



Retail that resonates





NewMark Merrill
COMPANIES



Located at the Southeast corner of State College Blvd. & Lincoln Ave, • Anaheim, CA







Major Anchors:

99¢ Only Stores · Applebee's Grill & Bar · Burger King · five BELOW · golden corral Buffet & Grill · Gold's Gym · IHOP · Northgate Market · Pic 'N' Save · Ross Dress for Less · Target · WSS

A Masterful Mix

58 Tenants including:

Chipotle, KFC, O'Reilly Auto Parts, Pep Boys, Sally Beauty, The UPS Store, Waba Grill, Wells Fargo, Wing Stop

4-8 pm
Busiest Time of Day

59 min.
Avg. Length of Visit





#	TENANT	SF
2188	Simple Boba & Tea	1,401
2190	Golden Corral	10,448
2198	**AVAILABLE**	**1,522**
2210	Burger King	3,294
2222	Target	40,146
2224	Ross Dress for Less	28,498
2226	Five Below	9,500
2230	WWS	12,180
2232	La Michoacana Ice Cream	2,520
2236	Pacific Dental Services	3,060
2238	**AVAILABLE**	**3,840**
2250	IHOP	5,000
2270	99¢ Only Store	15,112
2274	H & R Block	1,512
2278	We the People Legal	1,493
2280	Gold's Gym	21,699
2310A	Eagle Comm. Credit Union	2,800
2310B	**AVAILABLE**	**2,200**
2316	Pep Boys	5,031
2320	US Post Office	7,108
PAD-A1	T-Mobile	2,690
PAD-A2	Georgie's Donuts	1,130
PAD-A3	Soup Shop	1,320
PAD-A4	Wing Stop	2,000
PAD-B1	Chipotle Mexican Grill	1,800
PAD-B2	**AVAILABLE**	**2,910**
PAD-B4	AT&T	900

#	TENANT	SF
0220	Wells Fargo Bank	7,200
2010	Panda Wok	1,723
2016	Waba Grill	1,254
2026	KFC	2,058
2030	Northgate Market	45,100
2034	The UPS Store	1,128
2038	Sally Beauty Supply	2,097
2042	Onecruit	1,335
2046	California Green Cleaners	1,400
2050	GNC	1,186
2058	Alicia	4,744

#	TENANT	SF
2060	Authority	2,758
2072	O'Reilly Auto Parts	9,247
2078	Kids Empire	9,746
2084	Fiesta Carnival	8,841
2090	**AVAILABLE**	**21,172**
2108	Cancun Juice	3,026
2114	Applebee's	5,939
2120	Pic 'N' Save Bargains	17,557
2122	Elite Tae Kwon Do Center	2,047
2136	Iconic Barberhouse	1,399

#	TENANT	SF
2138	Maria & Ramon Morato DDS	1,400
2142	Xtreme Soccer	2,588
2146	The Joint Chiropractic	1,200
2150	Rent-A-Center	4,314
2160	Don Roberto Jewelers	1,711
2164	American Cuts & Perms	1,190
2170	Hawaiian King BBQ	1,782
2174	Everytable	926
2180	Jungle Dental	5,242
2182	Yuva Threading Salon	893
2184	Na Na Nails and Spa	1,399

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In the vicinity

Major Employers

- Disneyland
- Angel Stadium
- Honda Stadium
- Kaiser Permanente Orange County
- West Anaheim Medical Center
- Disney's Grand Californian & Spa
- Anaheim Convention Center
- Anaheim Global Medical Center
- Gateway Medical Center
- Anaheim Regional Medical Center
- Anaheim Regional Transportation Intermodal Center

Trade Area Population
488,666

Daytime Population
258,261

Employee Population
207,450

4,679,416 Annual Visits

87th & 95th percentiles
for California and US
Shopping Center Traffic

Dynamic Location

24,500 (S. State College Blvd.)
26,000 (E. Lincoln Ave.)
VPD Traffic Count

8 Pylon/
Monument Signs

2 Signalized Entrances

ANAHEIM
TOWN SQUARE
STATE COLLEGE & LINCOLN







Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2022 Population	35,853	202,431	588,339
2020-2022 Annual Population Growth Rate	+1.15%	+0.06%	+0.10%
HOUSEHOLDS			
2022 Households	9,861	62,250	182,647
2020-2022 Annual Household Growth Rate	+1.48%	+0.64%	+0.36%
HOUSEHOLD INCOME			
2022 Average Household Income	$109,942	$104,458	$119,059
2022 Per Capita Income	$30,048	$32,211	$37,051
HOUSING UNITS			
2022 Housing Units	10,166	66,333	191,706
AGE			
2022 Median Age	33.7	32.7	34.6





ANAHEIM TOWN SQUARE
STATE COLLEGE & LINCOLN



When you love shopping centers, it shows.

www.anaheimtownsquare.com • www.newmarkmerrill.com

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