



# YORBA CANYON CENTER



## PROPERTY SUMMARY

BUILDING SIZE:

**58,136 SF**

LOT SIZE:

**±5.34 AC**

PARKING SPACES:

**475 spaces**

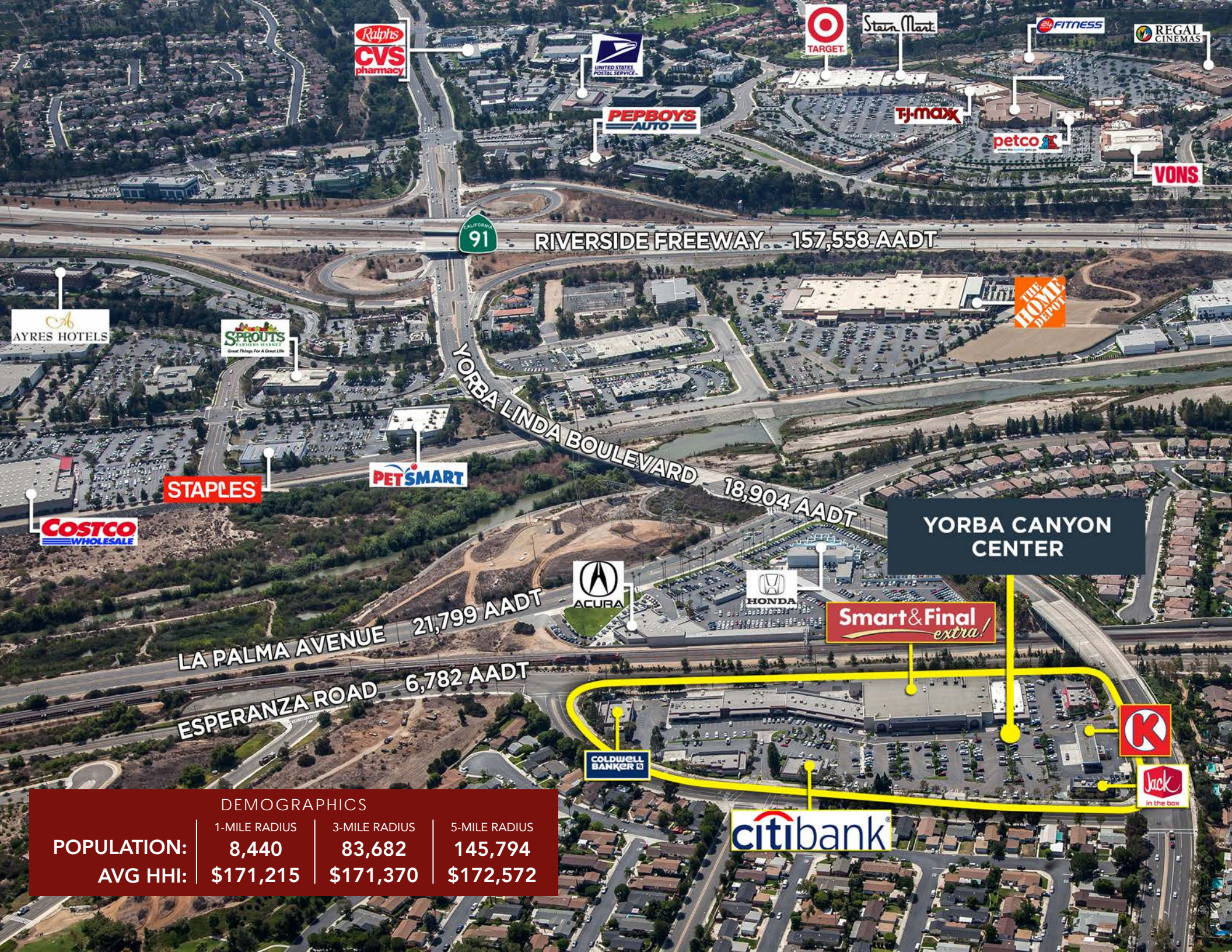
LOCATION:

**21460 Yorba Linda Blvd, Yorba Linda, CA**

## PROPERTY HIGHLIGHTS

- Easy access to the 91 Freeway and Yorba Linda Blvd.
- Active and expanding market in a business friendly environment
- Listed as one of the best places to live by CNN Money magazine, Yorba Linda is one of Orange County's fastest growing communities
- Household incomes in the top quartile for Orange County and California, averaging \$171,000 within 3 miles of the Center
- Anchored by high-performing Smart & Final Extra
- Strong diversity of tenants that attract consistent traffic and business to the Center including Citibank, Jack in the Box, Anytime Fitness, and Coldwell Banker
- New electric car charging stations on-site
- Renovation planned in near future





Ralphs  
**CVS**  
pharmacy

UNITED STATES  
POSTAL SERVICE

**PEPBOYS**  
AUTO

**TARGET**

Stain Mart

**24** FITNESS

REGAL  
CINEMAS

**TJ-maxx**

**petco**

**VONS**

AYRES HOTELS

**SPROUTS**  
FRESH MARKET  
Great Things For A Great Life

**THE HOME DEPOT**

**STAPLES**

**PETSMART**

**COSTCO**  
WHOLESALE

**YORBA CANYON CENTER**

**ACURA**

**HONDA**

**Smart & Final**  
*extra!*

**LA PALMA AVENUE**

21,799 AADT

**ESPERANZA ROAD**

6,782 AADT

**COLDWELL BANKER**

**K**

**Jack**  
in the box

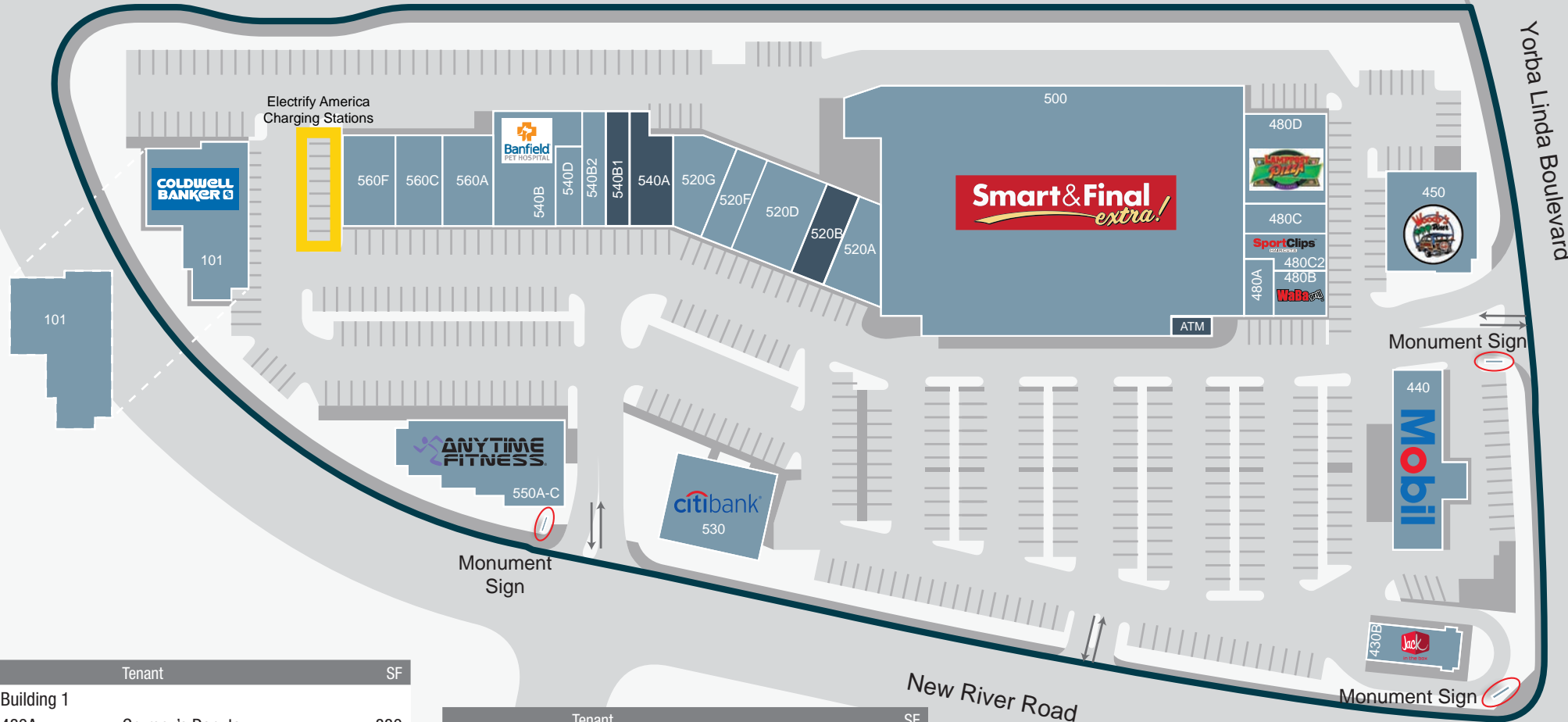
**citibank**

DEMOGRAPHICS			
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	8,440	83,682	145,794
AVG HH:	\$171,215	\$171,370	\$172,572



Esperanza Road

Yorba Linda Boulevard

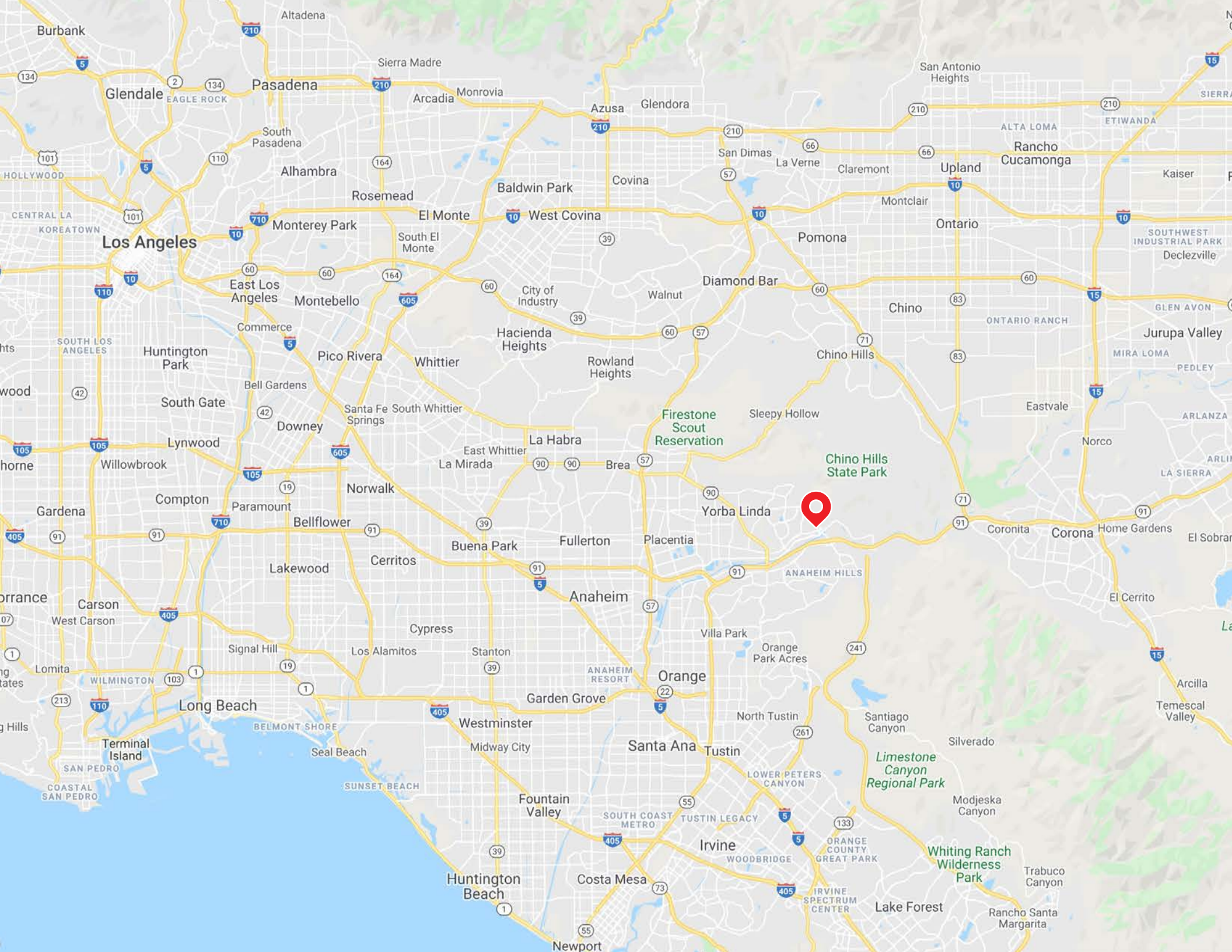


Tenant	SF
<b>Building 1</b>	
480A	Grumpy's Donuts 880
480B	Waba Grill 1,510
480C	Jimmy's Poke 1,200
480C2	Sports Clips 1,132
480D	Lamp Post Pizza 2,940
500	Smart & Final Extra (NAP) -
ATM	Available -
<b>Building 2</b>	
520A	Yorba Canyon Cleaners 1,662
520B	Available 1,677
520D	Yorba Ranch Salon 1,382
520F	Sun Studio 1,382
520G	EZ Pack & Ship 1,677
540A	Available 2,203
540B	Banfield 3,170

Tenant	SF
540B1	Available 1,200
540B2	Sai Sushi 1,221
540D	Brow Mantra 900
560A	Pink Polish Nail Salon 2,052
560C	Yorba Linda Dental 1,824
17482B	Supatra's Thai Bistro 2,052
<b>Building 3</b>	
550A-C	Anytime Fitness (Potentially Available) 5,400
<b>PADS</b>	
101	Coldwell Banker 9,999
430B	Jack in the Box 2,356
440	Exxon Mobil Circle K 972
450	Woody's Diner 3,500
530	Citibank 4,000

New River Road

Monument Sign



**EXCLUSIVE LEASE ADVISOR:**

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