

# 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 <b>147,191</b>	5-mile <b>134,637</b>	1-mile <b>\$184,556</b>	5-mile <b>43</b>

### TRAFFIC COUNTS

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

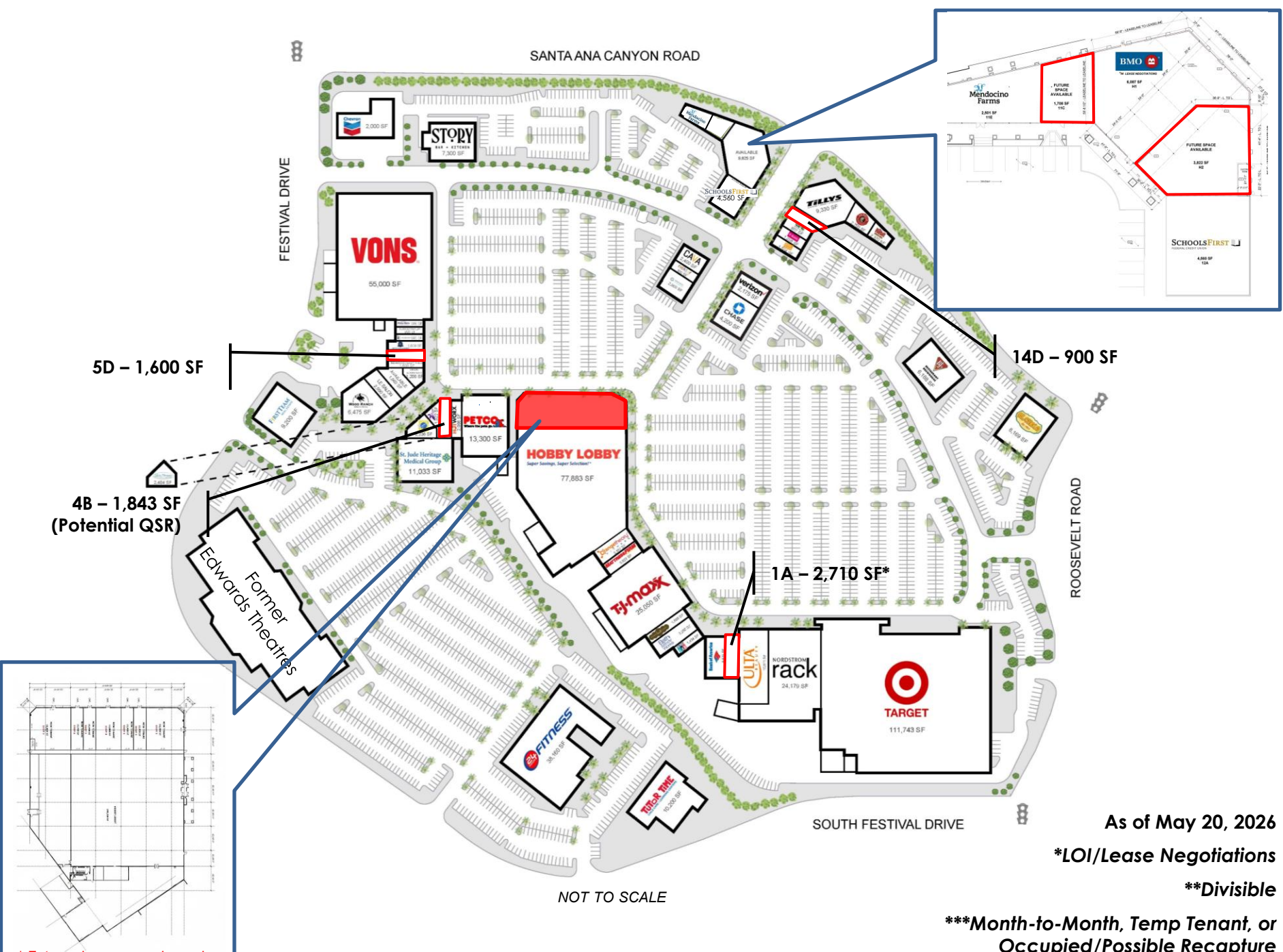


For More Information, Please Contact:

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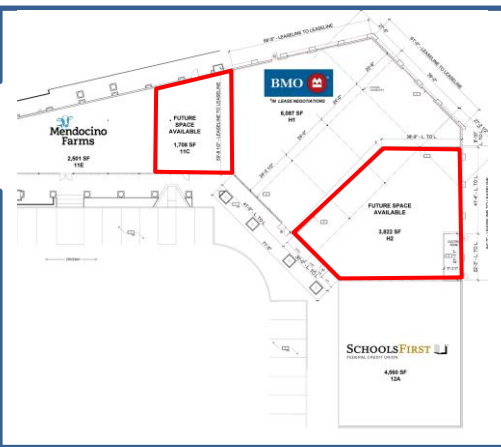
SANTA ANA CANYON ROAD

FESTIVAL DRIVE

ROOSEVELT ROAD

SOUTH FESTIVAL DRIVE

NOT TO SCALE

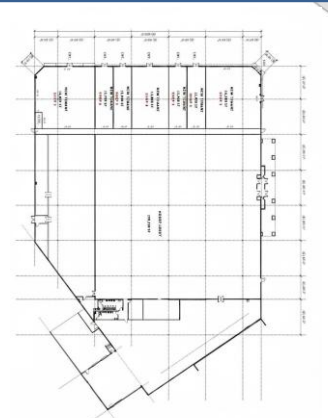


5D - 1,600 SF

14D - 900 SF

4B - 1,843 SF  
(Potential QSR)

1A - 2,710 SF\*



\* Future shop space planned

As of May 20, 2026  
 \*LOI/Lease Negotiations  
 \*\*Divisible  
 \*\*\*Month-to-Month, Temp Tenant, or Occupied/Possible Recapture

**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