

VALLEY VIEW SHOPPING CENTER

YORBA LINDA, CA



PROPERTY SUMMARY

BUILDING SIZE:

110,021 SF

LOT SIZE:

±8.8 AC

PARKING SPACES:

513 spaces

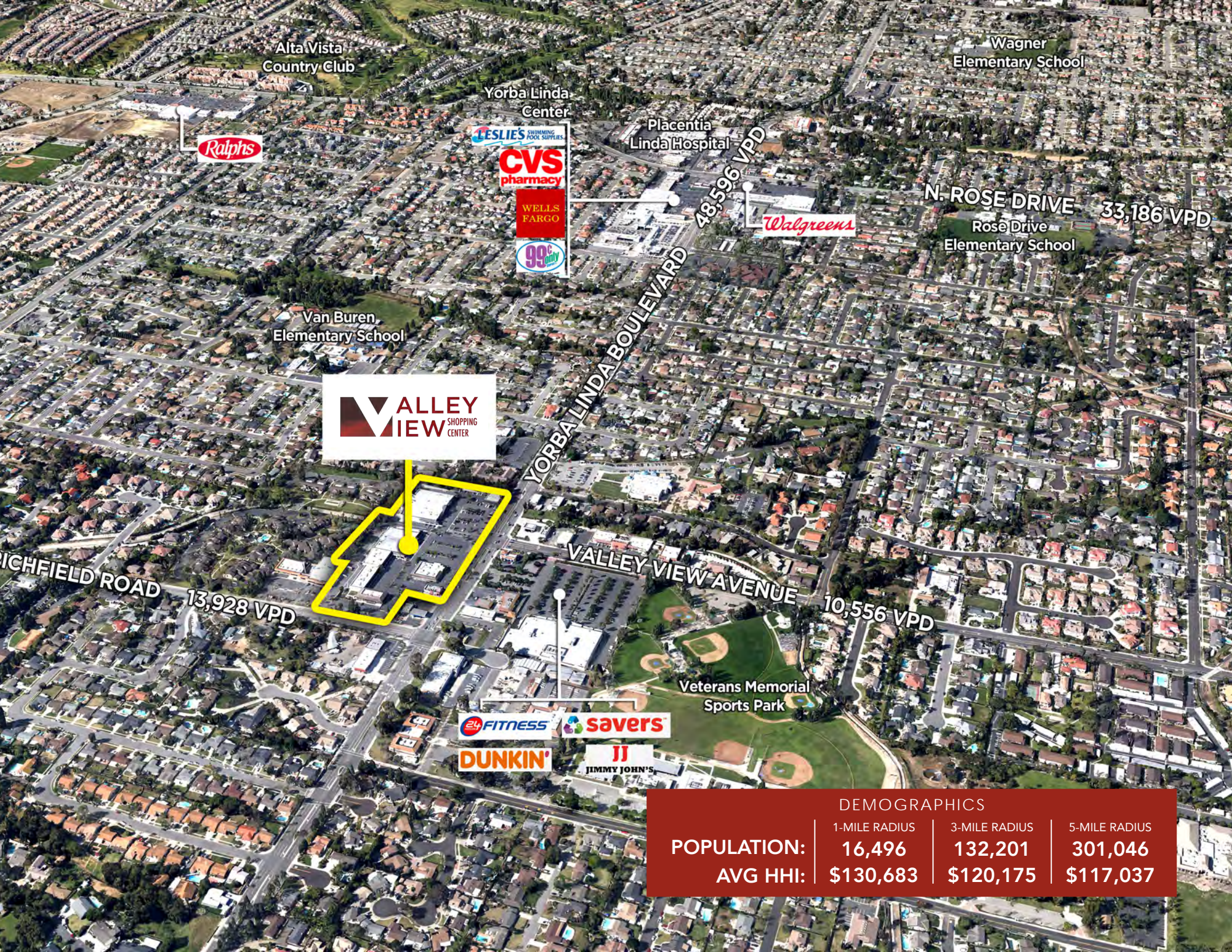
LOCATION:

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





VALLEY VIEW
SHOPPING CENTER

	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	
17580 KFC	1,800
Building 3	
17550 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
17482B Bamboo Nail Salon	1,700
17482C 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:

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