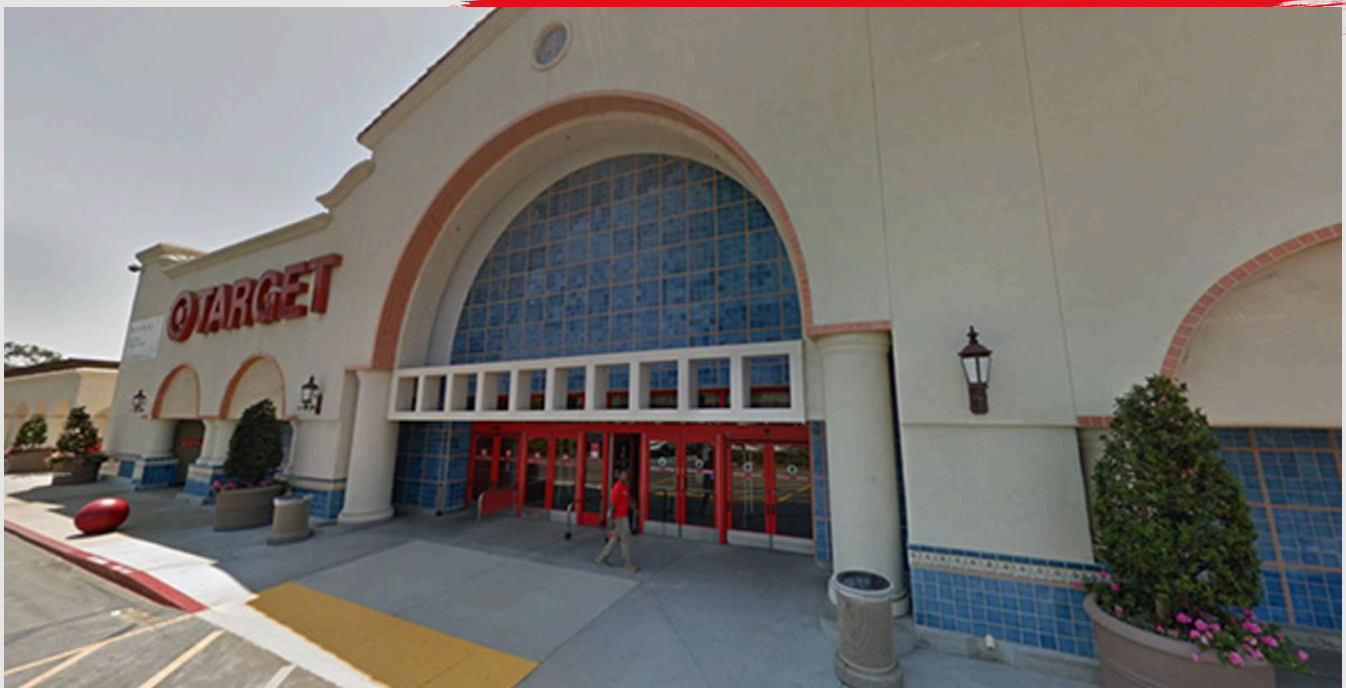




*Excess Properties*

For Sale/Lease



## 8148 E SANTA ANA CANYON RD | ANAHEIM, CA

- Average Household Income in excess of \$165,000 within 3 miles
- Well developed center tenant mix with multiple anchors attracting a wide audience
- Conveniently located near 91 Freeway with traffic counts over 250,000 cars per day

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### Size

± 5,000 SF Outparcel

### Traffic Counts

S Weir Canyon Rd : 36,000 CPD

US 91 : 279,000 CPD

# Aerials









## Key Area Retailers

Target  
Stein Mart

Edwards Cinema  
Hobby Lobby

T.J. Maxx  
Petco

### Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	<b>9,354</b>	<b>86,255</b>	<b>145,126</b>
 Daytime Population	<b>14,244</b>	<b>62,218</b>	<b>120,379</b>
 Total Housing Units	<b>3,629</b>	<b>30,295</b>	<b>50,224</b>
 Median Age	<b>42</b>	<b>43</b>	<b>43</b>
 Average Household Income	<b>\$148,514</b>	<b>\$165,315</b>	<b>\$163,399</b>
 Median Household Income	<b>\$113,206</b>	<b>\$123,069</b>	<b>\$121,271</b>

### Top Tapestry Lifestyle Segments 3 Mile Radius



#### SAVVY SUBURBANITES

**23.6%**

We're well-educated, well-read, and well-capitalized. Most of our adult children have left home, or will soon. We tend to live in older neighborhoods and enjoy home remodeling, gardening, sports, and exercise.



#### PROFESSIONAL PRIDE

**18.0%**

We're well-educated career professionals that have prospered through the Great Recession. We often commute and work long hours, but we still find time for our school-age children.



#### TOP TIER

**17.7%**

We earn three times the US household income and enjoy spending on salons, spas, fitness centers, and high-end retailers. We vacation frequently and fill our weekends with art, entertainment, and charity functions.