
FOR LEASE

**1875 NORTH KRAEMER BLVD,
PLACENTIA**

SWC W. Bastanchury Rd + N. Kraemer Blvd

1875 N. KRAEMER BLVD, PLACENTIA

- Featuring a 13,013 SF building on over 1.41 acres in a prime location with approximately 150 FT of frontage along N. Kraemer Rd.
- The site is in a residential area of Placentia, featuring nearby stores such as Ralphs, Grocery Outlet, Kohl's, Marshalls, Ross, CVS, Walgreens and many more.
- Located on the hard corner of W. Bastanchury Rd and N. Kraemer Blvd, with over 47,000 cars per day combined.
- Dense trade area with over 153,521 people within 3 miles and strong daytime population with almost 100,000 employees within 3 miles.

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W Bastanchury Road – 25,000 CPD

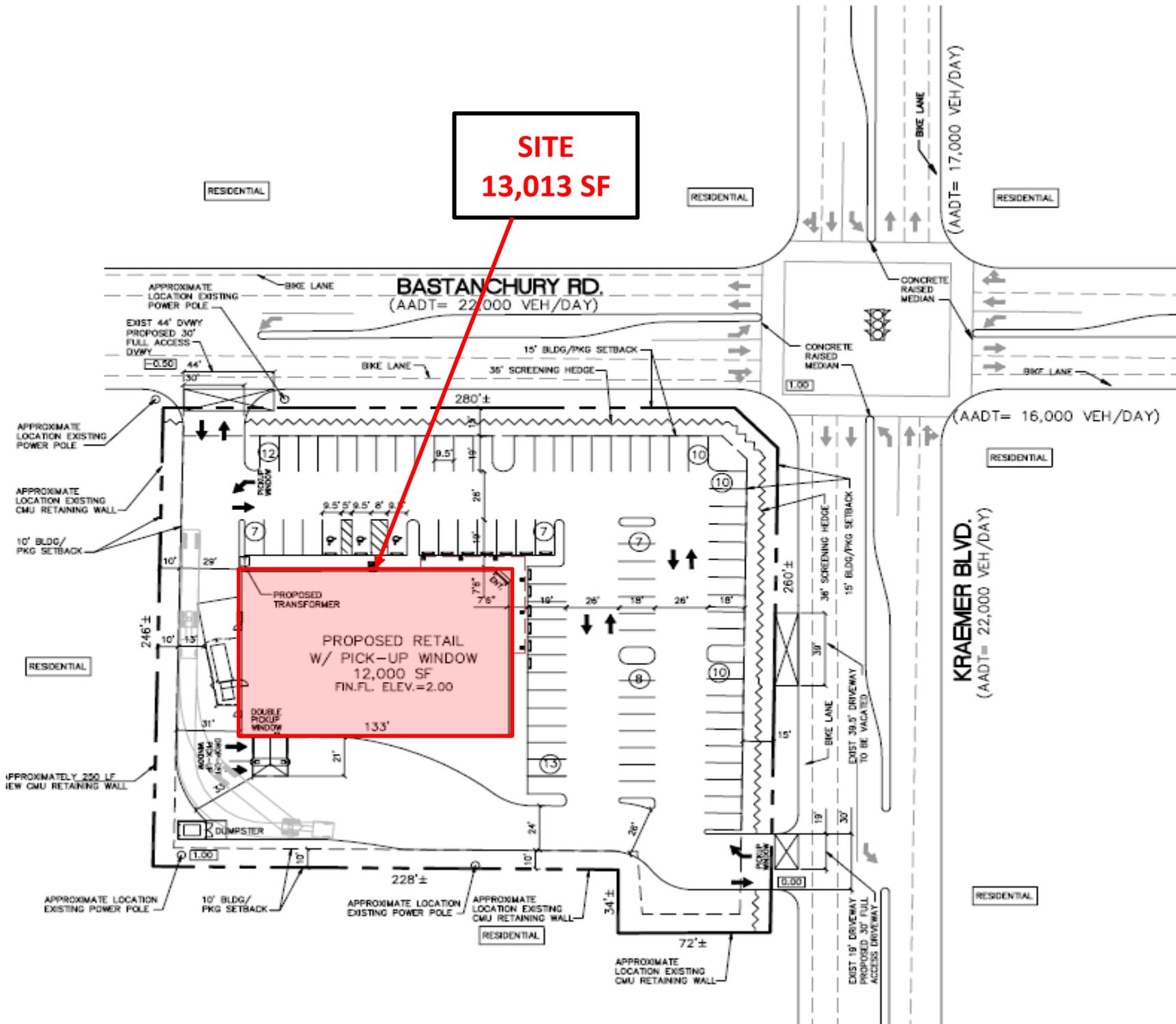
N Kraemer Blvd – 22,000 CPD



**SITE
13,013 SF**



SITE
13,013 SF



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EXPANDED DEMOGRAPHIC PROFILE

2024

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	26,486	153,521	357,306
Estimated Population (2029)	26,278	153,479	356,956
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	9,211	53,370	119,291
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$143,304	\$152,452	\$148,292
Estimated Average HH Income (2029)	\$162,597	\$175,150	\$171,354
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$103,959	\$112,457	\$109,299
Estimated Median HH Income (2029)	\$118,223	\$129,599	\$125,021
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$50,925	\$53,069	\$49,530
Estimated Per Capita Income (2029)	\$59,289	\$62,738	\$58,920

LEASING:



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