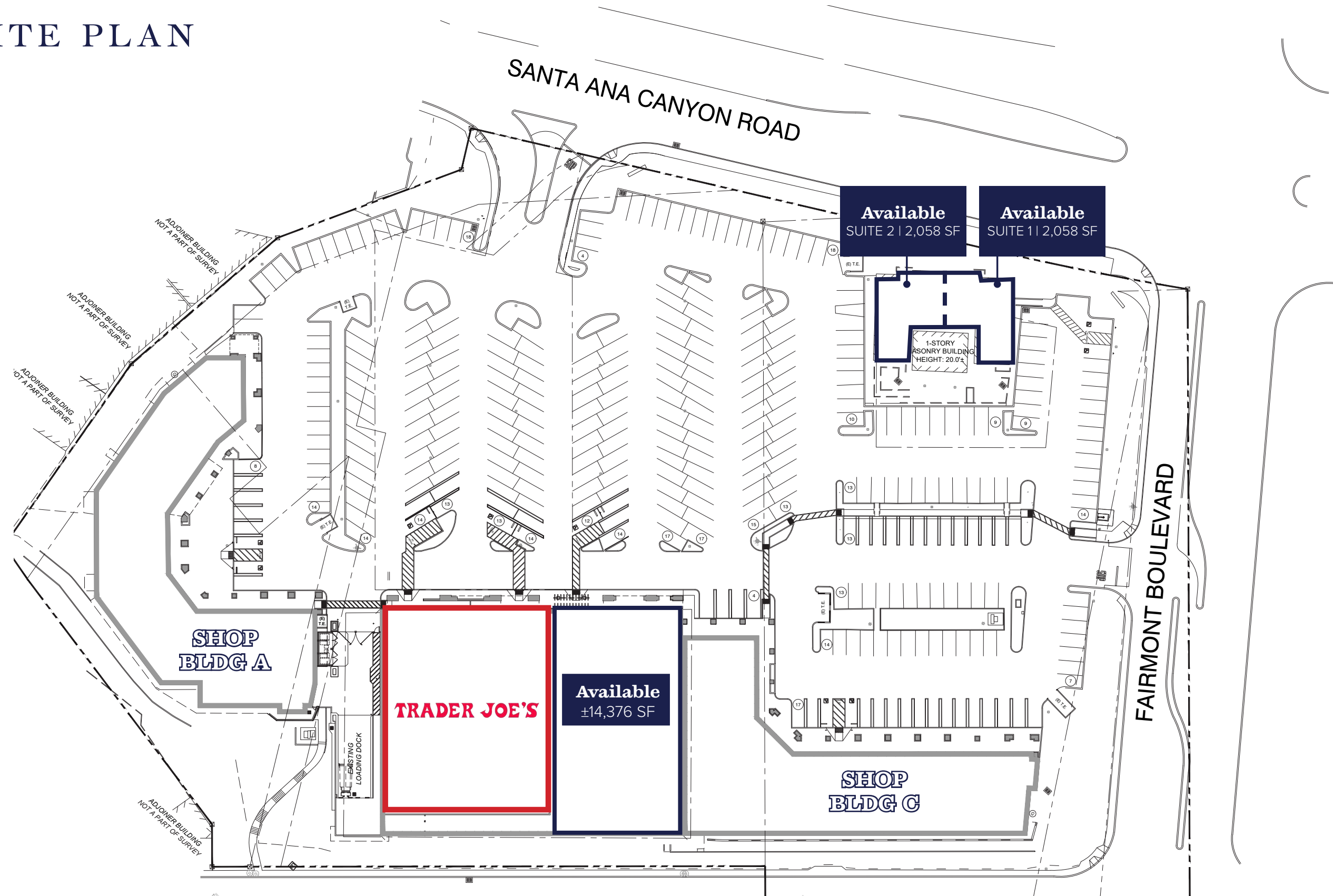
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SITE AERIAL



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SITE PLAN



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# SITE PLAN

## Shop Building A



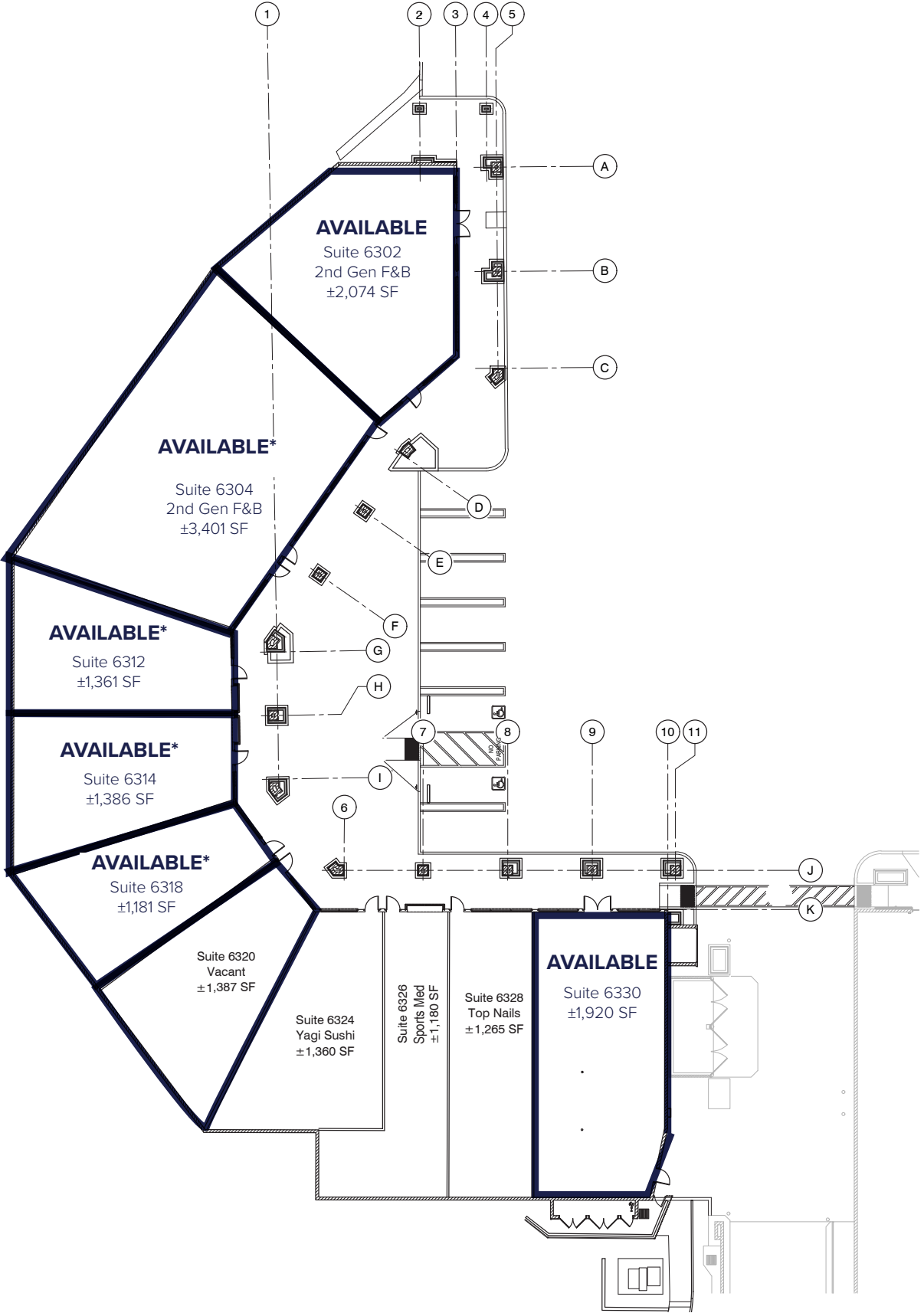
SHOPS A

| 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 |

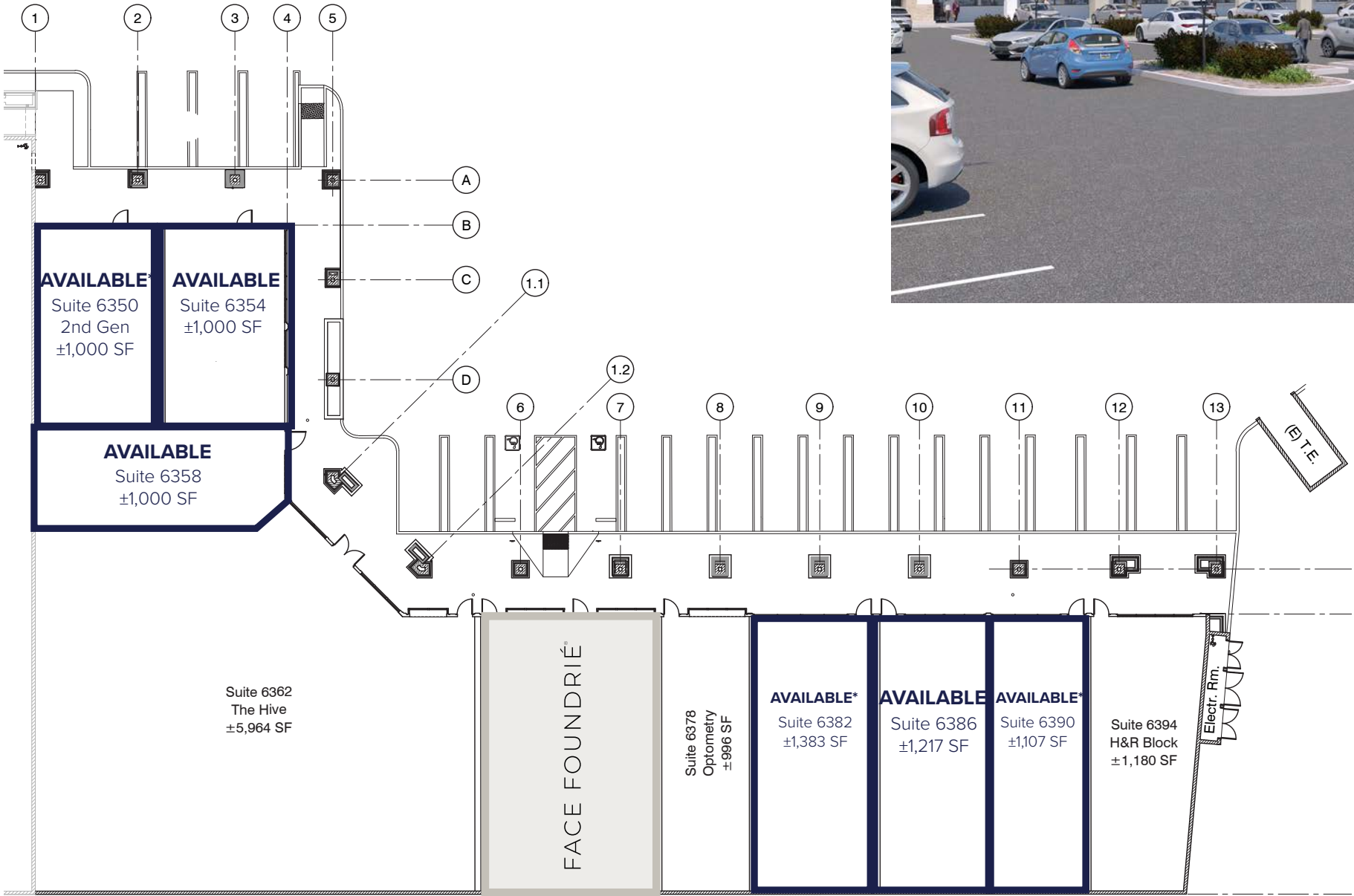
\*Month to Month



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SITE PLAN  
Shop Building 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  | Face Foundrié          | 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



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DEMOGRAPHICS

|         | POPULATION | DAYTIME POPULATION | HOUSEHOLDS | AVERAGE HH INCOME | MEDIAN HH INCOME |
|---------|------------|--------------------|------------|-------------------|------------------|
| 1 MILE  | 12,647     | 1,904              | 4,320      | \$193,579         | \$158,685        |
| 3 MILES | 92,810     | 43,706             | 33,049     | \$201,701         | \$170,068        |
| 5 MILES | 202,927    | 89,001             | 70,258     | \$196,292         | \$159,685        |



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