



# Retail that resonates



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



## Major Anchors:



## 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   | Optima Salon Stes. & Hype Cuts | 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 |

For Leasing Information please contact:

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3.68M Annual Visits



90th & 93rd percentiles

for California and US  
Shopping Center Traffic



# Dynamic Location

24,500 26,000

(S. State College Blvd.)

(E. Lincoln Ave.)

VPD Traffic Count



8 Pylon/  
Monument Signs



2 Signalized Entrances



# Demographics

|                                         | 1 MILE   | 3 MILE   | 5 MILE    |
|-----------------------------------------|----------|----------|-----------|
| <b>POPULATION</b>                       |          |          |           |
| 2021 Population                         | 36,667   | 212,222  | 594,204   |
| 2010-2021 Annual Population Growth Rate | +6.5%    | +8.2%    | +4.9%     |
| <b>HOUSEHOLDS</b>                       |          |          |           |
| 2021 Households                         | 9,353    | 59,976   | 175,458   |
| 2010-2021 Annual Household Growth Rate  | +3.3%    | +7.9%    | +3.5%     |
| <b>HOUSEHOLD INCOME</b>                 |          |          |           |
| 2021 Average Household Income           | \$95,185 | \$90,581 | \$105,138 |
| 2021 Per Capita Income                  | \$24,197 | \$25,686 | \$31,120  |
| <b>HOUSING UNITS</b>                    |          |          |           |
| 2021 Housing Units                      | 9,815    | 64,057   | 185,777   |
| <b>AGE</b>                              |          |          |           |
| 2021 Median Age                         | 33.5     | 32.5     | 34.5      |





**When you love  
shopping centers, it shows.**

[www.anaheimtownsquare.com](http://www.anaheimtownsquare.com) • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)



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