

RETAIL ANCHOR SPACE FOR LEASE

±22,410 SF AVAILABLE

YORBA LINDA CENTER

1204-1290 E YORBA LINDA BLVD | PLACENTIA, CA

**1ST YEAR TEASER RATE @ \$1PSF NNN!
+
BROKER BONUS OF \$1PSF!**

AVAILABLE NOW



PROPERTY FEATURES

- ±22,410 SF anchor space available now (former CVS)
- Anchor space includes ±1,755 SF mezzanine
- Join Dollar Tree, Sherwin Williams, Wells Fargo, Leslie's Pool Supplies and Subway
- Busy neighborhood center located at the signalized SEC of Yorba Linda Blvd & Rose Dr
- Located adjacent to Placentia-Linda Hospital, Audi OC North and Fairway Ford



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Exclusively Offered By:



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SITE PLAN

YORBA LINDA BLVD



#	TENANT	#	TENANT
1204	NATIONWIDE INSURANCE	1222	DENTIST
1206	QUEST DIAGNOSTIC	1226	LESLIE'S POOL SUPPLIES
1208	SUBWAY	1240	AVAILABLE ±22,410 SF
1210	MINI GOURMET	1260	DOLLAR TREE
1212	LITTLE CAESARS PIZZA	1280	PET GROOMING
1216	MARTIAL ARTS	1284	MAIL + PC
1218	HI-TOP HAIR & NAILS	1290	SHERMIN WILLIAMS
1220	TOBACCO ONE	1396	WELLS FARGO

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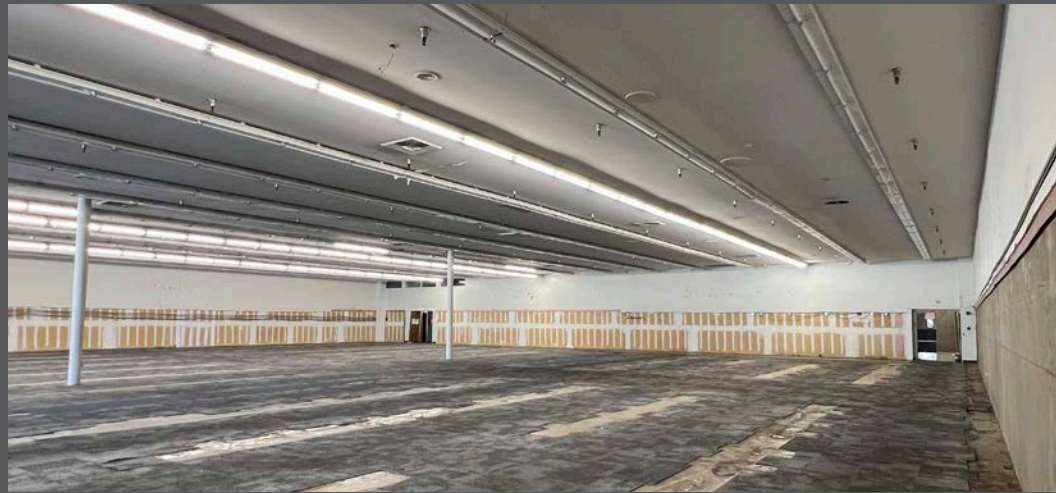
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SUITE 1240 - FORMER CVS



- Former CVS
- ±22,410 sf (20,655 sf + 1,755 sf Mezzanine)
- \$1.95 psf + \$0.48 psf NNN
- 1 GL & 1 Shared-Well DH Loading Doors
- ±13'9" to hard lid in retail area & ±21'11" to roof deck in back of house

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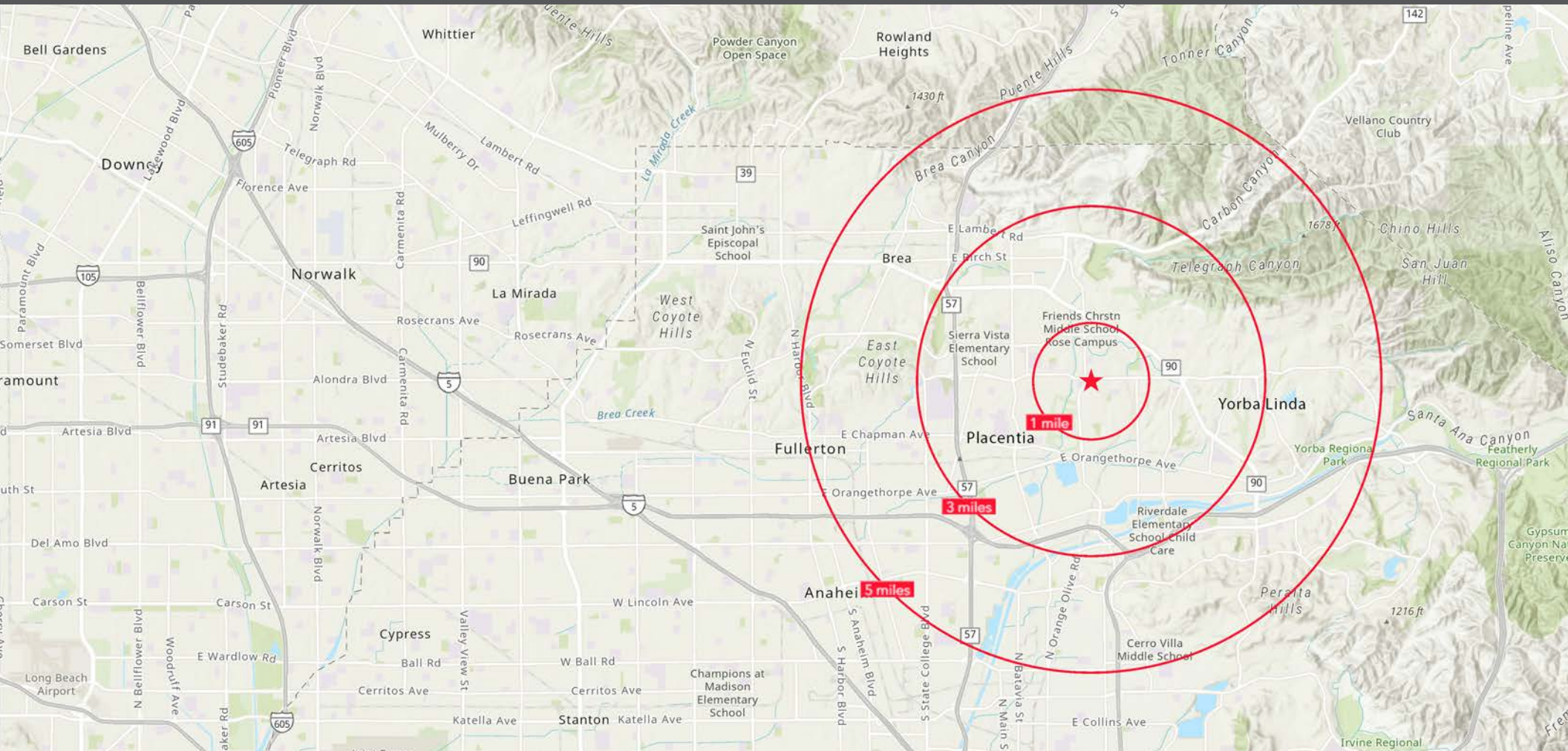
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DEMOGRAPHICS



DEMOGRAPHICS (2023)

	1 MILE	2 MILES	3 MILES
POPULATION	18,721	130,282	325,811
AVG HH INCOME	\$145,552	\$131,611	\$132,748
DAYTIME EMPLOYEES	4,643	89,890	189,406

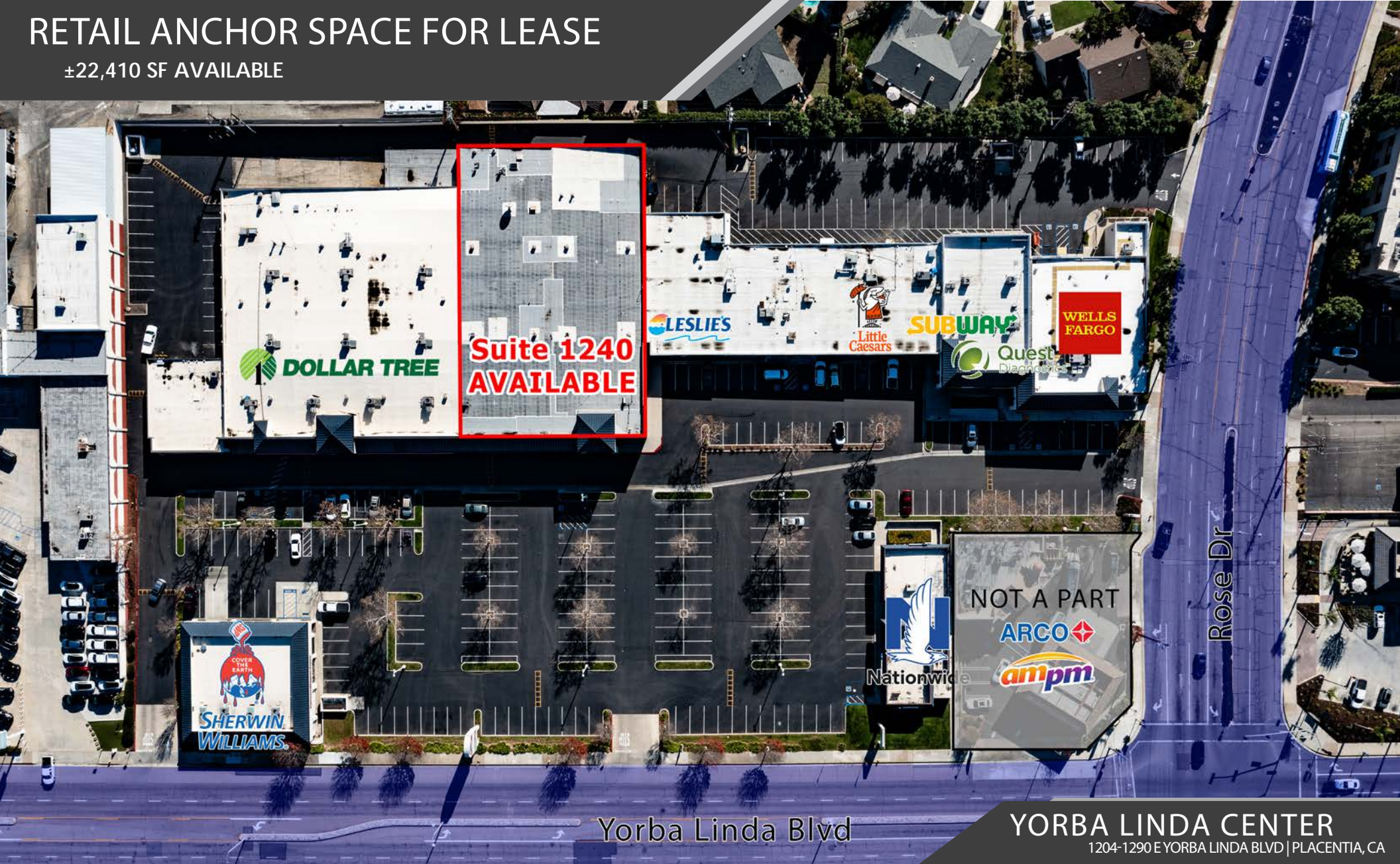
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