

Galleria de Yorba  
SEC Imperial Hwy & Yorba Linda Blvd.  
Yorba Linda, California 92886

# SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- Located at one of the busiest intersections in North Orange County
- The property is surrounded by some of Orange County's best communities
- Join **El Pollo Loco**, **Subway**, **Pacific Dental** and **T-Mobile**
- 1,750 SF retail spaces available.



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Michael J. Abrego, CSM  
P:949.748.7030 F:949.748.7030  
[mabrego@BrownCoRealEstate.com](mailto:mabrego@BrownCoRealEstate.com)  
License No. 01202877

Gregory S. Brown, CCIM  
P:949.748.7030 F:949.748.7030  
[gbrown@BrownCoRealEstate.com](mailto:gbrown@BrownCoRealEstate.com)  
License No. 01093571

# Galleria de Yorba

## Space for Lease

### Traffic Counts Source: City of Yorba Linda

Imperial Hwy.	±36,500 ADT
Yorba Linda Blvd.	±30,200 ADT
Lakeview Ave.	±12,000 ADT
<b>Total Exposure</b>	<b>±78,700 ADT</b>

### Demographics

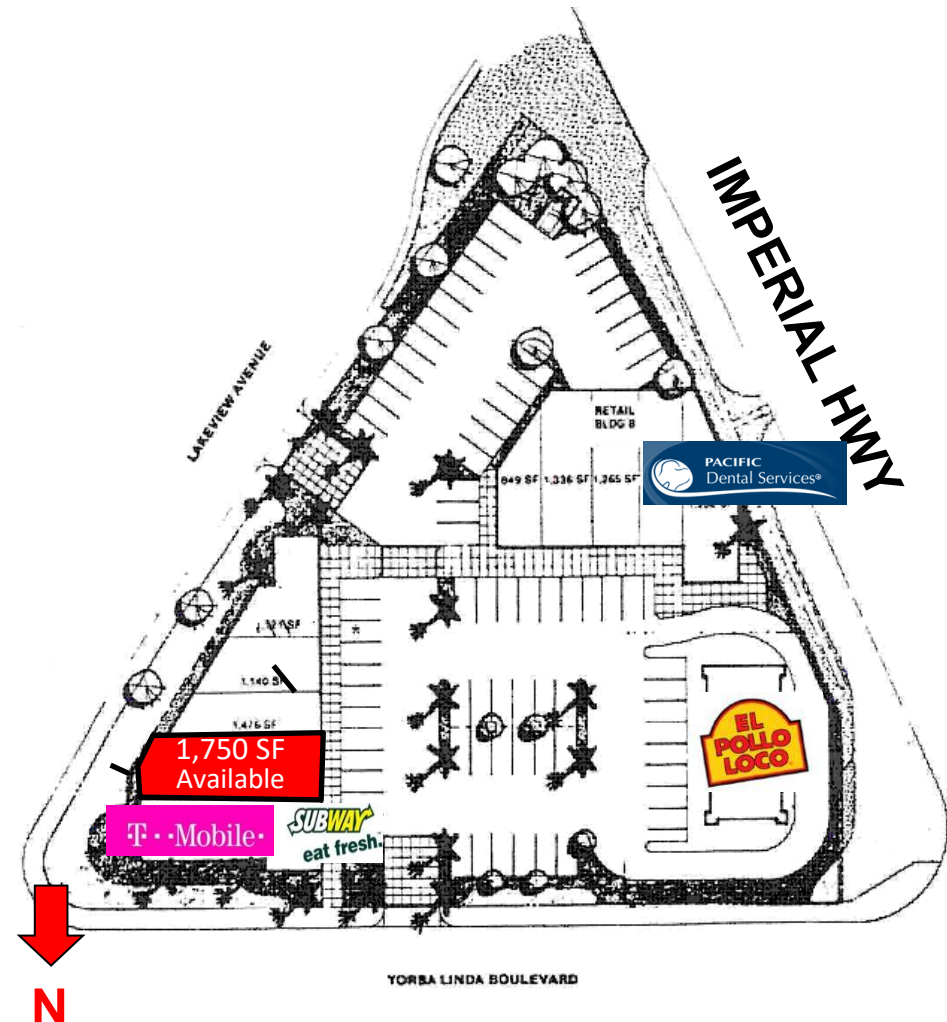
	1 Mile	3 Miles	5 Miles
Total Population	11,525	106,843	266,012
Total Households	3,946	36,061	89,966
Avg. HH Income	\$143,318	\$148,872	\$133,209



## Property Description

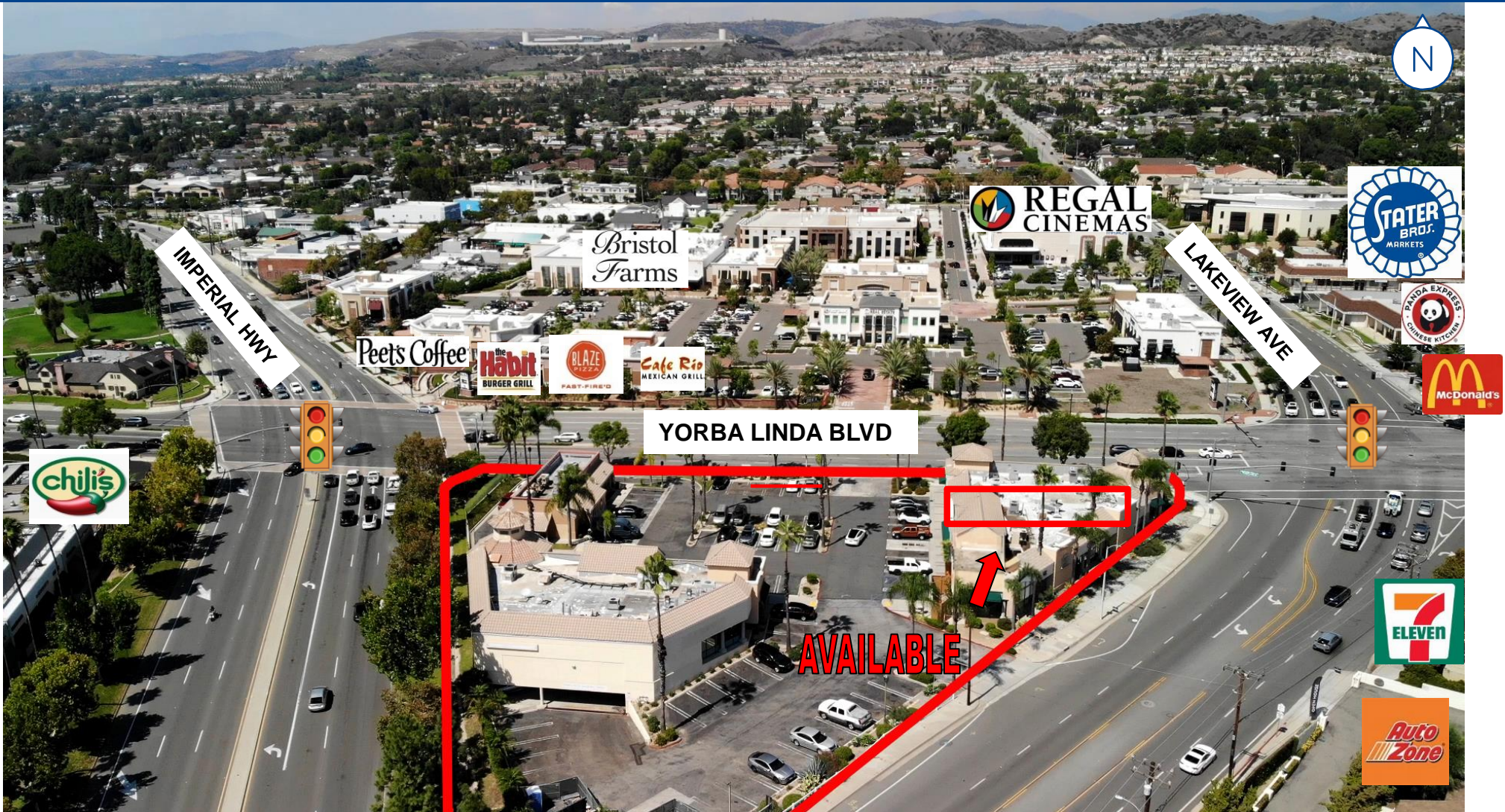
The Galleria de Yorba center is well-positioned retail center in the heart of Yorba Linda. The property is located at the southeast corner of Imperial Hwy and Yorba Linda Blvd. The center has exceptional visibility with high traffic counts of ±78,700 cars per day. C-G (Commercial General) zoning allows for a wide range of uses; retail, medical, banking, general services and others.

Yorba Linda is an affluent suburban city in the northeastern region of Orange County. Located off of State Route 91, just 13 miles from Downtown Santa Ana and 40 miles from Los Angeles, the city spans 20 square miles and is currently home to over 67,000 residents. Yorba Linda has been identified as one of the richest cities in the U.S., ranking 9th on the list of highest income places with a population over 50,000.



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4889 Main Street  
Yorba Linda, CA 92886  
P 949 748 7030  
F 949 748 7030



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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	11,621		108,466		269,123	
2020 Estimate	11,525		106,843		266,012	
2010 Census	11,180		99,667		253,256	
Growth 2020 - 2025	0.83%		1.52%		1.17%	
Growth 2010 - 2020	3.09%		7.20%		5.04%	
2020 Population by Hispanic Origin	2,182		20,730		72,668	
2020 Population	11,525		106,843		266,012	
White	9,390	81.48%	77,927	72.94%	192,192	72.25%
Black	240	2.08%	2,065	1.93%	6,201	2.33%
Am. Indian & Alaskan	91	0.79%	764	0.72%	2,569	0.97%
Asian	1,376	11.94%	22,089	20.67%	54,874	20.63%
Hawaiian & Pacific Island	33	0.29%	209	0.20%	686	0.26%
Other	395	3.43%	3,789	3.55%	9,490	3.57%
U.S. Armed Forces	17		53		113	
<b>Households</b>						
2025 Projection	3,981		36,606		90,990	
2020 Estimate	3,946		36,061		89,966	
2010 Census	3,825		33,704		85,952	
Growth 2020 - 2025	0.89%		1.51%		1.14%	
Growth 2010 - 2020	3.16%		6.99%		4.67%	
Owner Occupied	2,877	72.91%	28,692	79.57%	62,058	68.98%
Renter Occupied	1,069	27.09%	7,369	20.43%	27,908	31.02%
2020 Households by HH Income	3,947		36,060		89,967	
Income: <\$25,000	447	11.33%	2,187	6.06%	8,379	9.31%
Income: \$25,000 - \$50,000	478	12.11%	3,229	8.95%	10,720	11.92%
Income: \$50,000 - \$75,000	480	12.16%	4,030	11.18%	11,559	12.85%
Income: \$75,000 - \$100,000	467	11.83%	4,578	12.70%	10,829	12.04%
Income: \$100,000 - \$125,000	304	7.70%	4,284	11.88%	10,520	11.69%
Income: \$125,000 - \$150,000	239	6.06%	3,392	9.41%	7,983	8.87%
Income: \$150,000 - \$200,000	559	14.16%	6,231	17.28%	13,195	14.67%
Income: \$200,000+	973	24.65%	8,129	22.54%	16,782	18.65%
2020 Avg Household Income	\$142,318		\$148,872		\$133,209	
2020 Med Household Income	\$108,347		\$123,377		\$108,309	