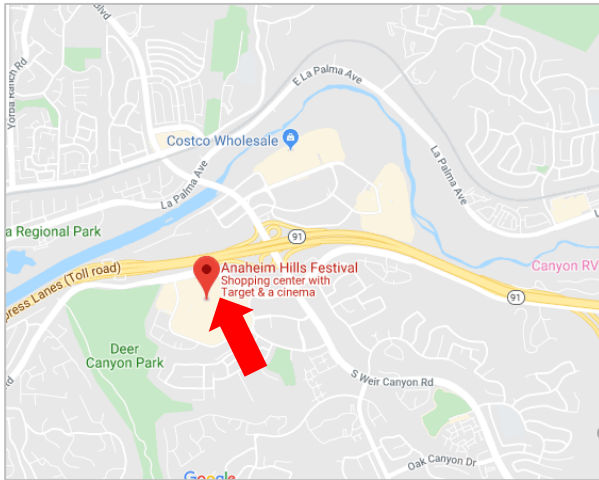


ANAHEIM HILLS FESTIVAL

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

Target
Hobby Lobby
Tillys
BJ's Restaurant Brewhouse
Orangetheory Fitness
T. J. Maxx
StretchLab
Wood Ranch BBQ & Grill
Chipotle Mexican Grill
St. Jude Heritage Medical Center
First Team Real Estate

ULTA
Nordstrom Rack
Petco
El Cholo
Tutor Time
Nekter Juice Bar
The Habit Burger Grill
CAVA Mezze Grill
24 Hour Fitness
Vons
Mendocino Farms



• Approx 572,644 SF (GLA) • Easy access from 91 Fwy

POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME	MEDIAN AGE
5-mile 147,191	5-mile 134,637	1-mile \$184,556	5-mile 43

TRAFFIC COUNTS

91 Fwy, S of Weir Cyn Rd - 285,000 cpd • Santa Ana Cyn Rd - 36,000 cpd



For More Information, Please Contact:

Kathy Fox-Limburg | CalBRE Lic: 01199297 | 714.309.6061 | kathy.limburg@SRA-RE.com





STRATEGIC
RETAIL
ADVISORS

For More Information, Please Contact:

Kathy Fox-Limburg | CalBRE Lic: 01199297 | 714.309.6061 | kathy.limburg@SRA-RE.com

Managed
by



Under Construction

D-101 – 3,470 SF
D-103 – 2,110 SF
D-104 – 1,407 SF
D-105 – 2,814 SF
D-107 – 1,407 SF
D-108 – 1,407 SF
D-109 – 4,137 SF*

5A – 1,960 SF

4B – 1,843 SF
(Potential QSR)

11C – 1,708 SF

H2 – 3,822 SF

14D – 900 SF

1A – 2,710 SF*

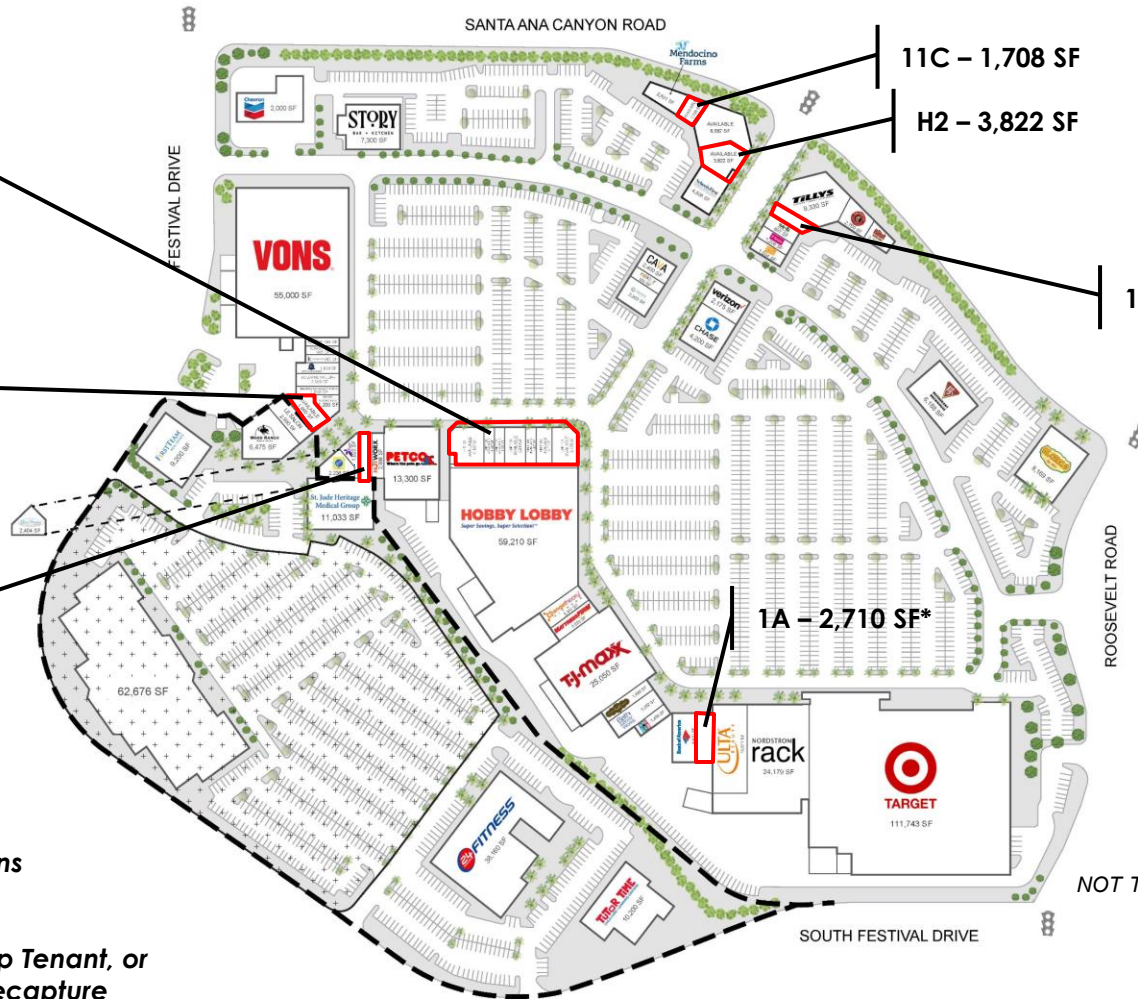
--- UPPER LEVEL
+ RESIDENTIAL PARCEL

As of July 15, 2026

*LOI/Lease Negotiations

**Divisible

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



Total Site Area
62 Acres
Building Area
572,644 Square Feet

Anaheim Hills Festival

Anaheim, California



SEC Santa Ana
Canyon Road &
Festival Drive

brr
ARCHITECTURE



GENERAL NOTES

- THIS DRAWING IS FOR INFORMATION ONLY. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE GC AND/OR TOWN.
- EXISTING MARK BACKGROUND LOCATED IN ELECTRICAL ROOM.

KEYNOTES

- EXISTING STRUCTURAL COLUMN
- EXISTING EXTERIOR WALL/STREETFRONT
- EXISTING STORMWATER
- PROPOSED PERIMETER WALL
- EXISTING ELECTRICAL ROOM
- EXISTING PARKING STALLS
- EXISTING CURBING

LEGEND

- EXTERIOR PERIMETER OR BOUNDARY
- LEASELINE
- EXISTING

EXISTING FLOOR PLAN

1/8"=1'-0" 1

Architecture, Design, Relationships.

Vestar

ANHEIM FESTIVAL CENTER
8152 E. SANTA ANA CANYON ROAD, STE. 175
ANHEIM, CA 92808

EXISTING FLOOR PLAN

Project Number: 2021-001-001
Plan Sheet Number: 1

A2.0



PROPOSED FLOOR PLAN

[illegible]

H E E T

A20



PROPOSED FLOOR PLAN

 $3/32" = 1'-0"$

1

ANAHEIM HILLS FESTIVAL
Anaheim, California
Tenant Roster ~ Space Availability

July 15, 2026

UNIT	TENANT	SQ. FT.
ANCHORS		
	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
	D-101 (under construction)	3,470
	D-103 (under construction)	2,110
	D-104 (under construction)	1,407
	D-105 (under construction)	2,814
	D-107 (under construction)	1,407
	D-108 (under construction)	1,407
	D-109 (under construction)*	4,137
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
PADS		
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
SHOP SPACE		
1A	AVAILABLE (Former AT&T) *	2,710
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	AVAILABLE (Former Bagel Me)	1,843

ANAHEIM HILLS FESTIVAL
Anaheim, California
Tenant Roster ~ Space Availability

July 15, 2026

UNIT	TENANT	SQ. FT.
4C	Fusion Sushi	1,022
4D	Kimmie's Coffee Cup	2,236
5A	AVAILABLE (Former Brain Balance)	1,960
5C	Unique Alterations	1,200
5D	Taekwondo USA	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	AVAILABLE	1,708
11E	MENDOCINO FARMS	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	AVAILABLE (Former Anaheim Hills Smile Studio)	900
H1	BMO BANK*	6,087
H2	AVAILABLE (under construction)	3,822

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