

AVAILABLE
Former Leslie's Pool
4,139 SF
Divisible

VONS

AVAILABLE
Former Rite Aid
20,402 SF
Divisible

AVAILABLE
Restaurant + Patio
3,219 SF

Providence
Urgent Care

Bank of America

30,342 CPD
IMPERIAL HWY

35,496 CPD
SANTA ANA CANYON RD

CROSSROADS SHOPPING CENTER

5600 E Santa Ana Canyon Rd ANAHEIM HILLS, CA

FOR LEASE

20,402 SF | Jr. Anchor Space (Divisible)
4,139 SF | Shop Space (Divisible)
3,219 SF | Restaurant + Patio Space

CONTACT FOR MORE INFORMATION

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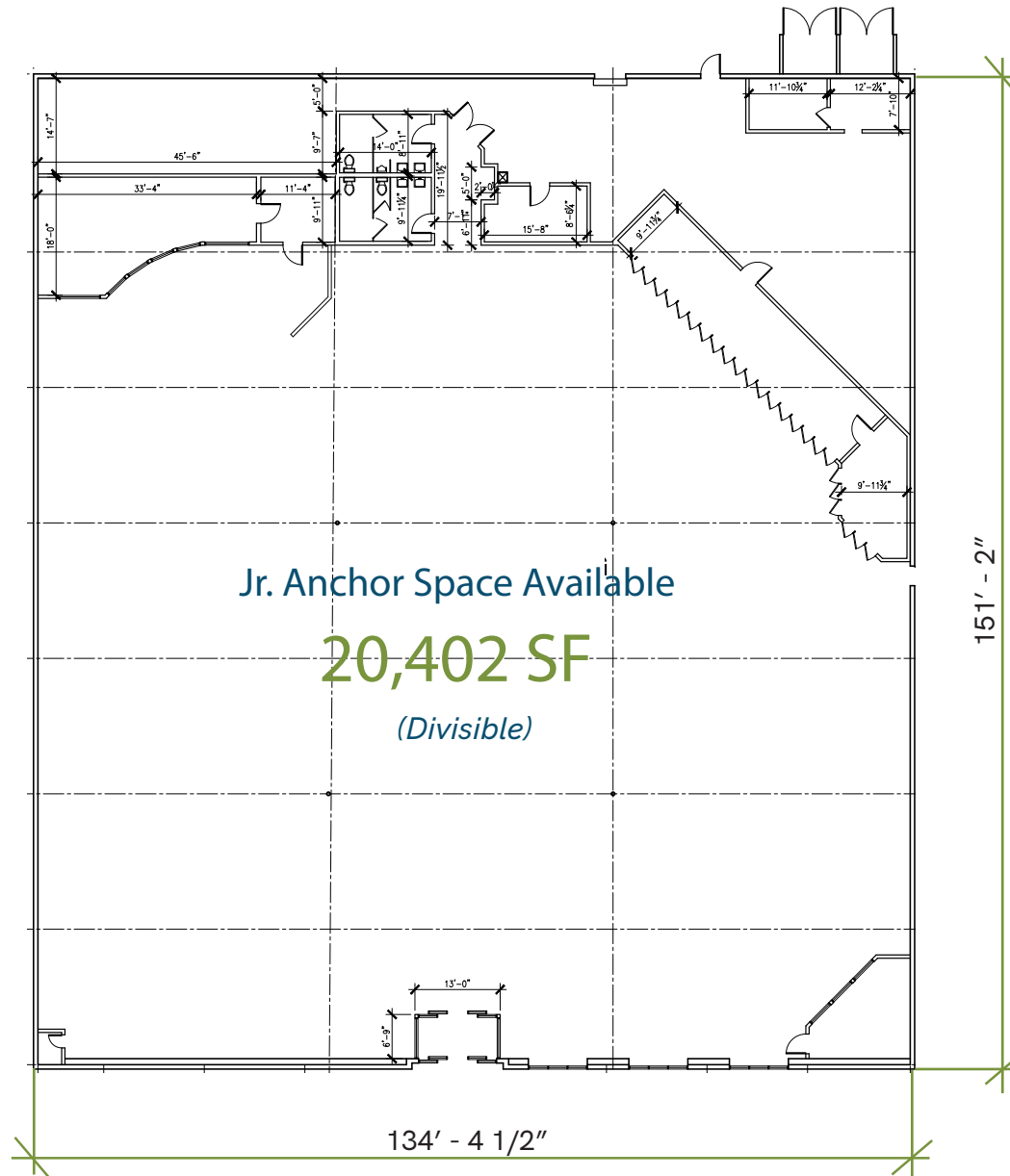
SITE PLAN

UNIT	TENANT	SIZE
5600	Vons	42,404 SF
5560	AVAILABLE	20,402 SF
5550	AVAILABLE	3,219 SF
5550 1/2	KC Nails	1,167 SF
5552	Bagel Me!	2,089 SF
5556-B	Supercuts	1,210 SF
5556-A	Poke Wave	820 SF
5562	Anaheim Hills Jewelry & Coin	1,113 SF
5564	Brushed	1,852 SF
5566	Green Clean Cleaners	1,608 SF
5568	My Smile Dental	1,530 SF
5572	Zito's Pizza	4,068 SF
5576	Pick Up Stix	1,3720 SF
5614	AVAILABLE	4,139 SF
5616	Sherwin Williams	4,055 SF
5620	Ding Tea	2,010 SF
5626	Taco Bell Express	1,727 SF
5630	Providence Urgent Care	6,215 SF
5640	Bank Of America	9,856 SF
191	Raising Canes	3,233 SF

PROPERTY DETAILS

- Exceptional visibility with **260,000+** vehicles per day on the **91 Freeway** and **30,000+** on Santa Ana Canyon Rd/Imperial Hwy
- Prime leasing opportunities including a 20,402 SF former Rite Aid, 3,219 SF restaurant endcap, and 4,139 SF retail space
- Directly across from Canyon High School (**2,000+ students**), driving consistent daily foot traffic
- High-Income Customer Base: Median income of **\$169K** and average income of **\$200K** within a 3-mile radius

AS-BUILT



DEMOGRAPHICS

Trade Area: 12 min Drive Time



Population

1 MILE 13,328

2 MILE 47,082

3 MILE 101,246

TRADE AREA 200,174



Avg HH Income

1 MILE \$177,839

2 MILE \$201,117

3 MILE \$201,694

TRADE AREA \$187,795



Daytime Population

1 MILE 12,761

2 MILE 23,754

3 MILE 179,592

TRADE AREA 106,690



Median HH Income

1 MILE \$146,526

2 MILE \$170,097

3 MILE \$168,941

TRADE AREA \$153,966

LIFESTYLE SPENDING

This infographic contains data provided by ESRI

INDEX BASED ON NATIONAL
AVERAGE OF 100 within 3 Mile Radius



165
Meals at
Restaurants



159
Entertainment/
Recreation



154
Retail Goods



155
Apparel &
Services



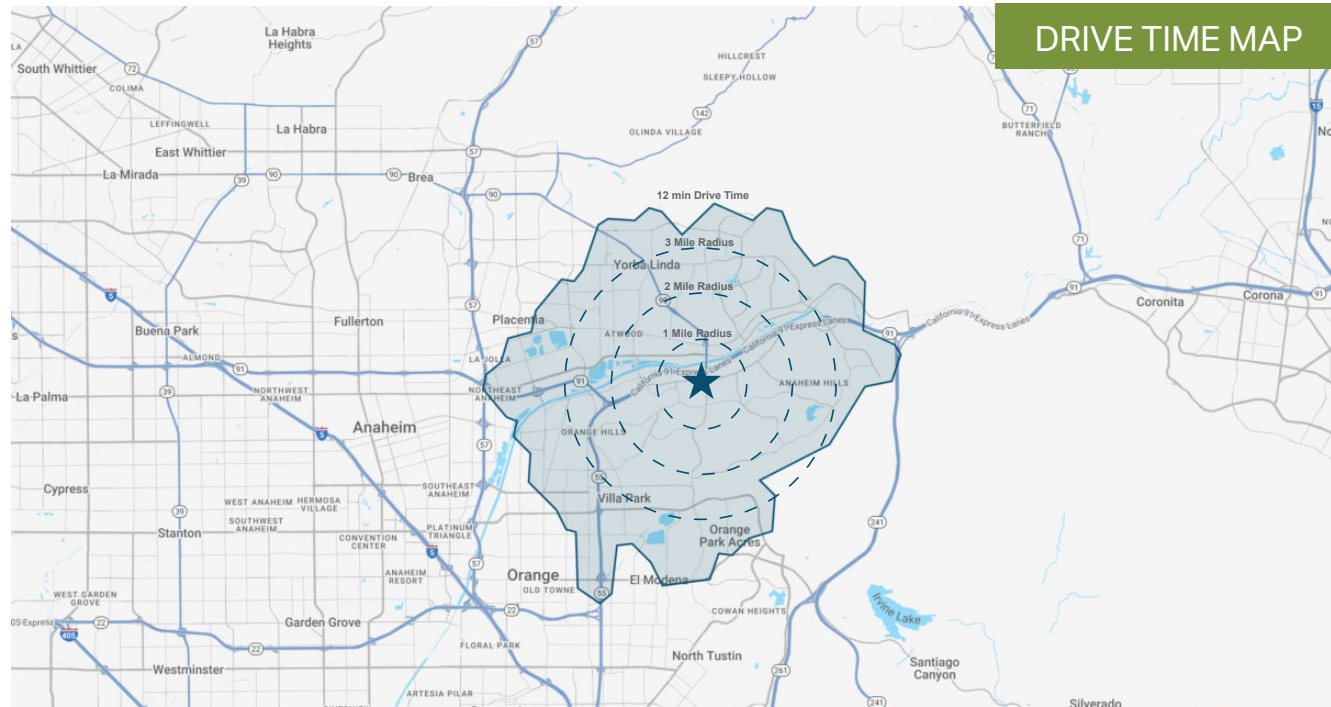
159
Home Services

epsteen & associates

CHAINLINKS
RETAIL ADVISORS

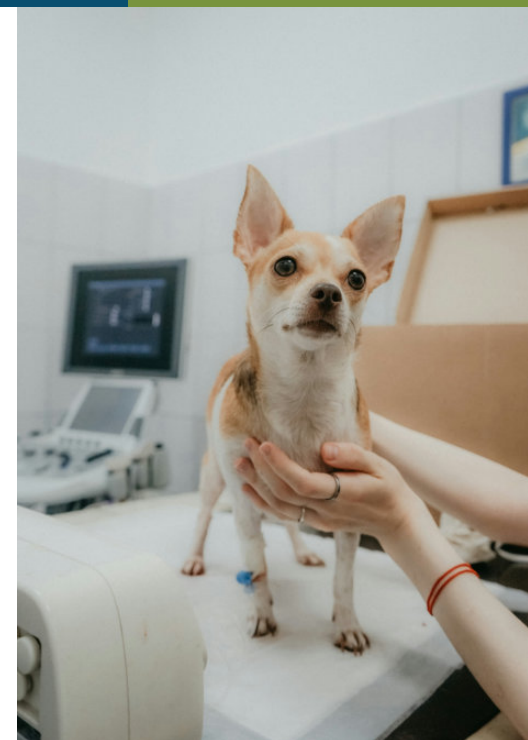
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DRIVE TIME MAP



TRADE AREA MAP





ANAHEIM HILLS

Located in the heart of Anaheim Hills, The Crossroads Shopping Center offers a rare opportunity for distinctive, experience-driven retailers to thrive in an established trade area. Surrounded by strong household incomes, dense daytime population, and complementary neighborhood-serving uses, the center provides consistent foot traffic and excellent visibility, including exceptional exposure to over 260,000 vehicles per day along the 91 Freeway and a well-traveled corridor. The property's approachable scale and community-oriented environment make it an ideal setting for curated concepts such as a high-profile bookstore, specialty café, vintage or resale clothing boutique, or a neighborhood-focused veterinary practice. With ample parking, easy access, and a loyal local customer base that values quality, authenticity, and convenience, The Crossroads is uniquely positioned to support tenants seeking to build a strong brand presence while becoming an integral part of the Anaheim Hills community.



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