

# ANAHEIM HILLS FESTIVAL

Weir Canyon Rd & Santa Ana Canyon Rd • Anaheim, CA



AVAILABLE FOR LEASE 2,710 SF

FORMER



AT&T SPACE



For More Information, Please Contact:

Kathy Fox-Limburg | CalBRE Lic: 01199297 | 714.309.6061 | [kathy.limburg@sra-re.com](mailto:kathy.limburg@sra-re.com)



# ANAHEIM HILLS FESTIVAL

Weir Canyon Rd & Santa Ana Canyon Rd • Anaheim, CA

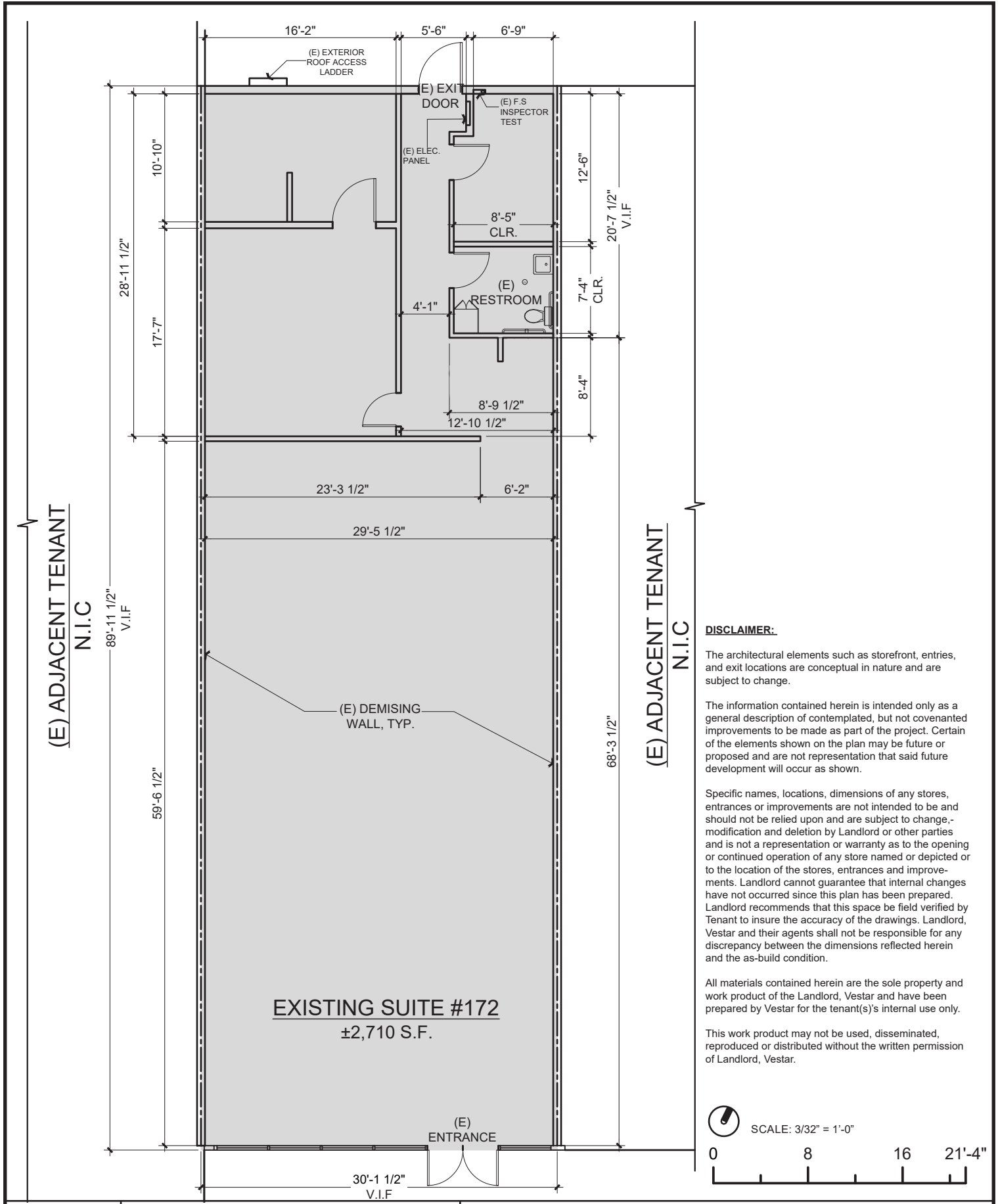


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**DISCLAIMER:**

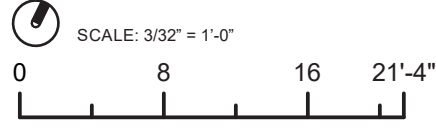
The architectural elements such as storefront, entries, and exit locations are conceptual in nature and are subject to change.

The information contained herein is intended only as a general description of contemplated, but not covenanted improvements to be made as part of the project. Certain of the elements shown on the plan may be future or proposed and are not representation that said future development will occur as shown.

Specific names, locations, dimensions of any stores, entrances or improvements are not intended to be and should not be relied upon and are subject to change, modification and deletion by Landlord or other parties and is not a representation or warranty as to the opening or continued operation of any store named or depicted or to the location of the stores, entrances and improvements. Landlord cannot guarantee that internal changes have not occurred since this plan has been prepared. Landlord recommends that this space be field verified by Tenant to insure the accuracy of the drawings. Landlord, Vestar and their agents shall not be responsible for any discrepancy between the dimensions reflected herein and the as-build condition.

All materials contained herein are the sole property and work product of the Landlord, Vestar and have been prepared by Vestar for the tenant(s)'s internal use only.

This work product may not be used, disseminated, reproduced or distributed without the written permission of Landlord, Vestar.



(E) ADJACENT TENANT  
N.I.C.

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**EXISTING SUITE #172**  
±2,710 S.F.



**ANAHEIM HILLS FESTIVAL**  
8020 E Santa Ana Canyon Rd, Anaheim, CA 92808

**ANAHEIM HILLS FESTIVAL**  
ANAHEIM, CALIFORNIA  
LOD- 8132 E SANTA ANA CANYON RD. #172  
FEBRUARY 08, 2024

**ANAHEIM HILLS FESTIVAL**  
**Anaheim, California**  
**Tenant Roster ~ Space Availability**

May 20, 2026

UNIT	TENANT	SQ. FT.
<b>ANCHORS</b>		
	Former Edwards Theatres	62,676
Major A	Target	111,743
Major B1	ULTA	10,880
Major B2	Nordstrom Rack	24,179
Major C	T J Maxx	25,050
Major D	Hobby Lobby	59,210
	Shops D-1	4,200
	Shops D-2	1,420
	Shops D-3	1,420
	Shops D-4	2,840
	Shops D-5	1,400
	Shops D-6	1,390
	Shops D-7	4,460
Major E	Petco	13,300
Major G	Vons	55,000
Major J	Tillys	9,330
Major K	St. Jude Heritage Medical Group	11,033
Major X	24 Hour Fitness	38,160
Major Y	Tutor Time	10,200
<b>PADS</b>		
Pad A	El Cholo Mexican Restaurant	8,169
Pad B	BJ's Brewhouse	6,188
Pad C2	Verizon 4G Wireless	2,175
Pad C1	Chase Bank	4,200
Pad D1	Dentists of Anaheim Hills	2,800
Pad D2	Nekter Juice	800
Pad D3	CAVA Mezze Grill	2,400
Pad E	Story Bar + Kitchen	7,300
Pad F	Chevron	2,000
Pad G	First Team Real Estate	9,200
<b>SHOP SPACE</b>		
1A	<b>AVAILABLE (Former AT&amp;T) *</b>	<b>2,710</b>
1B	Bank of America	4,426
2A	StretchLab	1,424
2B	Bath & Body Works	3,292
2C	Nothing Bundt Cakes	1,699
3A	Mattress Firm	3,923
3B	Orangetheory Fitness	2,367
4A	HOTWORX	2,066
4B	<b>AVAILABLE (Former Bagel Me)</b>	<b>1,843</b>

**ANAHEIM HILLS FESTIVAL**  
**Anaheim, California**  
**Tenant Roster ~ Space Availability**

May 20, 2026

UNIT	TENANT	SQ. FT.
4C	Fusion Sushi	1,022
4D	Kimmie's Coffee Cup	2,236
5A	Taekwondo USA	1,960
5C	Unique Alterations	1,200
5D	<b>AVAILABLE</b>	1,600
5E	Color Me Nail Spa	2,000
5F	Ritz Cleaners	1,600
5G	Vision Boutique Optometry	900
5H	Blow Out Parlor	908
5J	Prime iBrow Threading	908
6A	Wood Ranch BBQ & Grill	6,475
6B	Le Salon	2,990
7A	Skin Nirvana Med Spa	2,404
11C	<b>AVAILABLE (under construction)</b>	<b>1,708</b>
11E	<b>MENDOCINO FARMS</b>	2,501
12A	SchoolsFirst Credit Union	4,560
13A	Chipotle Mexican Grill	2,700
13E	The Habit Burger Grill	2,370
14A	Egg Tuck	1,504
14B	T-Mobile	1,208
14C	"Snip-Its" Kids Hair Studio	897
14D	<b>AVAILABLE (Former Anaheim Hills Smile Studio)</b>	<b>900</b>
H1	<b>BMO BANK*</b>	6,087
H2	<b>AVAILABLE (under construction)</b>	<b>3,822</b>

**COMING SOON**

\* LOI/Lease Negotiations

\*\* Divisible

\*\*\*Month-to-Month, Temp Tenant, or Occupied/Possible Recapture

Tenants in yellow indicate they are located on upper level