

# YORBALINDA RETAIL SPACE



## FOR LEASE

Retail space available in one of Orange County's most affluent and dense trade areas.

- Retail space near center entrance with visibility from Yorba Linda Blvd.
- Endcap location visible from Yorba Ranch Rd.
- Household incomes over \$200,000 within 2mi. radius

### LOCATION

**4925-4975 Yorba Ranch Rd.**

Yorba Ranch Rd. & Yorba Linda Blvd.  
Yorba Linda, CA 92886

### SIZE

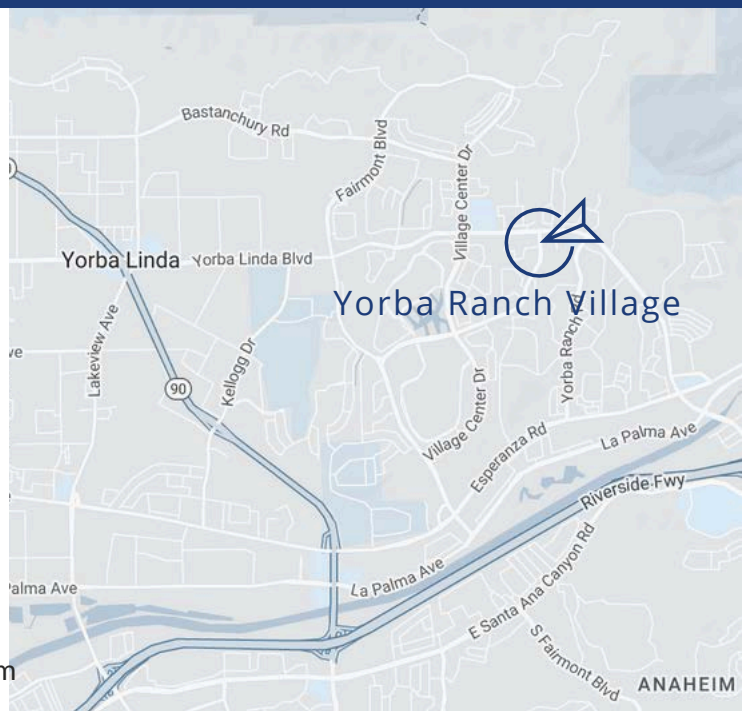
**Unit 4935-A:** 1,530 SQ FT

### BUILDOUT

**Standard Retail; former Gift Shop**

## YORBA RANCH VILLAGE

The center is conveniently located at corner of Yorba Linda Blvd. and Yorba Ranch Rd. in an affluent neighborhood with close proximity to CA-91 commuter Freeway. Nearby major retailers include VONS, Smart & Final, Costco and more.



COMMERCIAL  
WEST  
BROKERAGE

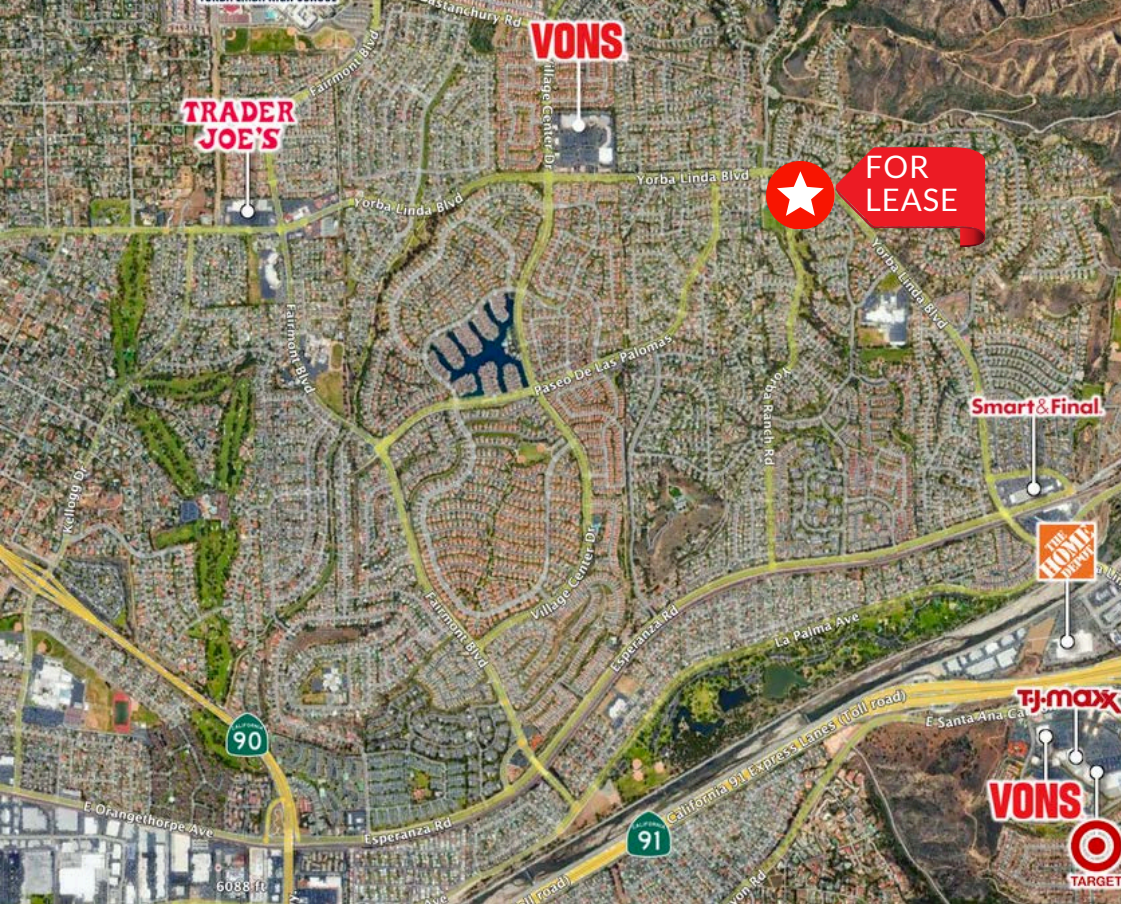
COMMERCIAL WEST BROKERAGE

Doug Wombacher, LIC# 1424025

Chase Lemley, LIC# 2007670

(949) 723-7300 | mberry@commercialwest.com





## BY THE NUMBERS YORBA LINDA

### POPULATION

1 mi | 11,547  
2 mi | 33,873  
3 mi | 73,551

### DAYTIME POPULATION

1 mi | 8,009  
2 mi | 28,079  
3 mi | 62,109

### HOUSEHOLD INCOME

1 mi | \$223,423  
2 mi | \$207,473  
3 mi | \$192,882

## YORBA RANCH VILLAGE

**4925-4975 Yorba Ranch Rd.**

SWC Yorba Linda Blvd. & Yorba Ranch Rd.  
Yorba Linda, CA 92886

AVAILABLE FOR LEASE

**Retail Space:** 1,530 SQ FT

### FEAUTURES

- Visibility from Yorba Linda Blvd.
- Densely populated, affluent neighborhood
- Prime Retail space next to busy market and deli near shopping center entrance

### TRAFFIC

Yorba Linda Blvd | 28,550 CPD



## GIFT SHOP



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