



# BUENA PARK DOWNTOWN

8308-8450 ON THE MALL | BUENA PARK, CALIFORNIA 90620



**LEASING**

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**EXPERIENCE RETAIL**

SHOPPING • DINING • ENTERTAINMENT

# TOURISM & CITY INFO



- » A total of 3.7 million visitors came to Buena Park in 2016.
- » Buena Park visitor volume and spending expanded by 1.8% & 3.9% respectively, in 2016. On average, visitor spending growth has out-paced the County since 2012.
- » Since 2012, direct visitor spending in Buena Park has expanded at an average annual rate of 7.9%, compared with 5.2% for Orange County overall. In cumulative terms, visitor spending is 35.6% higher in 2016 than it was in 2012 in Buena Park, compared with 22.3% for the County and 14.2% for the state.

## NEARBY LODGING



## STRENGTH OF TOURISM AND HOSPITALITY



### DEMOGRAPHICS 2016

  
HOUSEHOLDS

**24,804**

  
AVG  
HOUSEHOLD  
INCOME

**\$84,027**

  
TOTAL  
BUSINESSES  
(5mi)

**23,686**

BUENA PARK  
POPULATION 2016



**85,726**  
TOTAL POPULATION

**30.8%**  
RESIDENTS WITH  
BACHELOR'S DEGREE OR  
HIGHER

**83,662**  
AVG DAYTIME  
POPULATION

**36.0**  
AVERAGE AGE

 **3.7M**  
VISITORS

Visitors to Buena Park spent \$256M in 2016 which accounted for 79% of the total \$324M.

## HOSPITALITY - BUENA PARK

**2,359**

CURRENT BUENA PARK HOTEL  
INVENTORY AVAILABLE

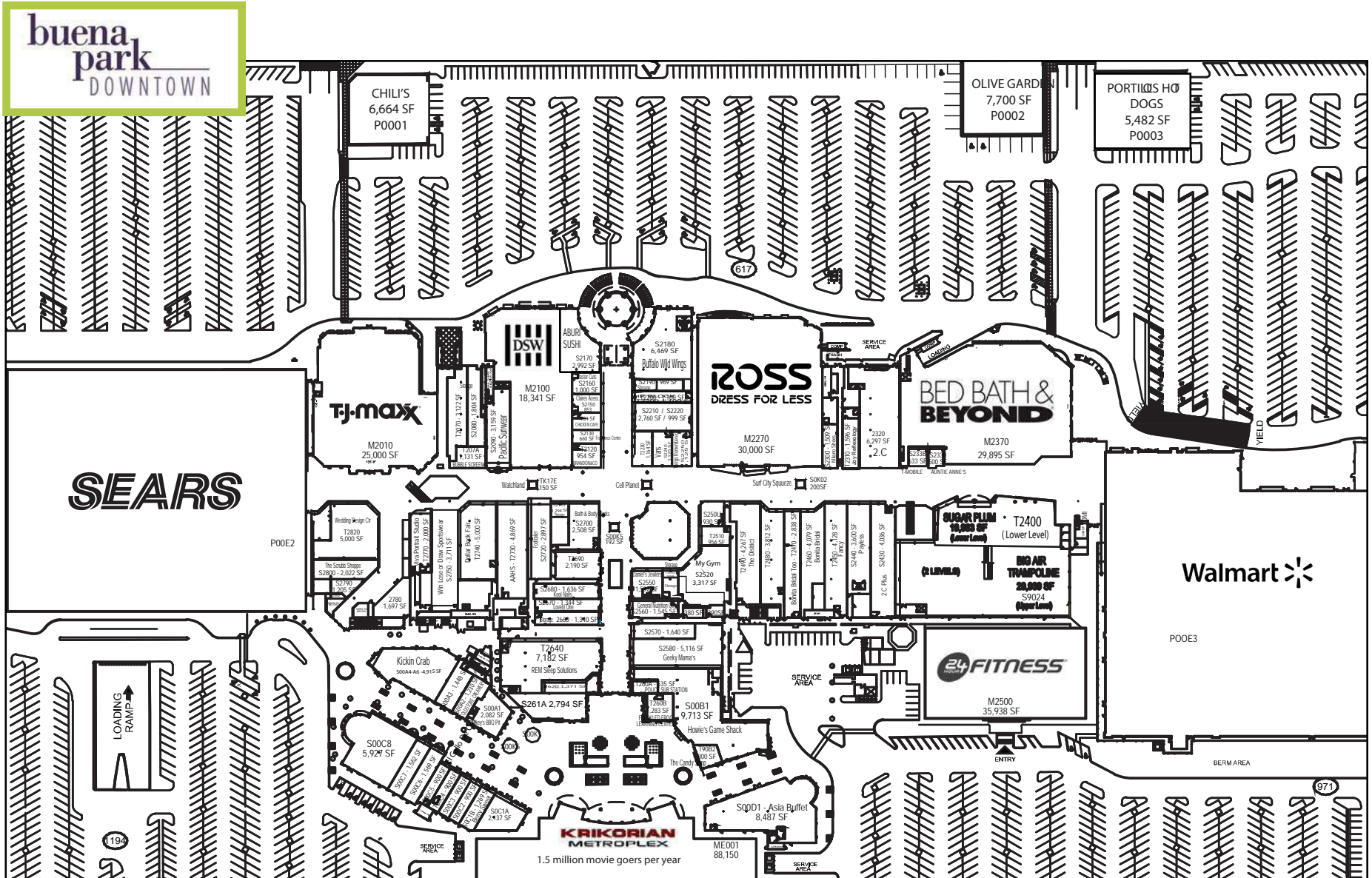
**575**

YEAR 17/18 ADDITIONAL HOTEL  
DEVELOPMENT (ROOMS)

**\$60,000,000+**

TOTAL ANNUAL HOTEL REVENUE  
(2016)

# SITE PLAN



# PROPERTY HIGHLIGHTS

## Overview

Buena Park Downtown consists of an enclosed regional mall and an open air entertainment center with a total of 925,327 square feet. The mall portion is anchored by Bed Bath & Beyond, Ross Dress for Less, DSW Shoe Warehouse, TJ Maxx, 24 Hour Fitness Sport, John's Incredible Pizza, Walmart (separately owned) and Sears (separately owned) while the Park Central Entertainment Center is anchored by an 18-screen Krikorian Metroplex Theatre, Howie's Game Shack, several strong restaurants and the highly anticipated Grange Hall 39, an artisanal culinary collection.

The center is part of the Entertainment corridor which consists of Knott's Berry Farm, Soak City, Medieval Times and Pirate Dinner with over 15 million annual visitors.

The center currently stands at 91% occupied with several new tenants under construction and planned for Q1 of 2018 store openings.

2016 Trade Area Demographics show average household income of \$84,027 within Buena Park and an estimated population of 85,726 people. The Avenue average 61,000 cars per day, La Palma and Stanton Avenue average 25,000 cars per day and Dale Avenue and La Palma Avenue averages 16,000 cars per day.

## Tenants

### • Entertainment

The top 4 entertainment tenants combined see over 3.2 million visits per year while this category saw sales numbers of over \$23,000,000 in 2016.



### • Restaurants/Specialty Food Users

Restaurants and specialty food users within the project average \$600.00/sf with ranges from \$400 - \$1200/sf.

This category totals over \$30,000,000 in sales in 2016 with several restaurants and specialty food tenants reporting the highest producing stores in their chain.

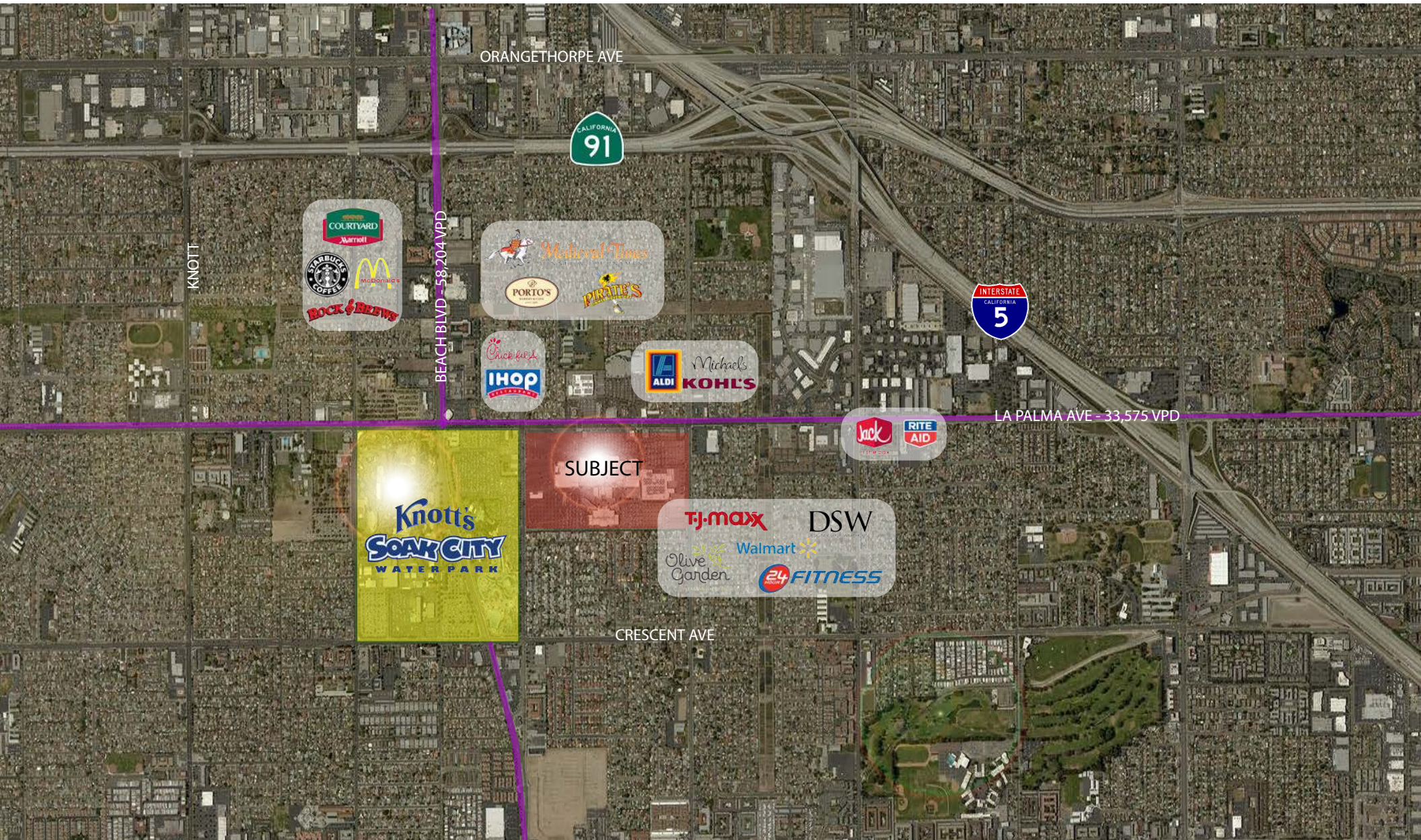
• Krikorian Theatres – currently an 18 screen theatre welcoming over 1.5 million visitors per year will be undergoing a remodel to upgrade their theatres to luxury seating with the potential addition of an IMAX and full service menu/drink service within the theatre.

## Future

• Grange Hall 39 – an artisan culinary collection located next to Krikorian Theatre. This mix of unique and one-of-a-kind food vendors in a food-hall setting is now open.

• Creative Office – approximately 10,000 square feet of space located across the Krikorian Theatre. This concept welcomes high end tenants such as architects, designers, and other professionals who desire a shared office space with all off the amenities.

# TRADE AREA OVERVIEW



# PROPERTY PHOTOS



# EXPERIENCE RETAIL

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