



Retail that resonates



NewMark Merrill
COMPANIES



YORBA LINDA BLVD
& KRAEMER BLVD

Located at the Southeast corner of Yorba Linda Blvd. & Kraemer Blvd. • Placentia, CA
www.newmarkmerrill.com



Major Retailers:

Marshalls

CVS pharmacy

ROSS
DRESS FOR LESS

BANK OF AMERICA

BASKIN BR ROBBINS™

POSTAL ANNEX
YOUR HOME OFFICE.



ARCO

A Masterful Mix

Over 23 Tenants also including:

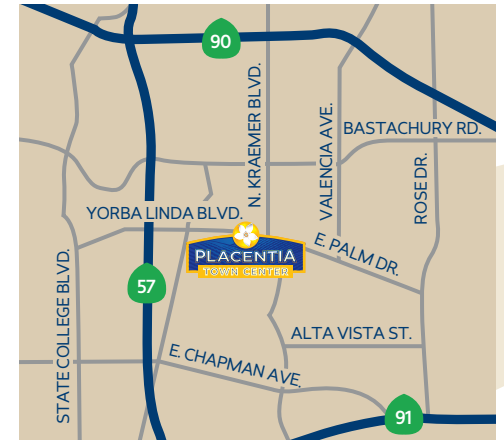
Massage Envy, Philly's Best, KC Nails, Avalon Bagels, Courtesy Cleaners, Mr. D's Diner & Bar, Uptown Cheapskate



12-6 pm
Busiest Time
of Day



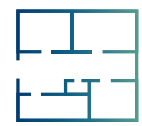
57 min.
Avg. Length
of Visit





PLACENTIA
TOWN CENTER

YORBA LINDA BLVD
& KRAEMER BLVD



142,666

SF OF RETAIL SPACE



For Leasing Information
please contact:

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#	TENANT	SF
1	AVAILABLE	1,800
2	KC Nails	1,080
3	Courtesy Cleaners	1,200
4	Fix It Now	480
5	Avalon Bagels	2,460
6	Postal Annex	1,540
7	CVS	28,800
7A	AVAILABLE	10,000 - 15,000
8	Craftsman Wood Fired Pizza	3,940

#	TENANT	SF
9/10	High Deal	4,130
11	Children's Happy Teeth/ Braces	4,130
12	Marshalls	24,768
13	AVAILABLE	4,720
14	Massage Envy	2,950
15	Uptown Cheapskate	4,130
16	Ross	26,400
17	The Whole Enchilada	2,580
18	Baskin Robbins	1,117

#	TENANT	SF
19	Mr. D's Diner & Bar	8,935
20	Bank of America	11,162
21	McDonald's	2,904
22	Off The Boat Fish Grill	1,915
23	Phillys Best	1,525

57



EL DORADO HIGH SCHOOL

Walgreens



In the vicinity

Major Employers

- California State University Fullerton
- Kaiser Permanente Orange County
- Embassy Suites By Hilton Brea
- St. Jude Medical Center
- Placentia-Yorba Linda Unified School District
- Anaheim Regional Medical Center

Trade Area Population

262,227

Daytime Population

189,105

Employee Population

109,445

3,082,185 Annual Visits



90th & 95th percentiles

for California and US Shopping Center Traffic



Dynamic Location

32,000 Yorba Linda Blvd. 25,100 N. Kraemer Rd.



VPD Traffic Count

Pylon Signage



Demographics

1 MILE

3 MILE

5 MILE

POPULATION

2023 Population	30,685	163,055	396,610
2020-2023 Annual Population Growth Rate	0.26%	0.33%	0.20%

HOUSEHOLDS

2023 Households	10,968	55,478	129,880
2020-2023 Annual Household Growth Rate	0.12%	0.41%	0.40%

HOUSEHOLD INCOME

2023 Average Household Income	\$120,561	\$141,967	\$139,598
2023 Per Capita Income	\$43,954	\$48,219	\$45,787

HOUSING UNITS

2023 Housing Units	11,495	58,011	135,390
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AGE

2023 Median Age	35.5	36.9	37.0
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**When you love
shopping centers, it shows.**

www.newmarkmerrill.com



Placentia Town Center Leasing:

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