



# 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	Hamada Optical	3,840
2250	IHOP	5,000
2270	Dollar Tree	15,112
2274	H & R Block	1,512
<b>2278</b>	<b>AVAILABLE</b>	<b>1,493</b>
2280	Gold's Gym	21,699
2310A	Eagle Comm. Credit Union	2,800
<b>2310B</b>	<b>AVAILABLE</b>	<b>2,200</b>
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
<b>PAD-B2</b>	<b>AVAILABLE</b>	<b>2,910</b>
PAD-B4	AT&T	900

#	TENANT	SF
2020	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
<b>2058</b>	<b>AVAILABLE</b>	<b>4,744</b>

#	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
<b>2120</b>	<b>AVAILABLE</b>	<b>17,557</b>
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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Orangefair Marketplace  
 Marshalls Burlington BEST BUY  
 Michaels

Fullerton Metrocenter  
 TARGET SPROUTS FARMERS MARKET

Walmart

LOWE'S

Walgreens

Sycamore Plaza  
 STATER BROS. HARBOR FREIGHT TOOLS

57

CVS/pharmacy

91

E. La Palma Ave.

Walgreens

Anaheim Town Center  
 VONS CVS/pharmacy

Lincoln Ave.

ANAHEIM TOWN SQUARE  
 STATE COLLEGE & LINCOLN

Anaheim Plaza  
 ROSS PRESS FOR LESS TJ-MAXX  
 OLD NAVY ULTA  
 PETCO Walmart

TARGET

Albertsons

5

Euclid St.

NORTHGATE MARKET



CVS/pharmacy  
 Food4Less  
 dd's DISCOUNTS

CVS/pharmacy

Auto Zone  
 Walmart Neighborhood Market

## 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

55

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)



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