



# YORBA CANYON CENTER



## PROPERTY SUMMARY

PARKING SPACES:

**475 spaces**

LOCATION:

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

### DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION:</b>	<b>8,241</b>	<b>82,058</b>	<b>143,225</b>
<b>AVG HHI:</b>	<b>\$165,598</b>	<b>\$168,176</b>	<b>\$171,467</b>

## PROPERTY HIGHLIGHTS

- Anchored by high-performing Smart & Final Extra
- Convenient access to the 91 Freeway, Yorba Linda Blvd, and the surrounding high income neighborhoods
- Active and expanding market in a business friendly environment
- Listed as one of the best places to live by CNN Money magazine
- Household incomes in the top quartile for Orange County and California, averaging \$168,000 within 3 miles of the Center
- Strong diversity of tenants that attract consistent traffic and business to the Center including Citibank, Jack in the Box, Banfield, Circle K, Woody's Diner, WaBa Grill, and Coldwell Banker
- New electric car charging stations on-site
- Renovation recently completed



Ralphs  
CVS  
pharmacy

UNITED STATES  
POSTAL SERVICE

TARGET

FITNESS

HOBBY LOBBY

PEPBOYS  
AUTO

TJ-maxx

petco

VONS

91

RIVERSIDE FREEWAY 176,665 VPD

AYRES HOTELS

SPROUTS  
FRESH MARKET  
Great Things For A Great Life

THE HOME  
DEPOT

YORBA LINDA BOULEVARD  
42,131 VPD

STAPLES

PETSMART

COSTCO  
WHOLESALE

YORBA CANYON  
CENTER

ACURA

HONDA

Smart & Final  
extra!

LA PALMA AVENUE 36,042 VPD

ESPERANZA ROAD 7,042 VPD

COLDWELL  
BANKER

K

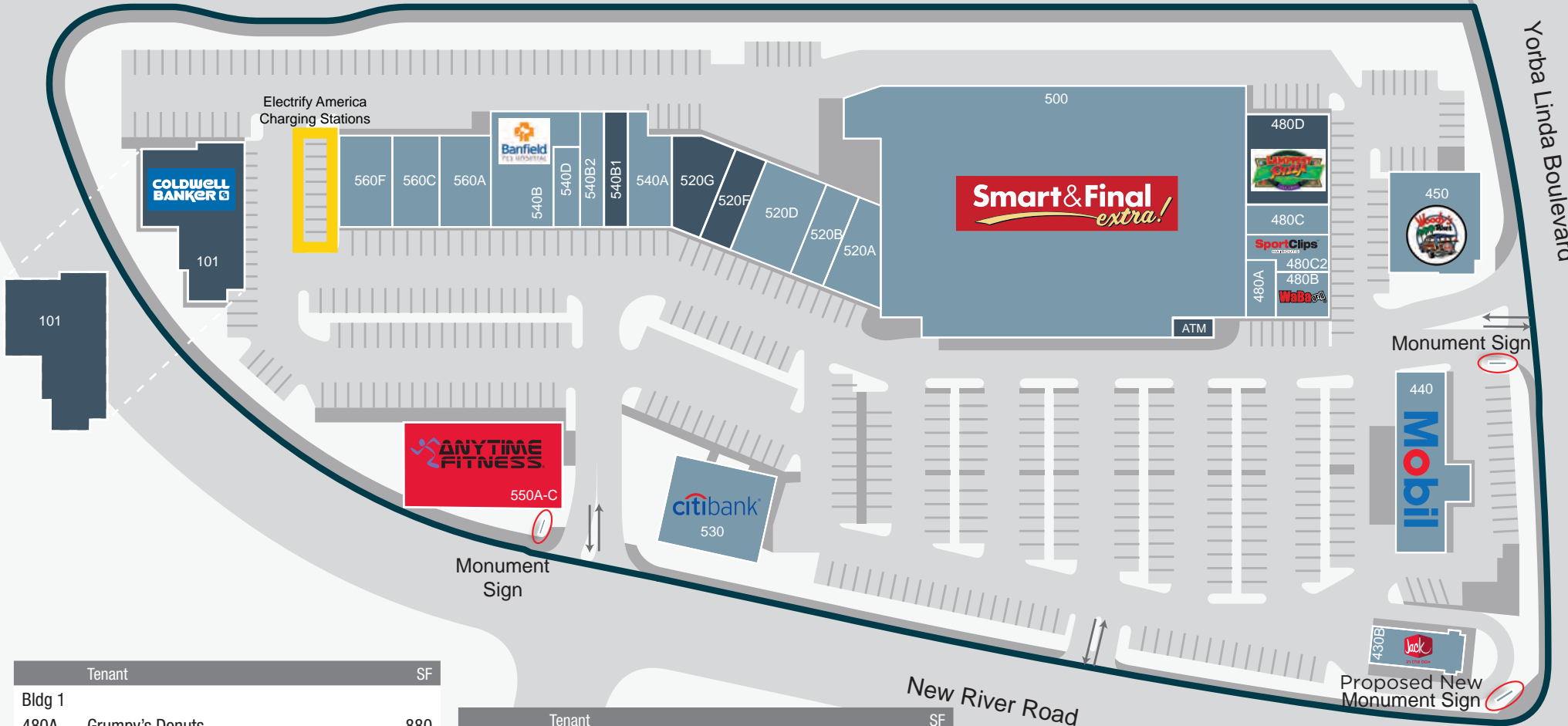
Jack  
in the box

citibank



Esperanza Road

Yorba Linda Boulevard



Tenant	SF
Bldg 1	
480A Grumpy's Donuts	880
480B Waba Grill	1,510
480C Jimmy's Poke	1,200
480C2 Sports Clips	1,132
480D Lamppost Pizza (Potentially Available)	2,940
500 Smart & Final Extra	-
ATM Bank of America	-
Bldg 2	
520A Yorba Canyon Cleaners	1,662
520B Slimbody Wellness	1,677
520D Yorba Ranch Salon	1,382
520F Sun Studio (Potentially Available)	1,382
520G EZ Pack & Ship (Potentially Available)	1,677
540A La Rene Thai Massage & Spa	2,203
540B Banfield	3,170

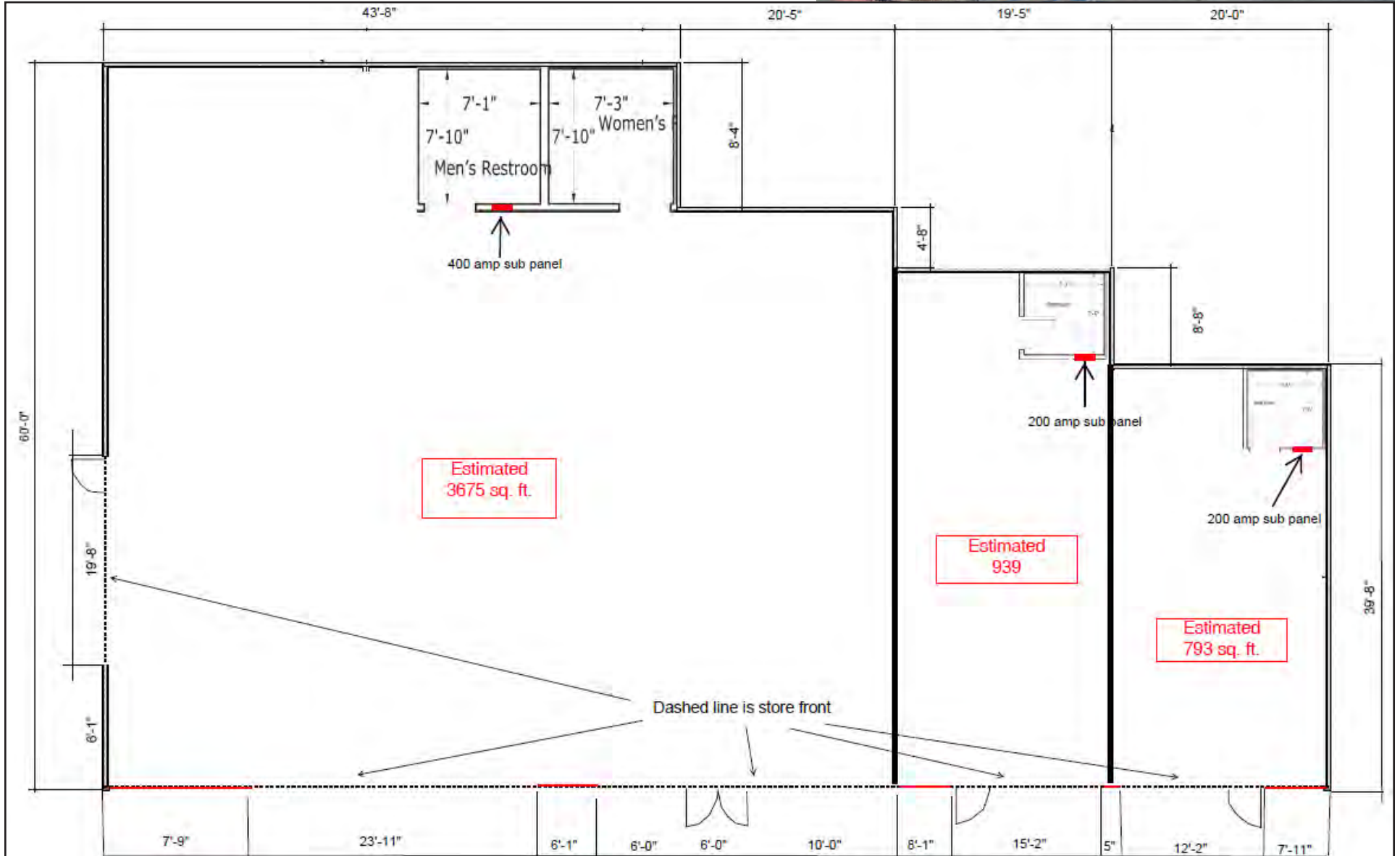
Tenant	SF
540B1 Available	1,420
540B2 Sai Sushi	1,221
540D Brow Mantra	900
560A Pink Polish Nail Salon	2,052
560C Yorba Linda Dental	1,824
17482B Supatra's Thai Bistro	2,052
Bldg 3	
550A-C Anytime Fitness (Potentially Available)	793 - 5,400
PADS	
101 Coldwell Banker (Available Sept 2024)	5,000-9,999
430B Jack in the Box	2,356
440 Exxon Mobil Circle K	972
450 Woody's Diner	3,500
530 Citibank	4,000

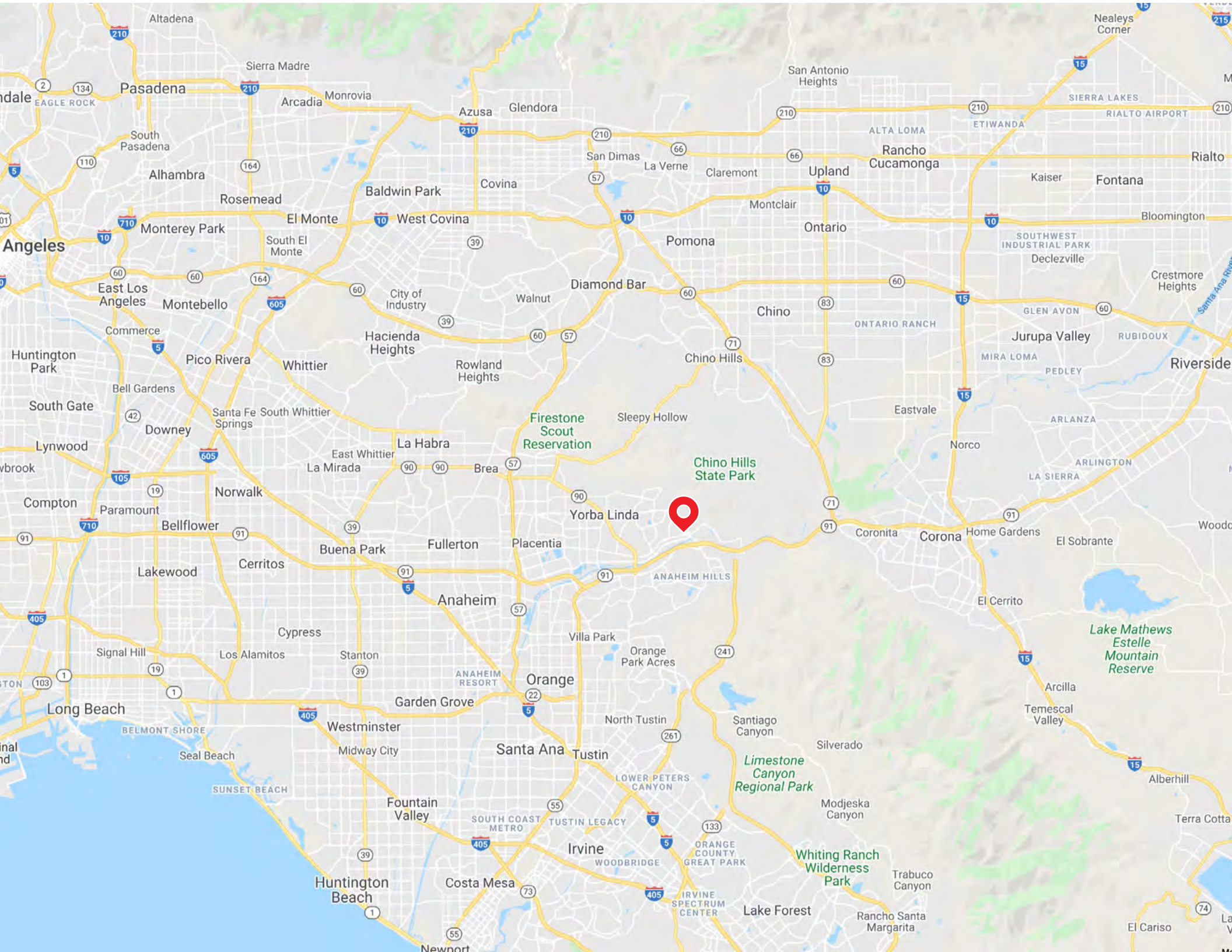
See next page for more detail



# ANYTIME FITNESS BUILDING

- Highly coveted pad building in a grocery anchored shopping center
- Ideal configuration for single or multi-tenant uses
- Flexibility in sizing allows for tenant to be creative with their desired space
- Below is one concept for a potential demise of the unit





Firestone Scout Reservation

Chino Hills State Park

Lake Mathews Estelle Mountain Reserve

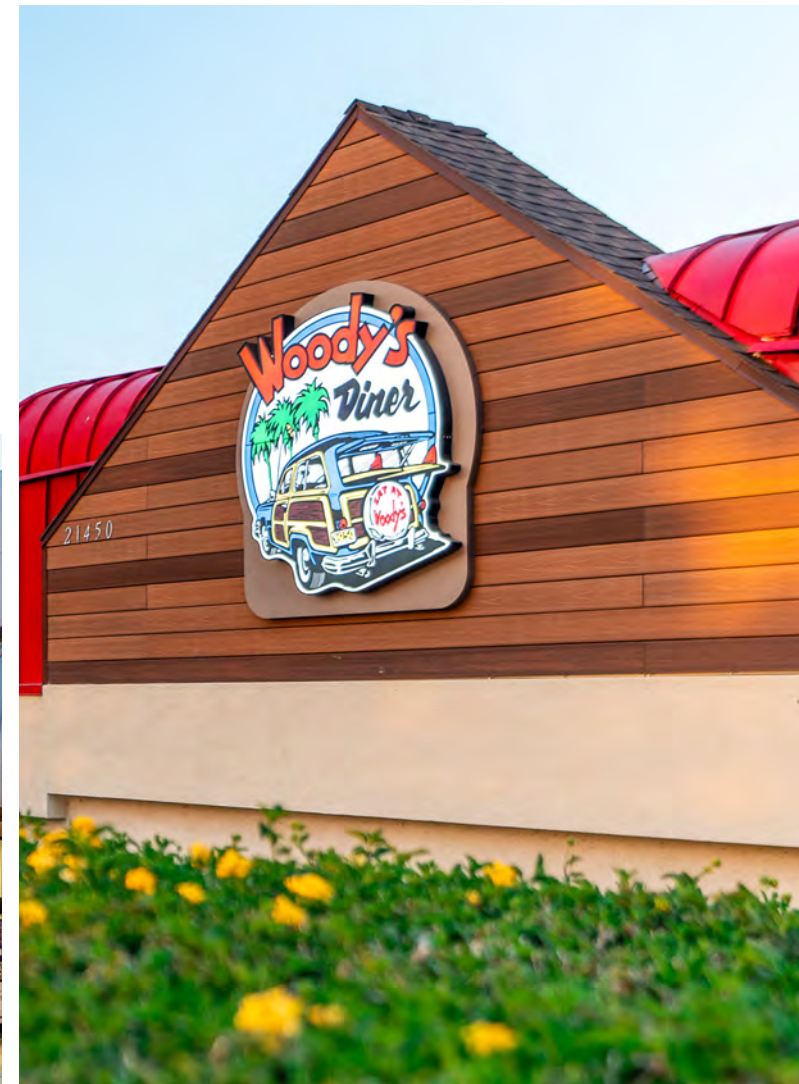
Limestone Canyon Regional Park

Whiting Ranch Wilderness Park

**EXCLUSIVE LEASE ADVISOR:**

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