

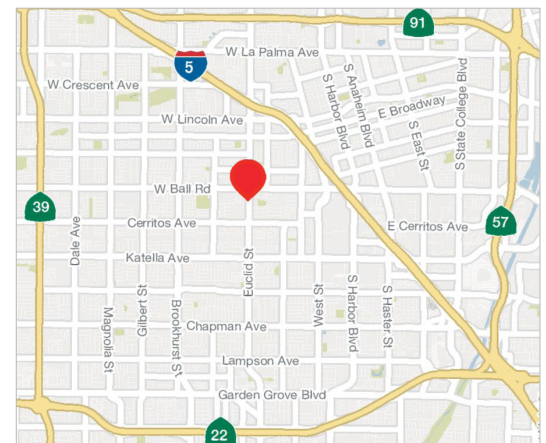


## NWC Ball Road & Euclid Street

Anaheim, CA

### Property Highlights:

- Successful Anaheim Neighborhood Center Anchored by Northgate Markets, Optum Medical Group, El Pollo Loco, Chipotle Mexican Grill, Panda Express & Winchell's Donuts
- Available Space:
  - 8,400 SF Sub-Anchor Opportunity
  - 1,800 SF, & 2,850 SF of Inline Space
  - 1,600 SF - Future Pad Opportunity
- Major Signalized Intersection with Visibility and Access to Both Euclid St. & Ball Rd.
- Prominent Building and Pylon Signage



### Demographics

	1 Mile	2 Mile	3 Mile
<b>Total Population</b>	37,102	134,067	308,003
<b>Average HH Income</b>	\$87,765	\$88,075	\$87,907
<b>No. of Employees</b>	6,976	113,339	165,218

### Traffic Count

<b>Euclid St.</b>	39,635 CPD
<b>Ball Rd.</b>	24,094 CPD
<b>Total</b>	63,729 CPD

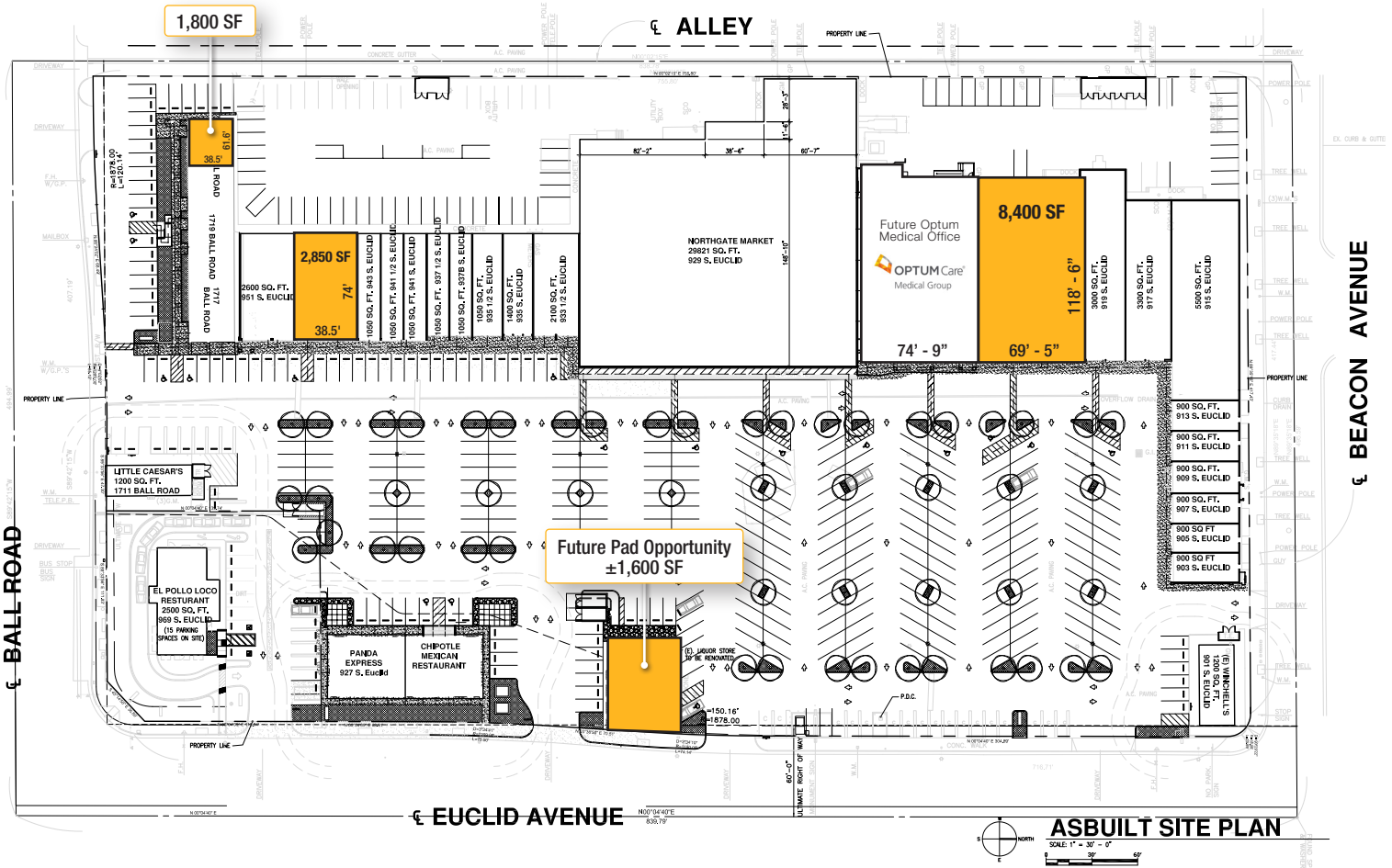
### For More Information:

**Steven H. Weiss**  
Executive Vice President  
swiss@naicapital.com  
D 818.905.2400 x 1634  
Cal DRE Lic. #00680554

NAI Capital  
15821 Ventura Blvd., Suite 320  
Encino, California 91436  
FAX 818.905.2425  
[naicapital.com](http://naicapital.com)

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**Site Plan**



**NOTE** - Interior Dimensions Noted: Actual square footage will be based on measurements to center of demising wall

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