

# IMPERIAL PROMENADE

## ANAHEIM HILLS, CA



epstein & associates

**Cameron Crowner**

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(310) 451-8171 ext. 240

This information is deemed reliable, but not guaranteed. All information should be independently verified for accuracy and completeness before relying upon it.



# IMPERIAL PROMENADE

ANAHEIM HILLS, CA

INDUSTRIAL  
23.5M SF

OFFICE  
2.1M SF

TRAFFIC  
64,264 CPD

## JOIN CO-TENANTS



nēkter  
JUICE BAR



pure barre Planet Beauty



drybar

LaserAway



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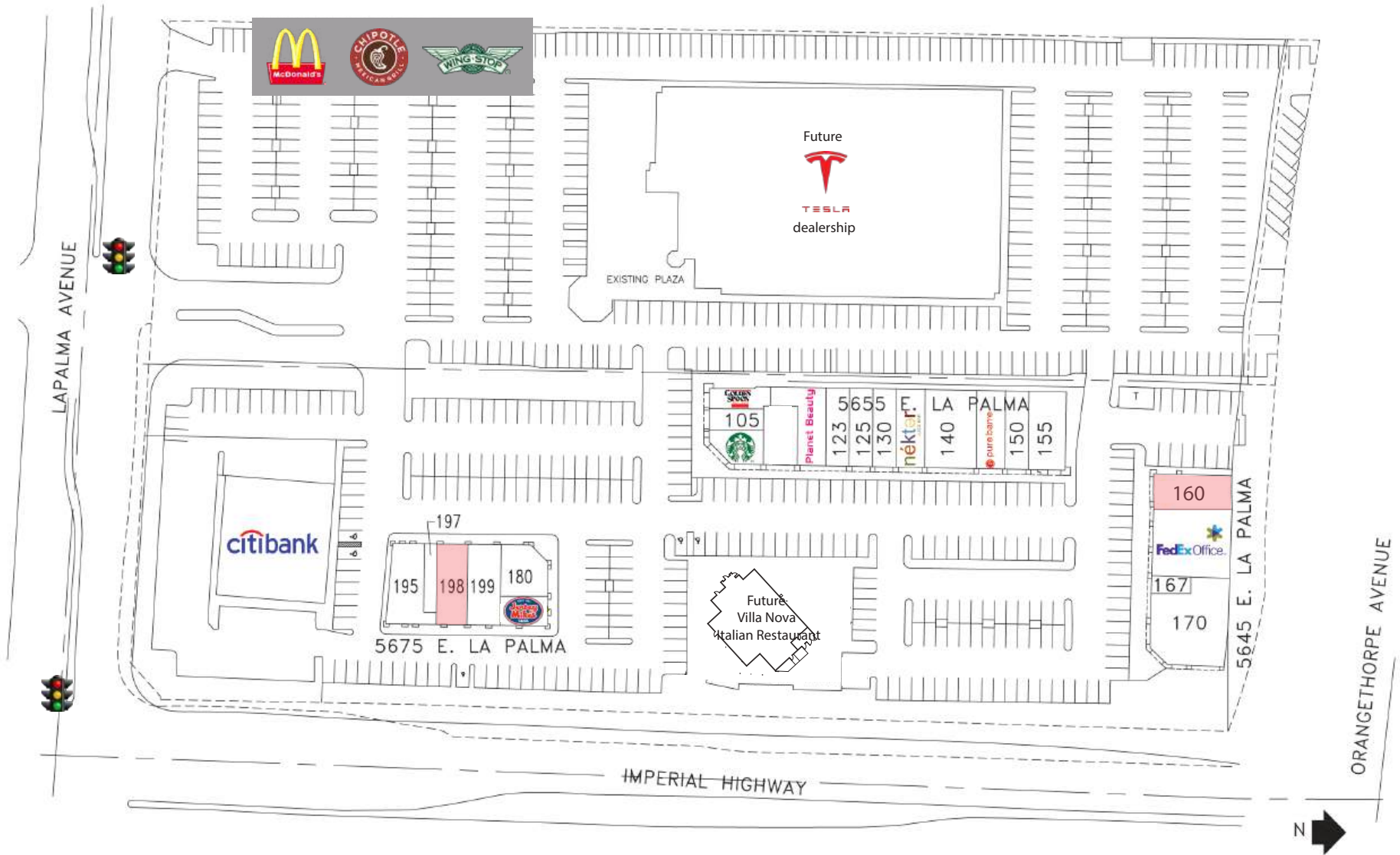
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# SITE PLAN



UNIT	TENANT	SQ. FT.	USE	UNIT	TENANT	SQ. FT.	USE	UNIT	TENANT	SQ. FT.	USE
100	Golden Spoon Yogurt	900	Frozen Dessert	135	Nekter	1,300	Juice Bar	170	Baran Restaurant	4,390	Mediterranean Cuisine + Bar
105	Fuji Grill	712	Rice Bowl QSR	140	Laser Away	2,600	Beauty Care	180	Mochinut	1,100	Donuts
110	Starbucks Coffee	1,327	Coffeehouse	145	Pure Barre	1,463	Fitness	185	Jersey Mike's	1,100	Sandwich QSR
115	IFIDEA	1,200	Toys	150	Spectacle Optometry	1,043	Eyewear	195	California Fish Grill	2,000	Seafood QSR
120	Planet Beauty	1,632	Beauty Supply	155	Curry Out	2,015	Indian QSR	197	Radiance Dental	864	Dental
123	Purify	1,218	Sauna Lounge	160	AVAILABLE	2,000	Retail use	198	AVAILABLE	1,350	Retail use
125	Queens Nails	1,300	Nail Salon	165	Fed Ex Office	4,290	Office Supplies/Postal	199	True Shabu	1,439	Asian QSR
130	Dry Bar	1,300	Beauty Care	167	Happy Alterations	720	Tailor	230	Villa Nova	5,600	Italian Restaurant - Opening late 2024

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# SHOPPING CENTER HIGHLIGHTS

- 40,000 sf retail center located at the highly traveled, signalized intersection of Imperial Highway & La Plama Ave
- Strong daytime population immediately west of center
- Adjacent to future Tesla car dealership
- Serves both Yorba Linda and Anaheim Hills Trade area





# DEMOGRAPHICS



## POPULATION

1 MILE: 15,578

2 MILE: 49,136

3 MILE: 109,973



## MEDIAN HH INCOME

1 MILE: \$109,948

2 MILE: \$135,604

3 MILE: \$134,922



## DAYTIME POPULATION

1 MILE: 12,688

2 MILE: 27,563

3 MILE: 55,114