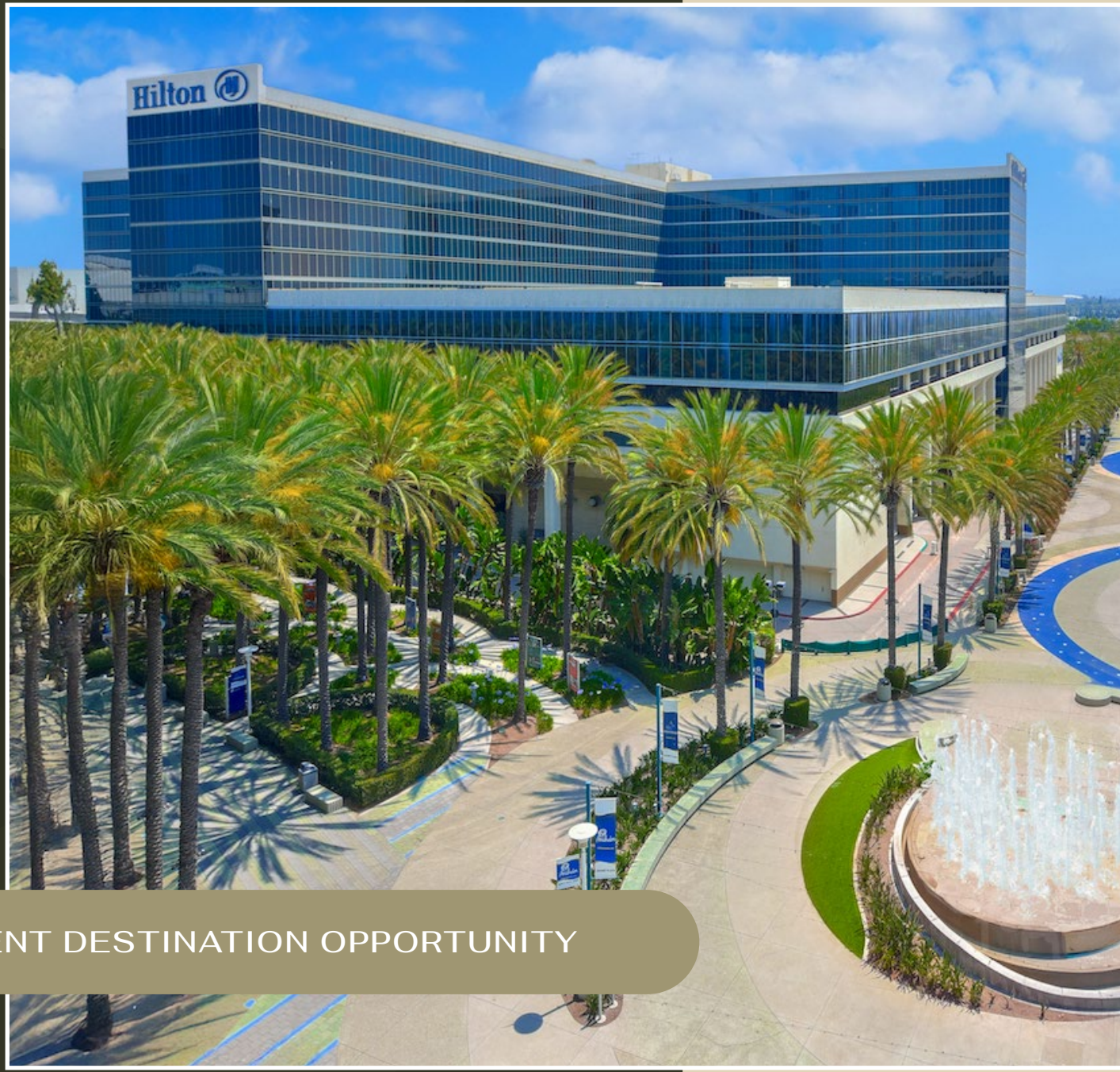
JLL

Hilton
HOTELS & RESORTS

ANAHEIM

777 W CONVENTION WAY
ANAHEIM, CALIFORNIA



PREMIER ENTERTAINMENT DESTINATION OPPORTUNITY

We are *Hilton.*



We are Hospitality.

The Intersection of *Business & Opportunity*

Presenting a rare opportunity to launch a flagship entertainment venue within the Hilton Anaheim, a premier hotel at the epicenter of Southern California's business and tourism hub. Situated directly adjacent to the Anaheim Convention Center, this location offers unparalleled access to a constant, year-round stream of corporate travelers and convention attendees—a captive audience with expense accounts seeking high-quality experiences just steps from their meetings. This incredible foot traffic, combined with proximity to Disneyland, creates a powerful and unmatched foundation for success.

The Hilton has recently completed a major, multi-million dollar renovation of its lobby, bar, guestrooms, meeting spaces and pool deck, creating a sophisticated and high-energy atmosphere that elevates the entire guest experience. We are now exclusively seeking a visionary partner to leverage this premium environment and develop a dynamic entertainment concept for the property's full-service dining space. This is a unique chance to capitalize on the hotel's stunning transformation and its built-in, high-value clientele to establish Anaheim's next landmark entertainment destination.

FLAGSHIP ENTERTAINMENT OPPORTUNITY

Prominent endcap location + signage

MULTI-MILLION DOLLAR RENOVATION COMPLETED

Updated lobby, bar, guestrooms, meeting spaces and pool deck









Hilton ANAHEIM







Anaheim *Market & Projections*

The Hilton Anaheim is at the heart of a powerhouse district that attracts over 16.3 million visitors annually. Its immediate proximity to the largest convention center on the West Coast, the Disneyland Resort, and a dynamic array of retail shops creates an unparalleled and constant flow of foot traffic.



11 Hotels
Within 100 yards

This premier entertainment and dining opportunity is defined by immense, verifiable traffic and a powerful growth trajectory. The Hilton Anaheim is a high-volume hub of activity. Internal forecasts project a dramatic surge in foot traffic, **growing from approximately 596,000 guests in 2025 to an anticipated 851,000 by 2028**. This puts the property on a clear path to have nearly one million people flowing through the asset annually, providing a consistent and massive built-in audience for your concept.

This powerful growth is not just a recovery; it's a full-scale expansion of the hotel's market position, **fueled directly by a transformative $100 million renovation.** This strategic investment is driving projections that total room nights will surpass the pre-COVID peak by 2028, marking a remarkable 43% increase above 2025 levels. For a prospective entertainment or dining partner, these figures are a clear indicator of a thriving environment, guaranteeing a massive, growing, and high-value customer base from day one.

[(Sources: Placer.ai, 2026, Hilton Anaheim internal budget & forecasts; Visit Anaheim citywide & convention center data (as of 3/1/2026)]

Visitor overview

26.3 Million
Visitors to Anaheim/year
(Source: Visit Anaheim, 2025)

$6.7 Billion
Estimated Visitor Spending/year
(Source: Visit Anaheim, 2025)

1.3 Million
Hilton Anaheim Visits/year
(Source: Placer.ai, 2026)

596,000
Visitors at Hilton Anaheim/year
(Source: Hilton, 2025)

Local *community* overview

Demographics	1 mile	3 miles	5 miles
Population	25,603	268,557	790,716
Daytime Population	28,487	290,730	760,560
Avg Household Income	$105,036	$114,895	$113,445
Households	7,017	79,126	229,391
Avg Home Value	$839,925	$855,915	$821,223
Population with College Degree	27.1%	36.5%	33.9%
Spent on Retail & Services Annually	$403.69 M	$4.54 B	$12. B

(Source: Esri, 2026)

$114,895
Average Household Income

$12. B
Dining & Entertainment Spending/year

790,716
Population (within 3 miles)
(Source: Esri, 2026)

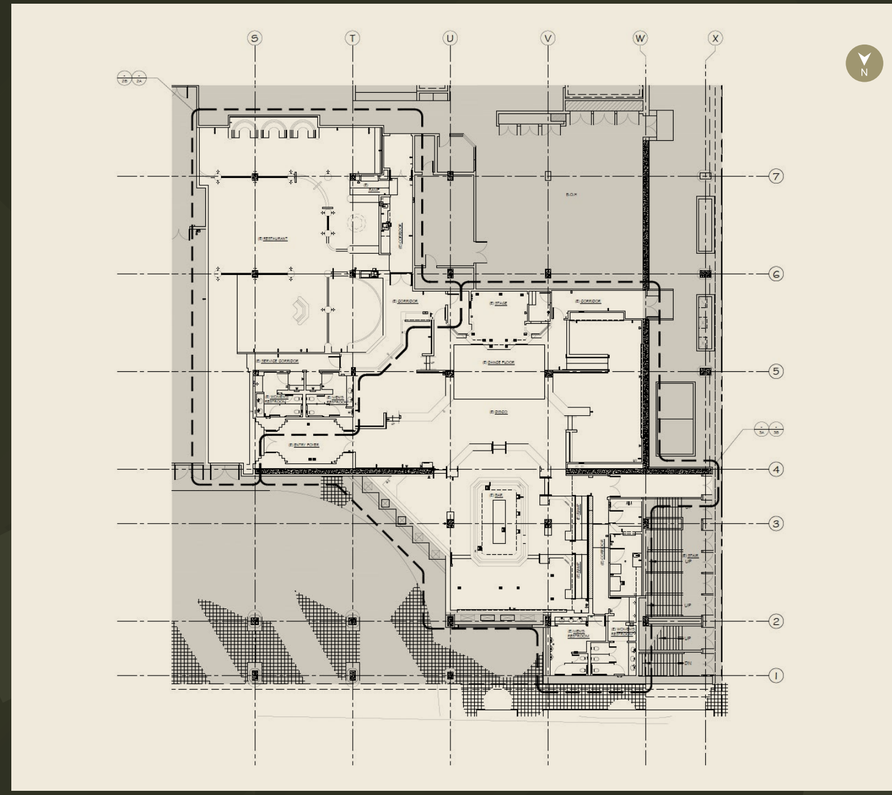
The *Opportunity*

**ONE 10,410 SF ENTERTAINMENT OPPORTUNITY.
ONE AMAZING LOCATION.**

ENTERTAINMENT OPPORTUNITY
Prominent endcap location with patio and signage.

ANAHEIM CONVENTION CENTER CLIENTELE
This location benefits from a steady stream of convention center goers year round with 1.6 million visits annually.

ANAHEIM FORECASTED TO CONTINUE BREAKING VISITATION RECORDS
With the city preparing to host Olympic indoor volleyball at the Honda Center in 2028, and the development of milestone projects like OCVIBE and the DisneylandForward expansion, this location is poised for success for years to come.





Directly adjecent to Anaheim Convention Center.

Hilton
HOTELS & RESORTS

ANAHEIM



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