

LEASING BROCHURE



1,356 - 1,520 SF

RETAIL & RESTAURANT OPPORTUNITY

184 W Center Street Promenade
Anaheim, CA 92805





THE MIX AT CTR CITY

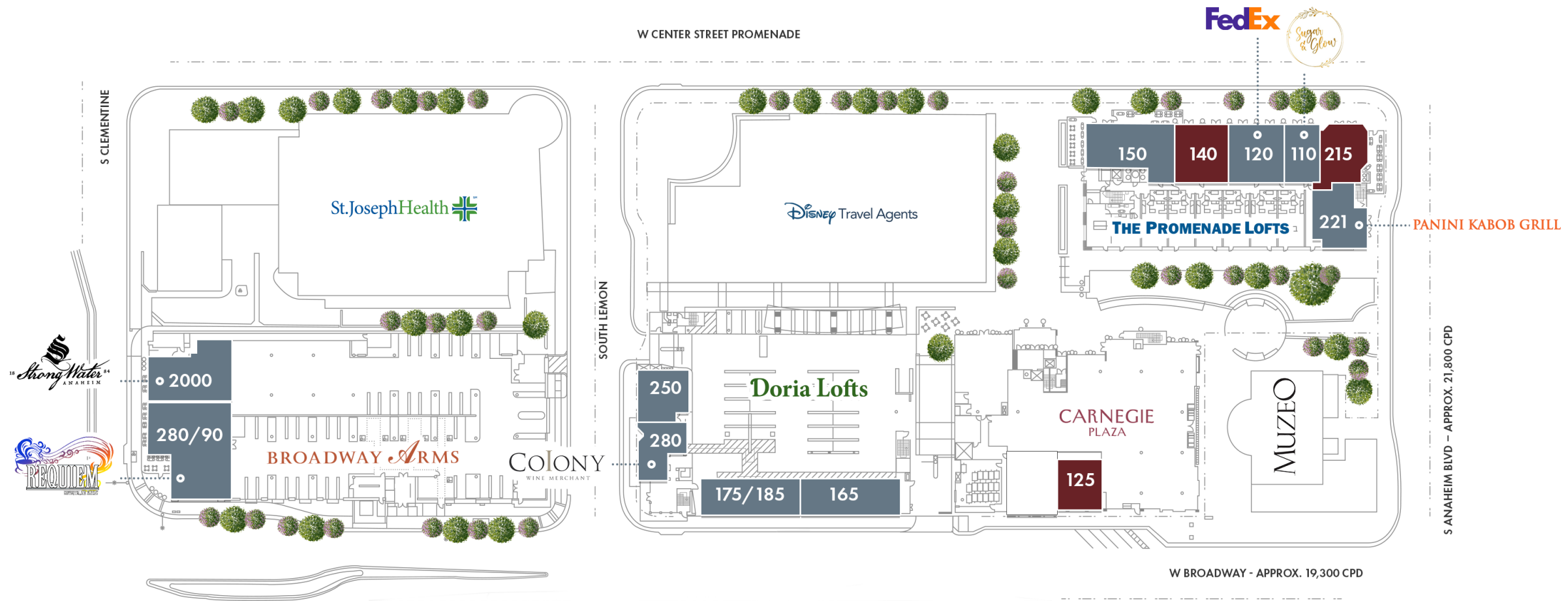
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The center of an emerging creative urban neighborhood in the heart of Downtown Anaheim, just minutes from Disneyland, Angels Stadium, and Downtown Disney.

A little SoHo, a little retro and a lot urban oasis, The Mix at CTR CITY is four stylish new buildings gracing Anaheim's newest destination - CTR City. Sleek lofts, sophisticated flats and eclectic shops merge to form (what is perhaps) the hippest new neighborhood in Southern California. Stroll down landscaped sidewalks and embrace all things local Anaheim. Grab coffee at Ink & Bean, brunch at the Packing House, visit the Tasting Room at Anaheim Brewery, or check out the weekly Farmer's Market for fresh produce and local tunes.

Entertainment is right around the corner where you can visit the Anaheim Ice Rink, Public Library, or Muzeo, the local museum. The Mix at CTR CITY gives you the best of Orange County right outside your door.





THE MIX AT CTR CENTER TENANT DIRECTORY

TOTAL GLA: 24,924 SF

NO.	TENANT	SF	NO.	TENANT	SF	NO.	TENANT	SF
150	New Brewery Tap Room	2,500	221	Panini Kabob Grill	1,684	280	Colony Wine	1,236
140	Light Food Available	1,440	125	Available	1,356	250	Nick's Bagels & Espresso	1,100
120	FedEX	2,000	145	Workout Facility	1,702	280/90	Requiem Café	3,748
110	Sugar and Glow	1,132	165	GRND Fitness	1,866	2000	Strong Water	2,000
215	Improved Restaurant Available	1,520	175/185	Neon Tiger	1,941			



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Highlights

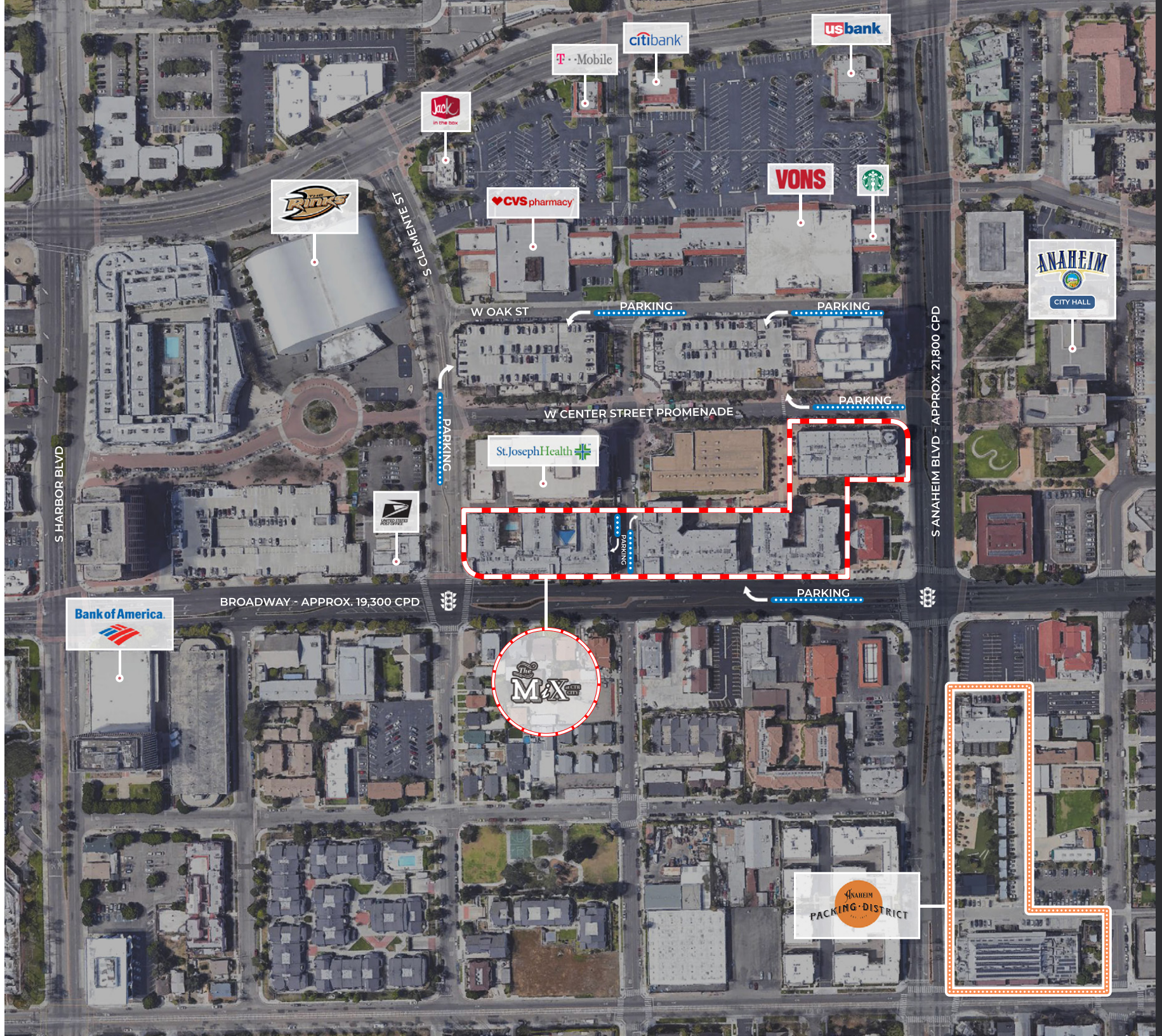
Exceptionally positioned retail center in the heart of the downtown Anaheim fronting lively lifestyle promenade with successful restaurant co-tenancy

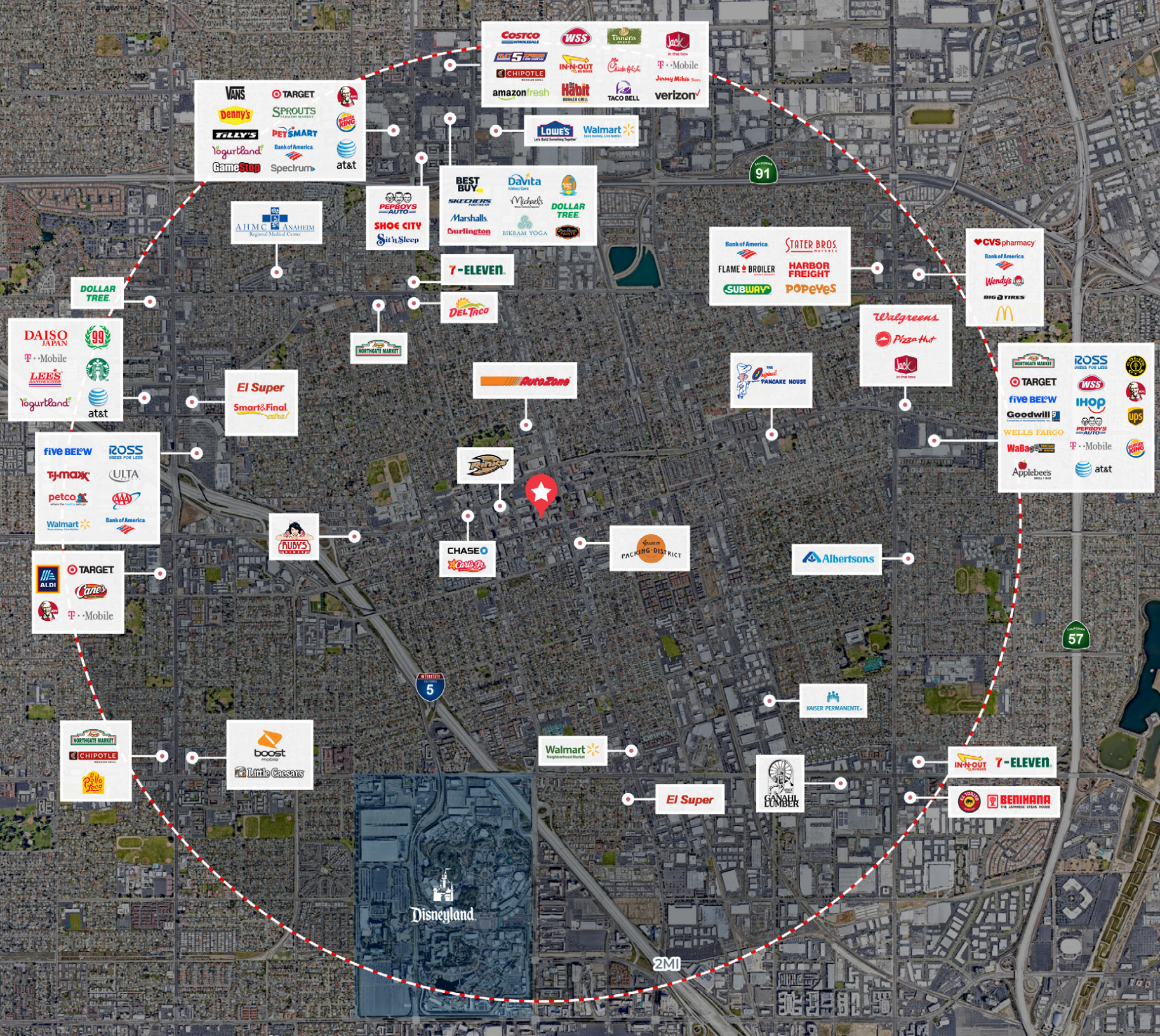
Top tier demographics with average incomes of over \$100,000 and daytime population of over 177,000 within a 3 mile radius

Convenient ingress/egress with street parking and multiple additional parking garages in immediate proximity

Minutes from Disneyland, Angels Stadium, Anaheim Packing House and Downtown Disney

Dedicated customer base with high density multi-level housing rated a 96 walk score





Trade Aerial AND Demographics



TRADE AREA

ONE MILE

Est. Population : 43,382
Avg. HH Income : \$107,371
Daytime Population : 14,360
Median Age: 34.6

THREE MILES

Est. Population : 260,510
Avg. HH Income : \$109,463
Daytime Population : 166,022
Median Age: 35.0

FIVE MILES

Est. Population : 649,628
Avg. HH Income : \$120,462
Daytime Population : 379,415
Median Age: 36.3

Anaheim

79,419 POPULATION
30.9 MEDIAN AGE
3.81 AVG HOUSEHOLD SIZE
72,941 TOTAL DAYTIME POPULATION

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THE MIX AT CTR CITY

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