

For Lease

Now Under Construction Drive-Thru Building

NWC E. Orangethrope Ave & Lakeview Ave | Placentia, CA



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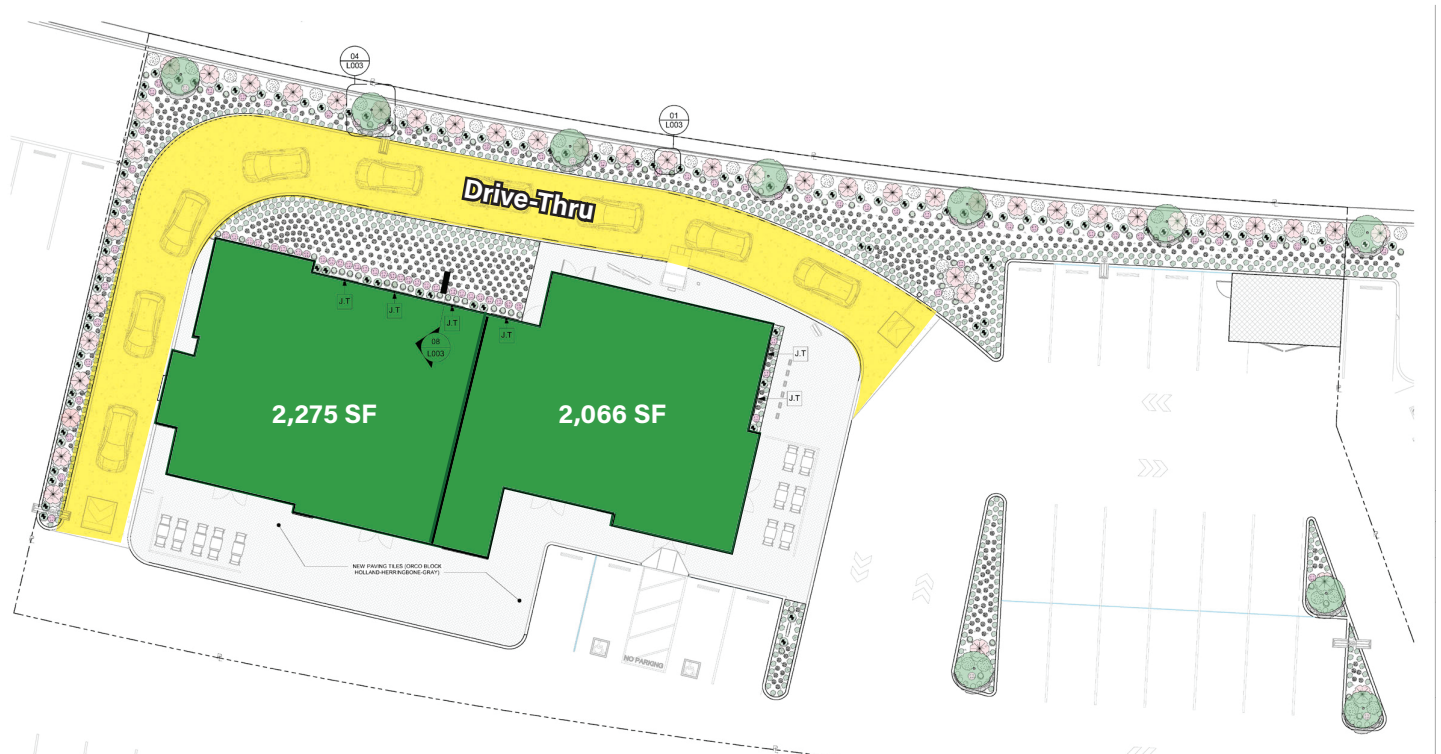
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Property Highlights

- › Located at the NW corner of Orangthorpe and Lakeview Ave. in Placentia, Ca
- › Two tenant building with approximate 4,341' (2,275' and 2,066')
- › Fully entitled drive-thru pad
- › Outside patio area available with both suites
- › Excellent for quick service restaurants and other service related retailers
- › Tower signage on all four sides & building signage
- › Site is located on 0.59AC
- › Near 91 Freeway
- › Strong residential and commercial demographics
- › **Asking rate \$60/annual NNN**

Site Plan



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Subject Property

Orangethrope Ave | 12,851 CPD

N. Lakeview Ave | 13,605 CPD

Metrolink

Demographics

	1 Mile	2 Miles	3 Miles
Population	12,610	49,508	128,849
Number of Households	4,308	17,078	44,941
Average Household Income 2024	\$168,032	\$174,868	\$181,328
Median Household Income 2024	\$129,843	\$129,699	\$136,410

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