



# Retail that resonates



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



NewMark Merrill  
COMPANIES



# 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	PayMore	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	AVAILABLE	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	GameStop	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	Burlington (Coming Soon!)	21,172
2108	Cancun Juice	3,026
2114	Applebee's	5,939
2120	AVAILABLE	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:

**Darren Bovard (DRE# 01362187)**  
 dbovard@newmarkmerrill.com

**Greg Giacopuzzi (DRE# 01906640)**  
 gggiacopuzzi@newmarkmerrill.com

**Caylie Bontz (DRE# 02198135)**  
 cbontz@newmarkmerrill.com

Tel: 818.710.6100



Orangefair Marketplace  
**Marshalls** **Burlington** **BEST BUY**  
**Michaels**  
THE ARTS AND CRAFTS STORE

Fullerton Metrocenter  
**TARGET** **SPROUTS**  
FARMERS MARKET

**Walmart**

**LOWE'S**

**Walgreens**

Sycamore Plaza  
**STATER BROS.**  
DATA NETWORKS, L.L.C. **HARBOR FREIGHT TOOLS**

57

**CVS/pharmacy**

91

E. La Palma Ave.

**Walgreens**

Anaheim Town Center  
**VONS** **CVS/pharmacy**

**THE HOME DEPOT**

Lincoln Ave.

**ANAHEIM TOWN SQUARE**  
STATE COLLEGE & LINCOLN

Anaheim Plaza  
**ROSS** **TJ-MAXX**  
PRESS FOR LESS  
**OLD NAVY** **ULTA**  
**PETCO**  
Where the pet gets its  
**Walmart**

**TARGET**

5

State College Blvd.

**Albertsons**

Euclid St.

**NORTHGATE MARKET**



**CVS/pharmacy**  
**Food4Less**  
**dd's DISCOUNTS**

**Auto Zone**  
Dollar Tree Stores, Inc.  
**Walmart**  
Neighborhood Market

**CVS/pharmacy**

55

## 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**

5,897,025 Annual Visits



90th & 96th percentiles

for California and US Shopping Center Traffic



# Dynamic Location

27,000 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>			
2023 Population	35,468	204,162	589,931
2020-2023 Annual Population Growth Rate	+0.46%	+0.31%	+0.15%
<b>HOUSEHOLDS</b>			
2023 Households	9,732	63,034	183,924
2020-2023 Annual Household Growth Rate	+0.61%	+0.83%	+0.46%
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$114,433	\$106,321	\$122,492
2023 Per Capita Income	\$31,440	\$32,957	\$38,273
<b>HOUSING UNITS</b>			
2023 Housing Units	10,039	66,779	192,497
<b>AGE</b>			
2023 Median Age	33.9	32.9	34.8





# When you love shopping centers, it shows.

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



## Anaheim Town Square Leasing:

Darren Bovard • [dbovard@newmarkmerrill.com](mailto:dbovard@newmarkmerrill.com)  
Greg Giacomuzzi • [ggiacomuzzi@newmarkmerrill.com](mailto:ggiacomuzzi@newmarkmerrill.com)  
Caylie Bontz • [cbontz@newmarkmerrill.com](mailto:cbontz@newmarkmerrill.com)

NewMark Merrill Companies, Inc. • 24025 Park Sorrento, Ste. 300 • Calabasas, CA 91302 • 818.710.6100

