

RETAIL SPACE FOR LEASE

±1,500 TO ±22,410 SF AVAILABLE

YORBA LINDA CENTER
1204-1290 E YORBA LINDA BLVD | PLACENTIA, CA



PROPERTY FEATURES

- ±22,410 SF anchor space available now (former CVS - \$1.95psf + NNN)
- ±1,500 SF end-cap retail space available now (former mail store - \$2.25psf + NNN)
- 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



COMMERCIAL REAL ESTATE SERVICES

Exclusively Offered By:



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The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

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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	AVAILABLE ±1,500 SF
1218	HI-TOP HAIR & NAILS	1290	SHERMIN WILLIAMS
1220	TOBACCO ONE	1396	WELLS FARGO

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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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ASSOCIATES**
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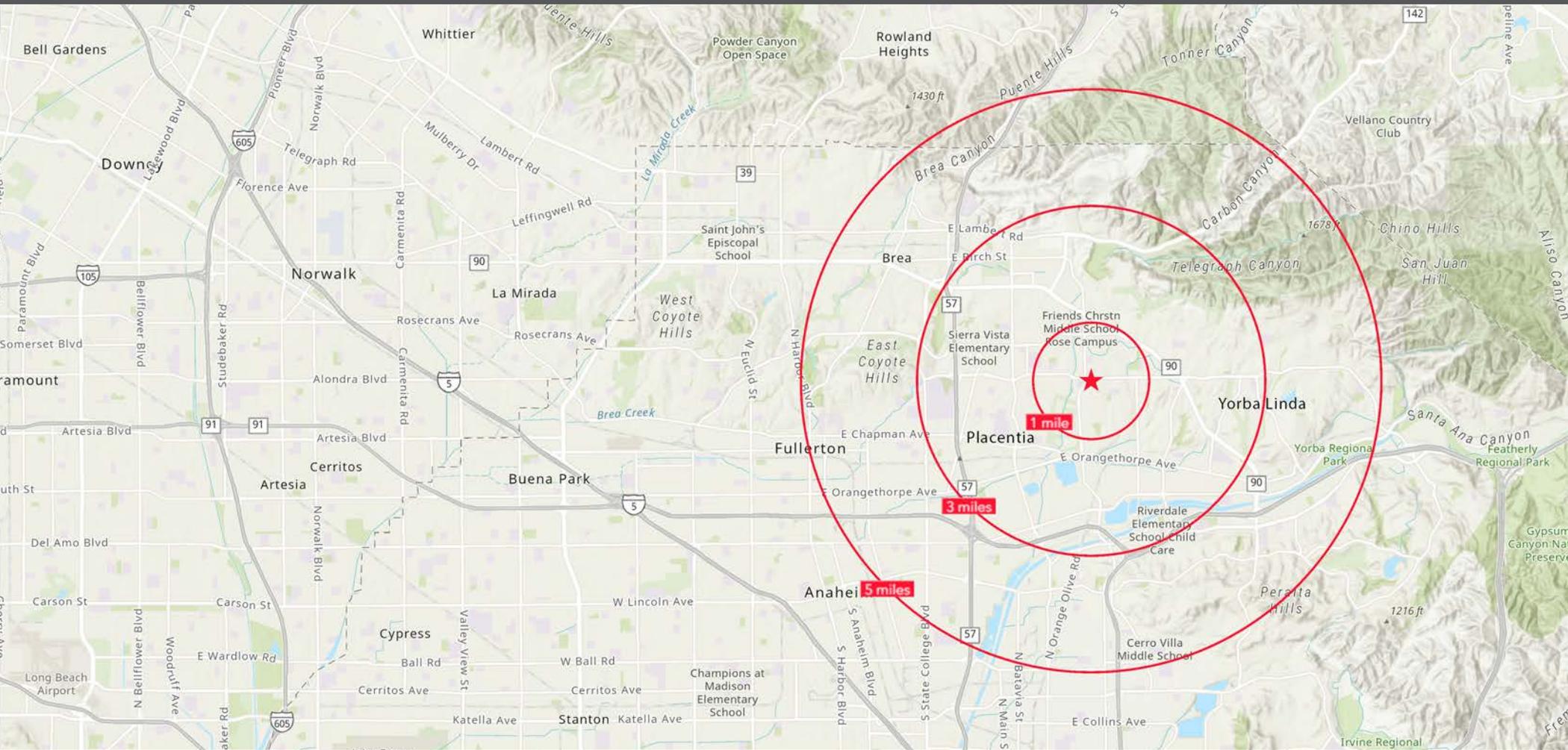
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DEMOGRAPHICS



DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	18,774	130,558	323,166
AVG HH INCOME	\$152,237	\$136,282	\$134,870
DAYTIME EMPLOYEES	5,681	92,315	193,254



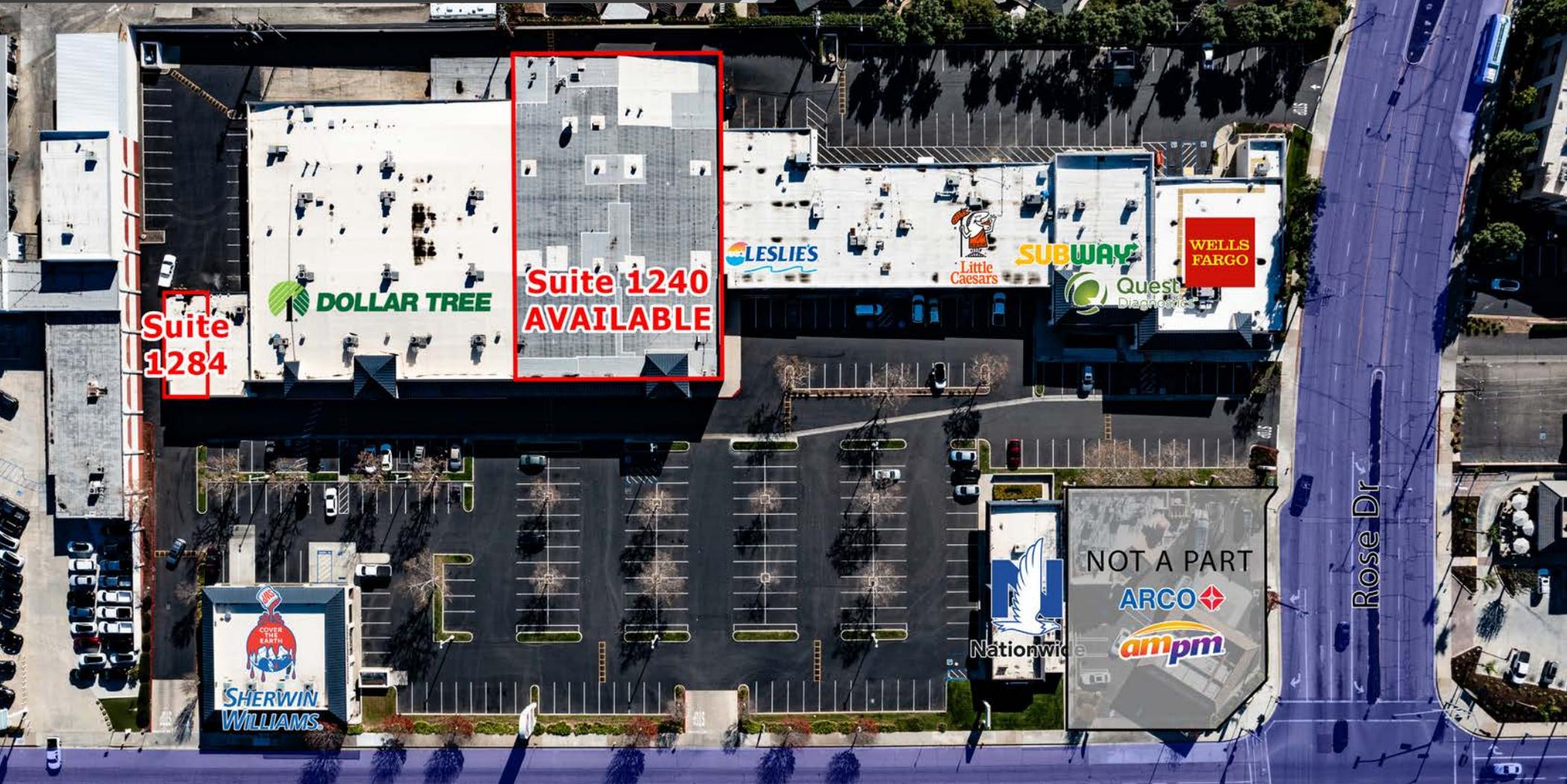
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