

YORBA CANYON CENTER



**±5,400 SF (DIVISIBLE)
PRIME PAD AVAILABLE FOR LEASE**

21550
YORBA LINDA BLVD.

Yorba Linda, California

NEWMARK

±5,400 SF (DIVISIBLE)

Prime Pad Available

58,136 SF

Shopping Center Size

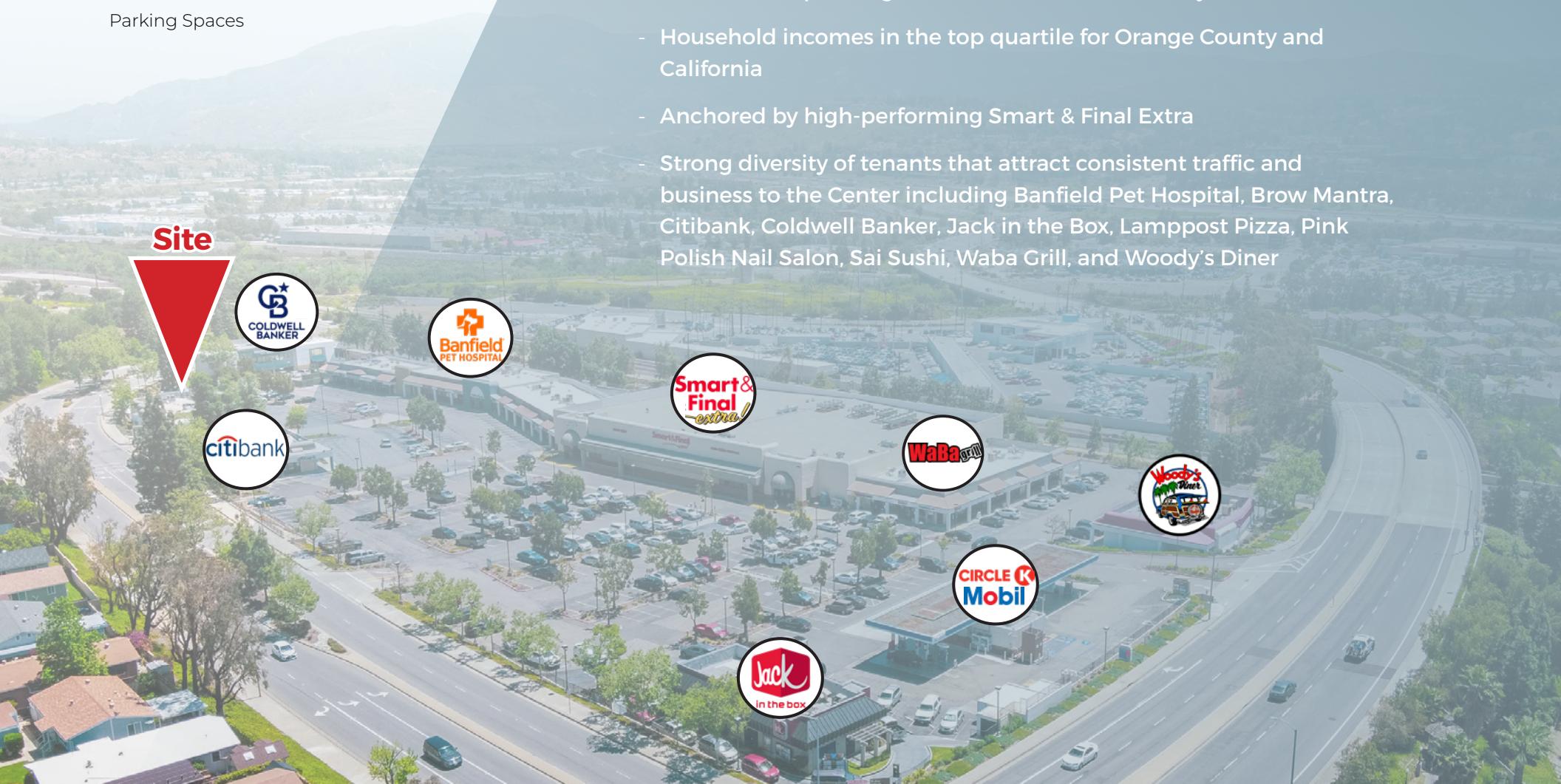
5.34 AC

Lot Size

475

Parking Spaces

Site

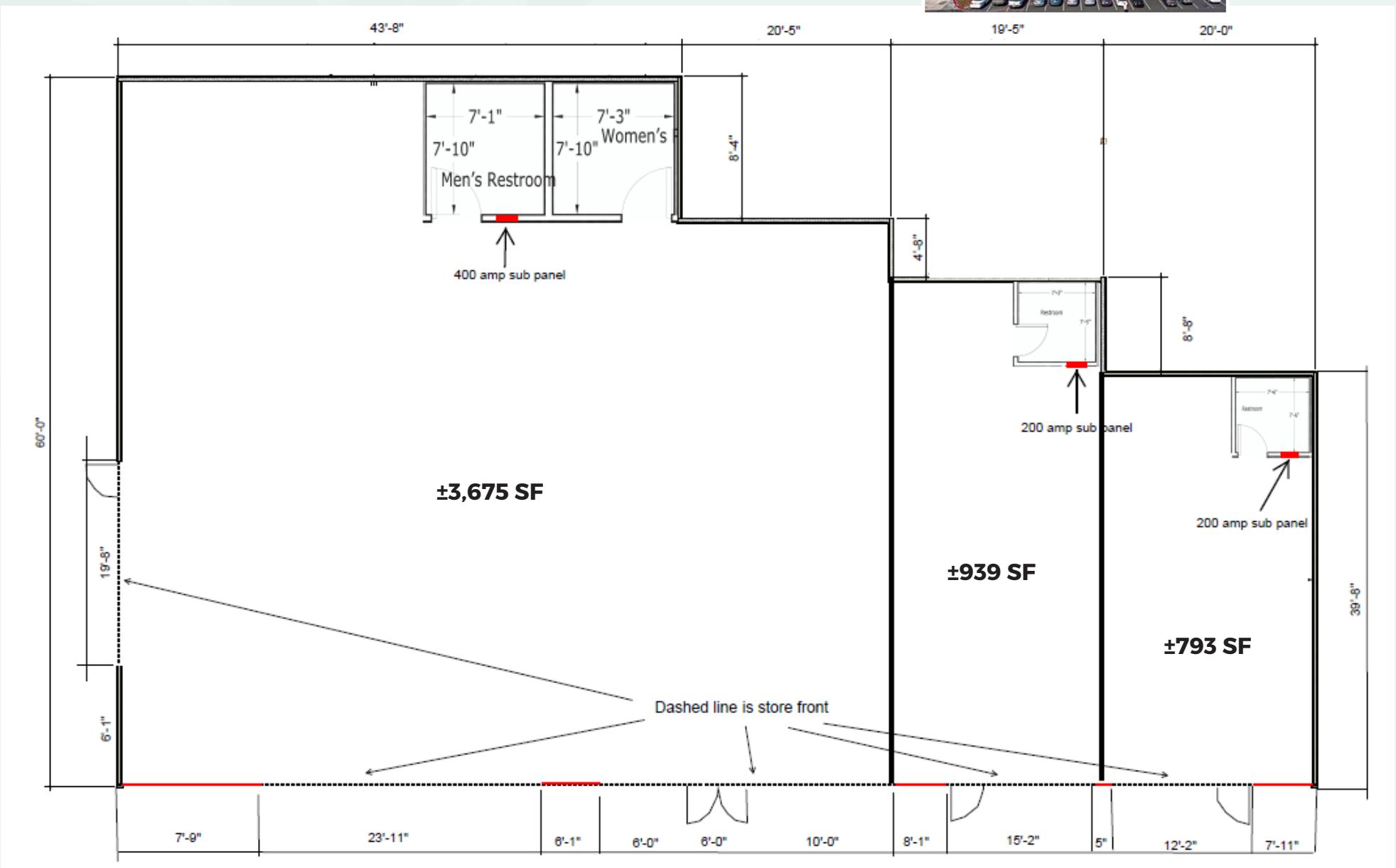


PROPERTY SUMMARY

- Refresh of property completed 2023
- New electric car charging stations
- Easy access to 91 Freeway and Yorba Linda Blvd.
- Active and expanding market in a business friendly environment
- Household incomes in the top quartile for Orange County and California
- Anchored by high-performing Smart & Final Extra
- Strong diversity of tenants that attract consistent traffic and business to the Center including Banfield Pet Hospital, Brow Mantra, Citibank, Coldwell Banker, Jack in the Box, Lamppost Pizza, Pink Polish Nail Salon, Sai Sushi, Waba Grill, and Woody's Diner

21550
YORBA LINDA BLVD.
Yorba Linda, California

±5,400 SF FLOOR PLAN (DIVISIBLE)

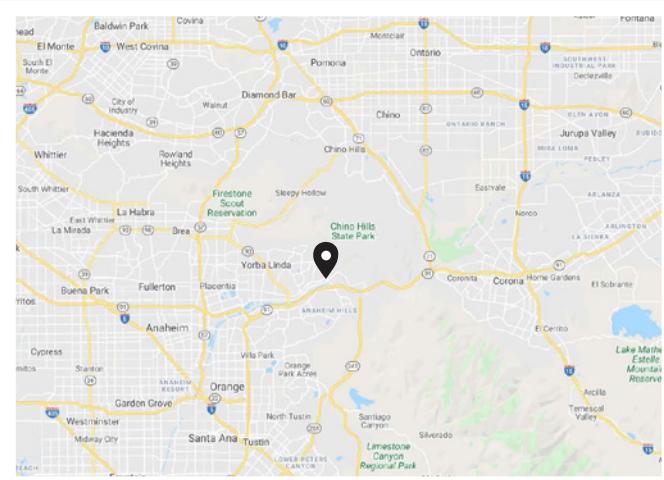




Listed as one of the best places to live by CNN Money Magazine, Yorba Linda is one of Orange County's fastest growing communities.

DEMOGRAPHICS

2022	1 MILE	3 MILES	5 MILES
Population	7,241	81,096	143,823
Daytime Population	5,671	21,340	52,941
Households	2,585	28,596	49,692
2025 Projected Households	7,632	56,742	140,592
Average Household Income	\$209,266	\$195,616	\$193,953



21550

YORBA LINDA BLVD.

Yorba Linda, California



Leasing Inquiries:

MARK BAZIAK
Senior Managing Director
t 949-608-2049
mark.baziak@nmrk.com
CA RE Lic. #01202116

BRYAN NORCOTT
Executive Managing Director
t 213-298-3595
bryan.norcott@nmrk.com
CA RE Lic. #01200077

Corporate License #01355491

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.