

YORBA LINDA, CA

YORBA CANYON CENTER



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YORBA LINDA, CALIFORNIA YORBA CANYON CENTER

21460 YORBA LINDA BOULEVARD

KEY 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 \$131,000 within 3 miles of the Center
- Anchored by high-performing Smart & Final Extra
- Grocery-anchored pad opportunity
- Strong diversity of tenants that attract consistent traffic and business to the Center including Citibank, Jack In The Box, and Coldwell Banker
- Renovation planned 2019/2020



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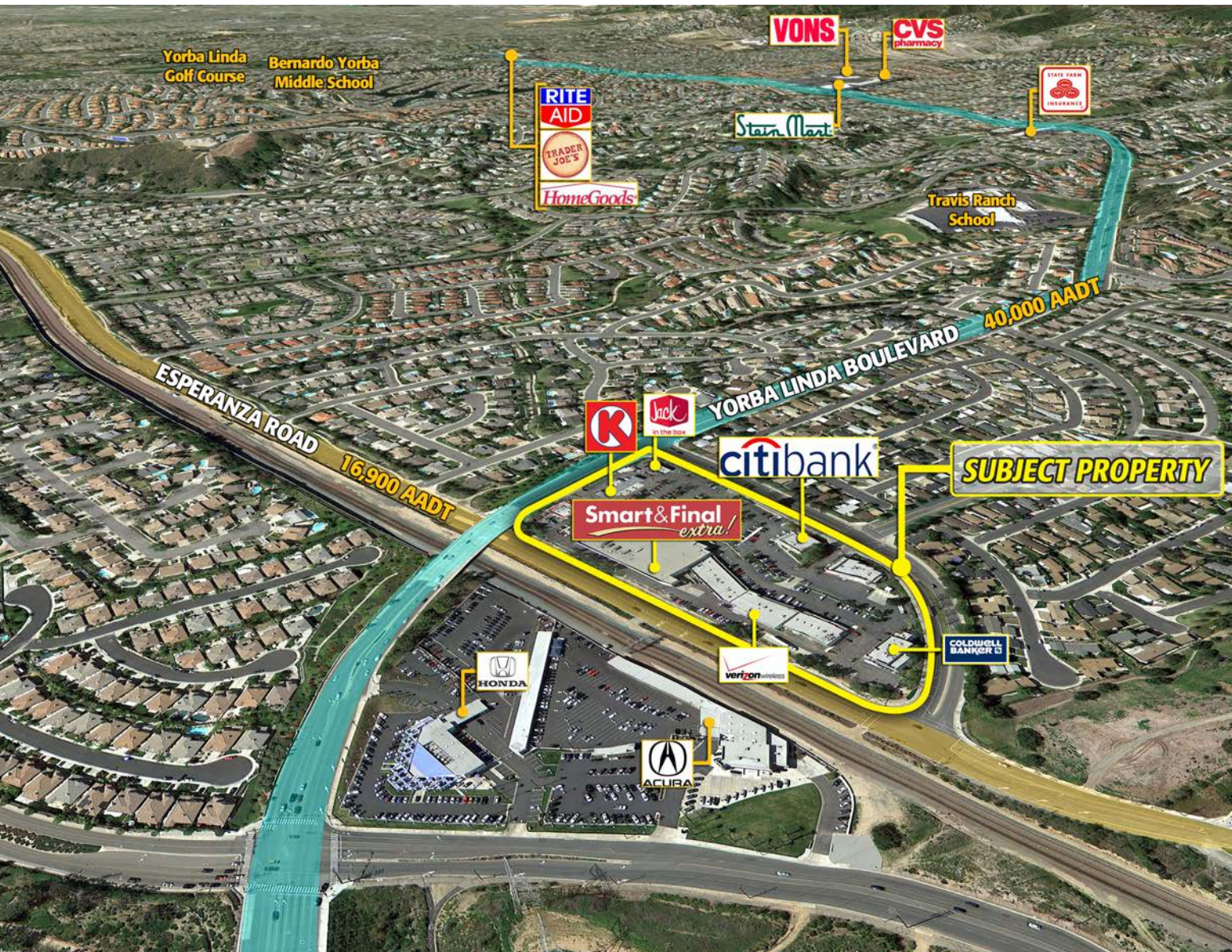
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PROPERTY DETAILS

Land Area	5.34 Acres
GLA	58,136 Sq. Ft.
Parking	475 Stalls

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,271	80,863	146,688
Average Income	\$139,278	\$131,794	\$131,604



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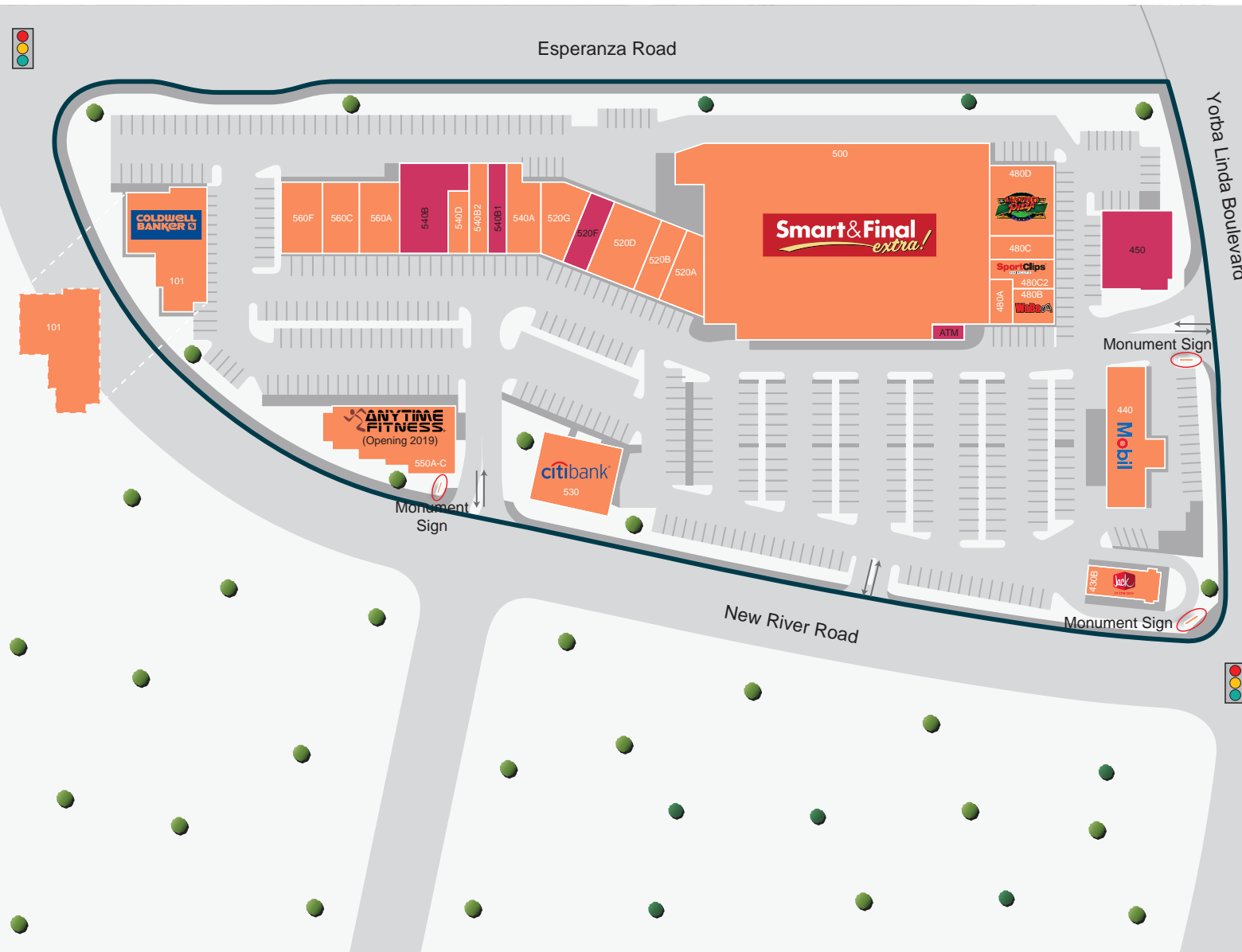
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TENANT SUMMARY

Unit	Tenant	Square Feet
SHOP 1		
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	42,743
ATM	Available	-
SHOP 2		
520A	Yorba Canyon Cleaners	1,662
520B	BH Taekwondo	1,677
520D	The Vanity Room	3,120
520F	Available	1,382
520G	EZ Pack & Ship	1,677
540A	Purty Day Spa	2,203
540B	Available	3,170
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
560F	Supatra's Thai Bistro	2,052
SHOP 3		
550A-C	Anytime Fitness (Opening 2019)	5,400
PADS		
101	Coldwell Banker	9,999
430B	Jack In The Box	2,356
440	Exxon Mobil Circle K	972
450	Available	3,500
530	Citibank	4,000



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