



21580  
Yorba Linda Blvd

YORBA LINDA, CA 92887

±5,284 SF

FOR LEASE: OFFICE, MEDICAL, OR RETAIL







## Property Information

Located within Yorba Canyon Center, 21580 Yorba Linda Boulevard is a well-positioned medical office building which serves the affluent and desirable communities of Yorba Linda, Placentia, and Anaheim Hills.

Totaling 5,284 SF, the first floor provides an exceptional opportunity for office, medical, and retail companies to set their footprint within a high traffic retail center. Currently partitioned into two suites, the spaces offer highly customizable floor plans ideal for various commercial users.



Trophy medical office building with recent renovations



High visibility on New River Rd. with easy access to the 91 Freeway



Close proximity to various nearby retail/restaurant amenities



## Retail Center Highlights

- » Prime Yorba Linda location, just north of the 91 freeway
- » Medical office building, built in 1988, with recent renovations
- » Individual parcel with parking for office, medical, or retail use
- » Adjacent to Yorba Canyon Retail Center with many amenities
- » Electric charging stations conveniently located at the front entrance
- » Strategic corner with high traffic (9,700 VPD) at New River Rd
- » Close to Placentia-Linda Hospital (15 min) and Savi Ranch (10 min)
- » Potential signage opportunities available

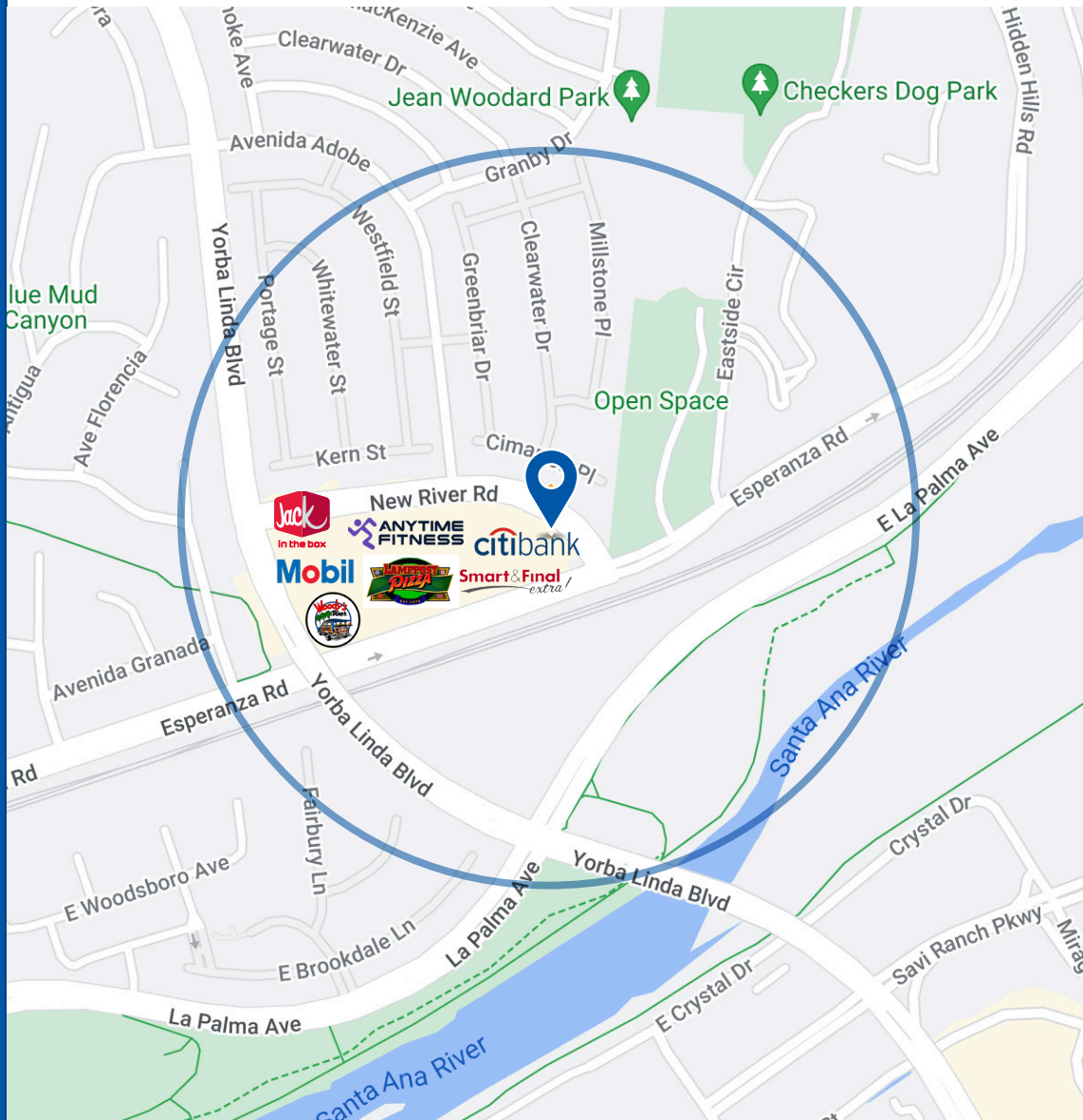






# Amenities (1-mile)

- Yorba Canyon Retail Center offers various retail and restaurant amenities such as Anytime Fitness, Sai Sushi, US Bank, Grumpy Donuts, and more.

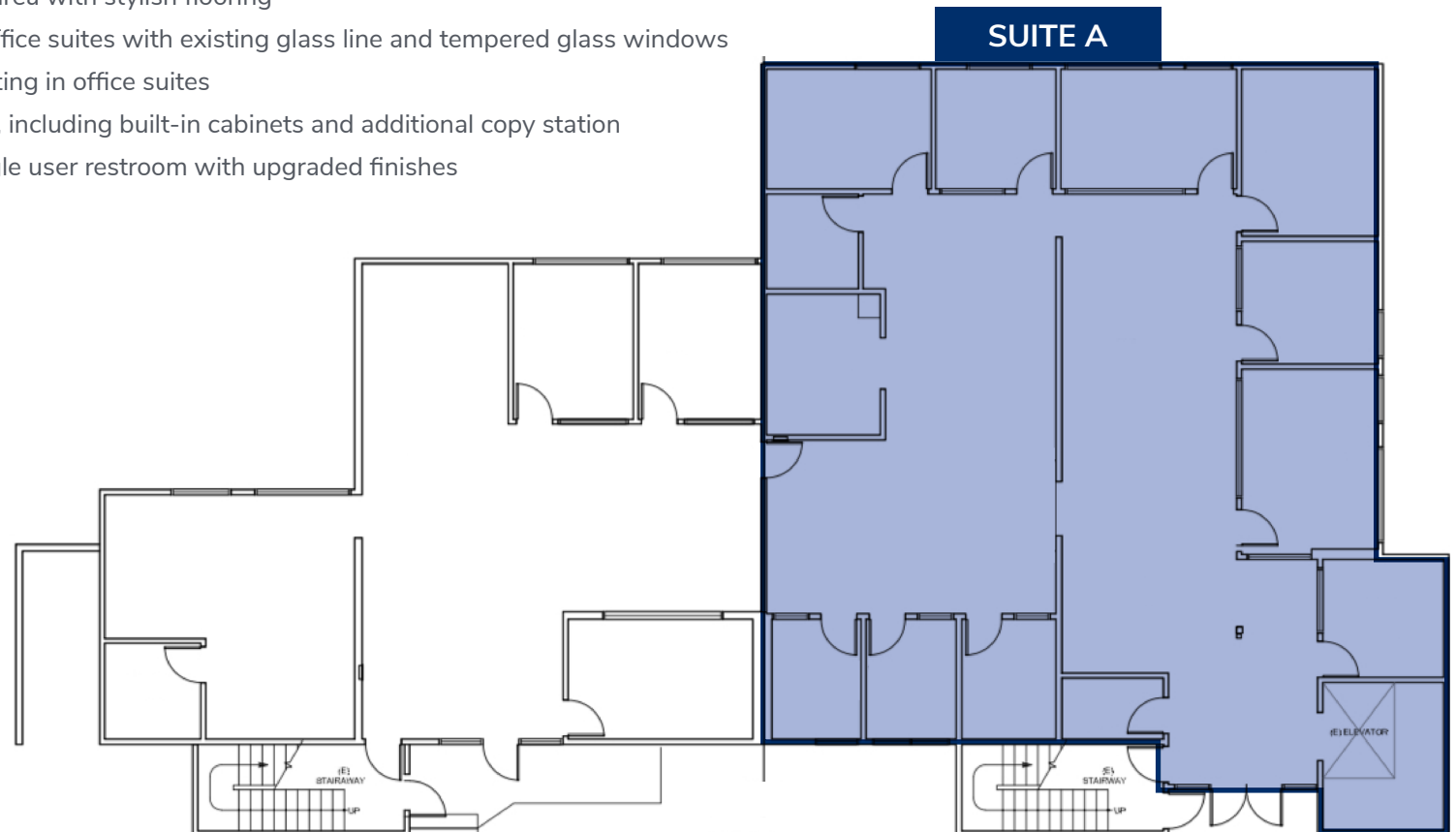


# Floor Plans

## SUITE A

±3,305 SF

- Ideal second generation first floor space with ADA accessible entrance
- Former Coldwell Banker tenancy
- Contains eight (8) total offices and two (2) large conference rooms
- Completed approximately \$250,000 in TI Upgrades over the last 10 years
- Upgraded reception area with stylish flooring
- Features upgraded office suites with existing glass line and tempered glass windows
- Sensor activated lighting in office suites
- Kitchenette with sink, including built-in cabinets and additional copy station
- Features in-suite single user restroom with upgraded finishes





## Suite A Photos

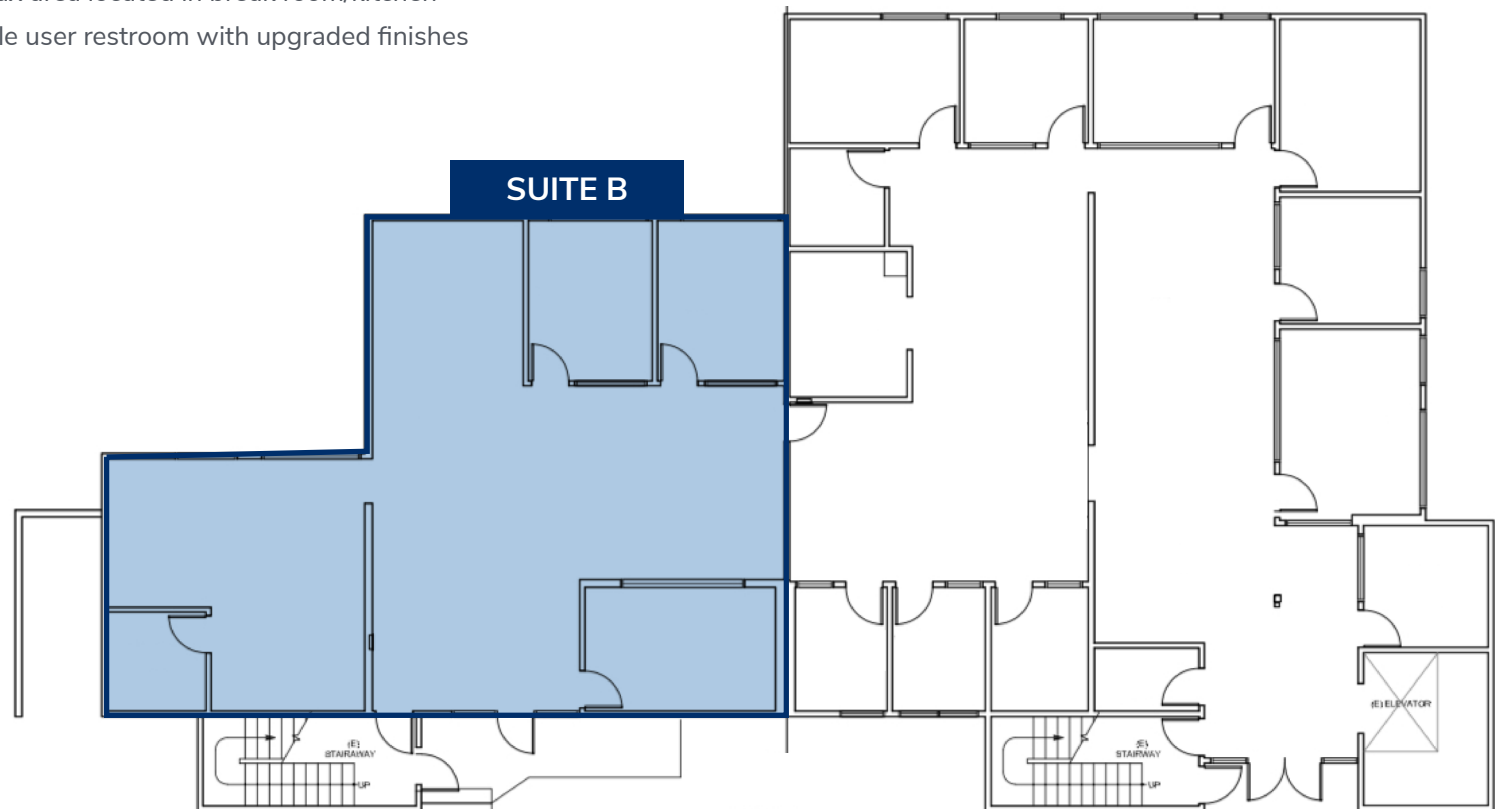


# Floor Plans

## SUITE B

±1,979 SF

- Second generation professional office space
- Former West Coast Escrow tenancy
- Large, open area with two (2) offices, one (1) conference room, and a huge break room/kitchen area
- Sensor activated lighting in office suites
- Additional copy and fax area located in break room/kitchen
- Features in-suite single user restroom with upgraded finishes





## Suite B Photos





## Let's Connect

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