

VALLEY VIEW SHOPPING CENTER

YORBA LINDA, CA



PROPERTY SUMMARY

BUILDING SIZE:

110,021 SF

LOT SIZE:

±8.8 AC

PARKING SPACES:

513 spaces

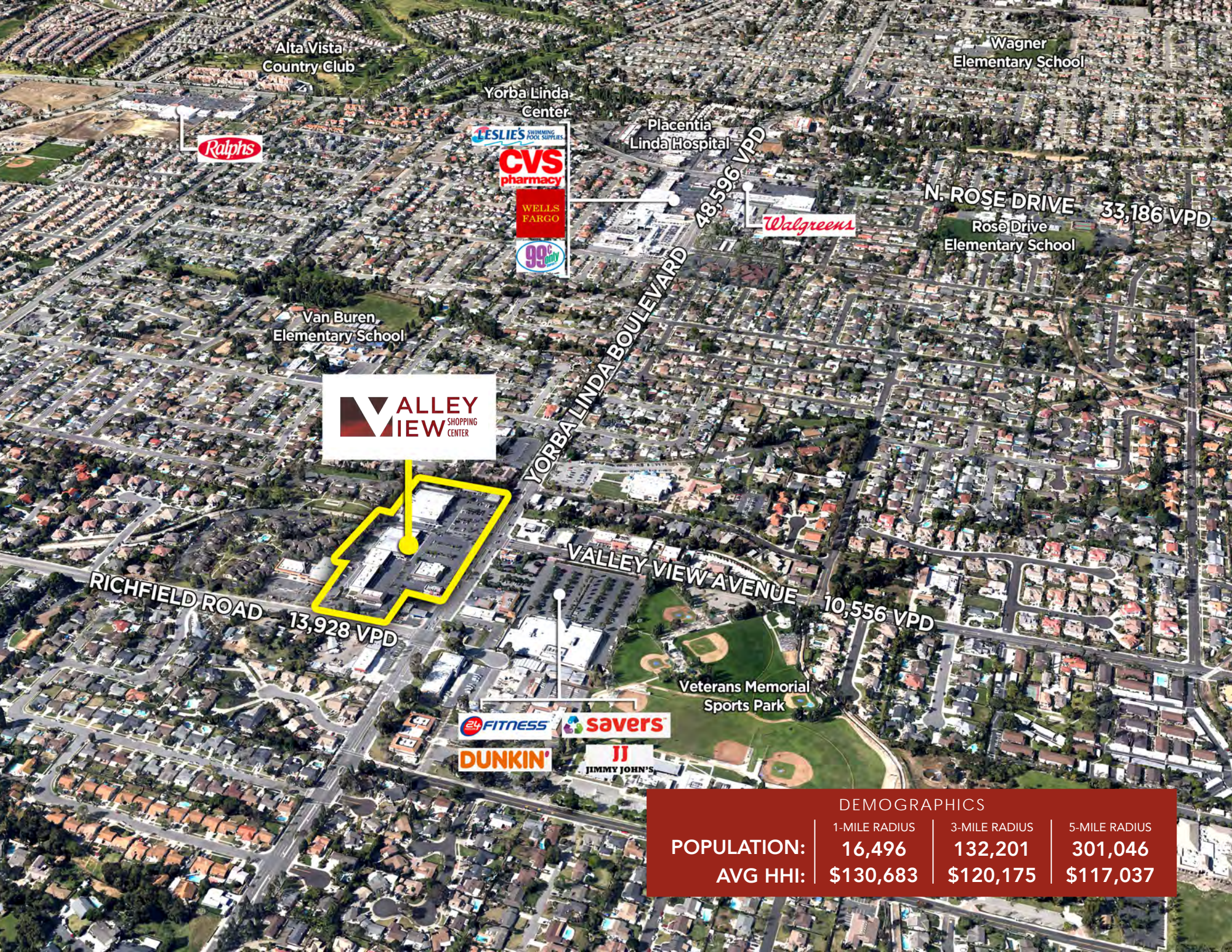
LOCATION:

17474-17568 Yorba Linda Blvd, Yorba Linda, CA

PROPERTY HIGHLIGHTS

- Great location, amazing visibility, easy access and signalized entrance from Yorba Linda Blvd. and Valley View Ave
- Centrally located within well-established communities and near local points of interest (Richard Nixon Library)
- Desirable demographics and growing market
- Ample parking
- Anchored by Target, Sprouts Farmer's Market, Chase Bank and KFC





Alta Vista Country Club

Wagner Elementary School

Yorba Linda Center

Placentia Linda Hospital



48,596 VPD



N. ROSE DRIVE

33,186 VPD

Rose Drive Elementary School

Van Buren Elementary School



YORBA LINDA BOULEVARD

RICHFIELD ROAD

13,928 VPD

VALLEY VIEW AVENUE

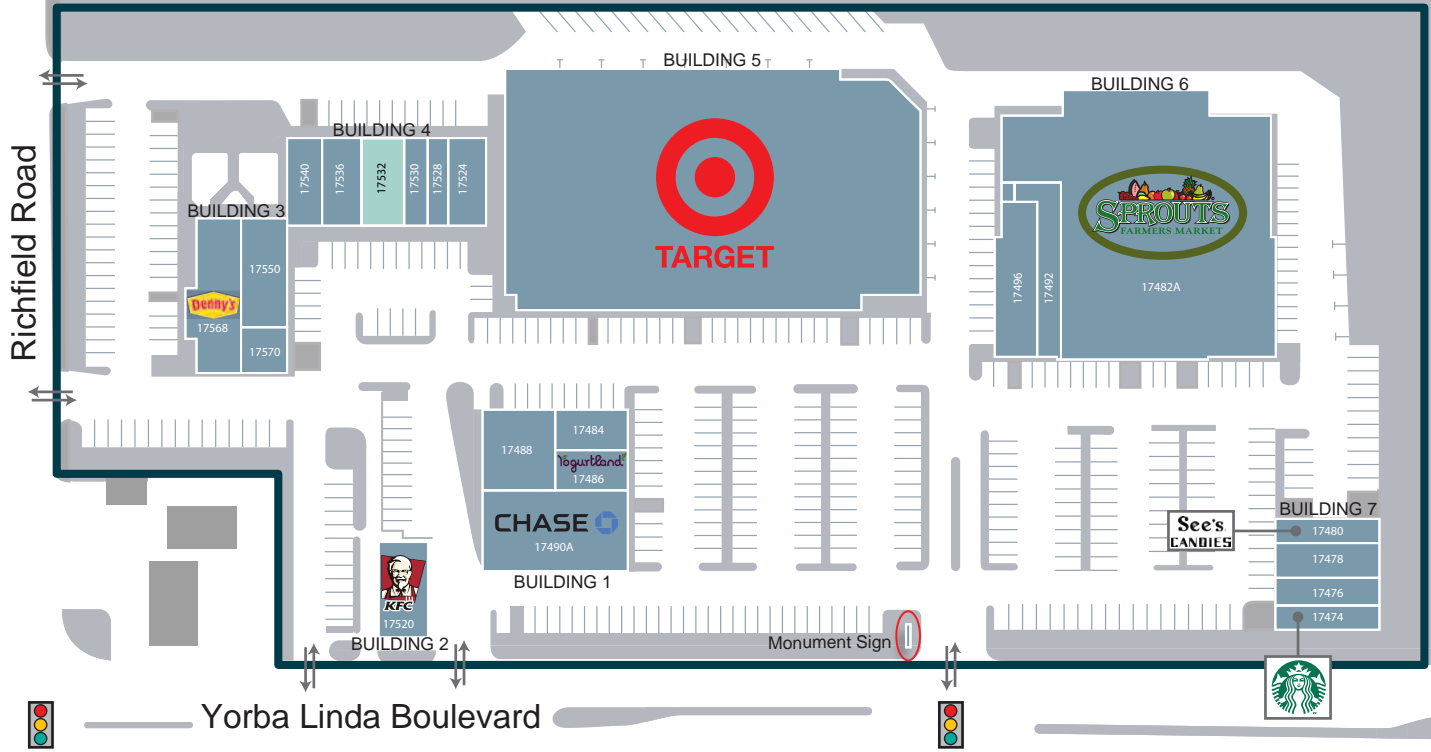
10,556 VPD

Veterans Memorial Sports Park



DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	16,496	132,201	301,046
AVG HHI:	\$130,683	\$120,175	\$117,037



Tenant	SF
Building 1	
17484 Fantastic Sams	1,200
17486 Yogurtland	1,154
17488 Kim's Taekwondo	1,890
17490A Chase Bank	4,396
Building 2	
17520 KFC	1,800
Building 3	
17568 Denny's	5,000
17570 Pawradise Grooming	1,010
Building 4	
17524 Queen's Lashes	1,819
17528 Edward Jones	900
17530 Kumon	900
17532 Available	1,800
17536 Lemon Tree Salon	1,800
17540 Dr. Thein, D.D.S.	1,200
Building 5	
- Target	34,900
Building 6	
17482A Sprouts	27,116
17492 Bamboo Nail Salon	1,700
17496 OC Credit Union	3,076
Building 7	
17474 Starbucks	1,300
17476 Sport Clips	965
17478 Dry Cleaner	1,287
17480 See's Candies	975



EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

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VALUEROCK

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