

FOR LEASE

COBBLESTONE VILLAGE

2001 – 2099 E. ORANGETHORPE AVENUE, PLACENTIA CA 92870
NWC LAKEVIEW AVENUE / ORANGETHORPE AVENUE

405 – 3,305 SF



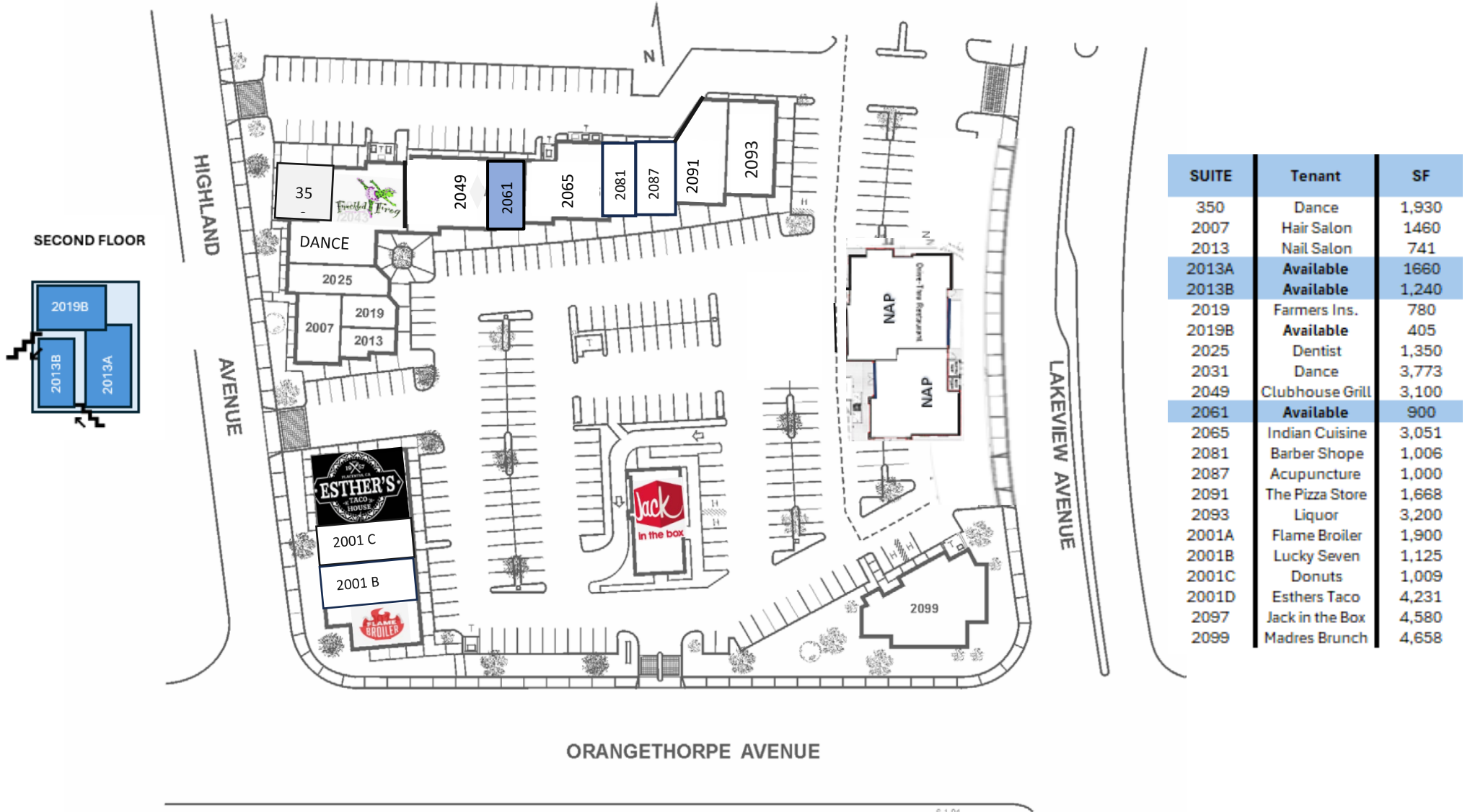
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2001 – 2099 E. ORANGETHORPE AVE.

PLACENCIA, CA 92870

SITE PLAN



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92862



(714) 519-6942



Will Shiney
williams@icicorporate.com

6-1-04

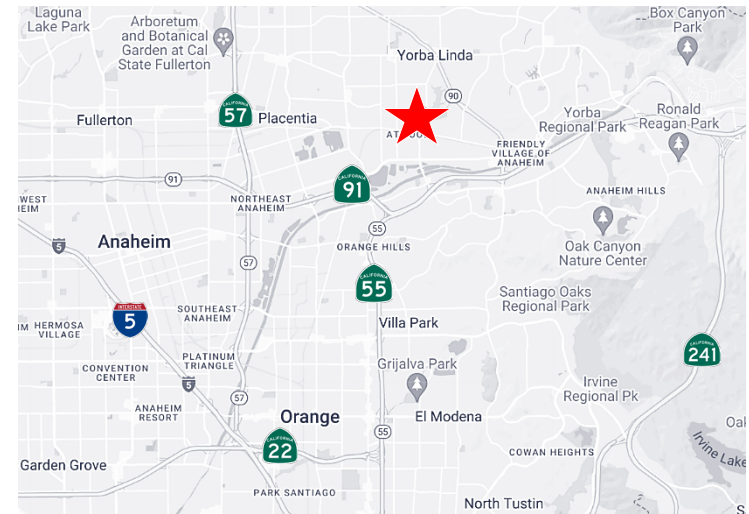
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PROPERTY INFO

- Rent negotiable
- NNN = \$0.67/SF/MO (ground floor units)
- NNN = \$0.10/SF/MO (second floor office units)
- Stairwell access to second floor offices
- Excellent tenant mix
- Densely-populated bedroom community
- Centrally located near the 55, 57 and 91 FWYs
- Bordered by the City of Orange, Yorba Linda, and Anaheim Hills



Demographics >>

	1 mile	3 miles
Population	11,024	126,503
Households	3,653	43,340
Median Age	39.80	42.10
Median HH Income	\$127,246	\$125,284
Daytime Employees	16,204	78,655



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PHOTOS



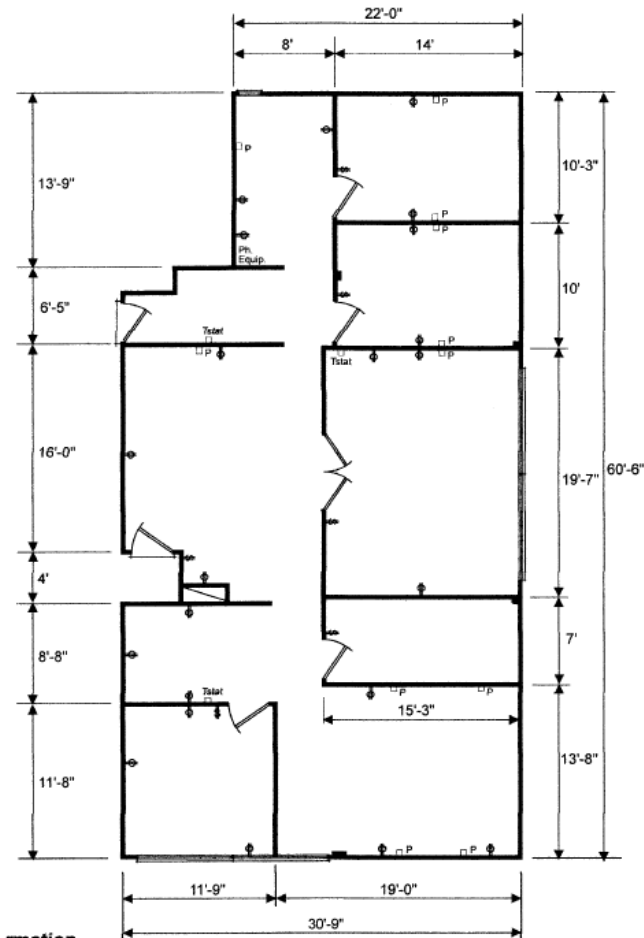
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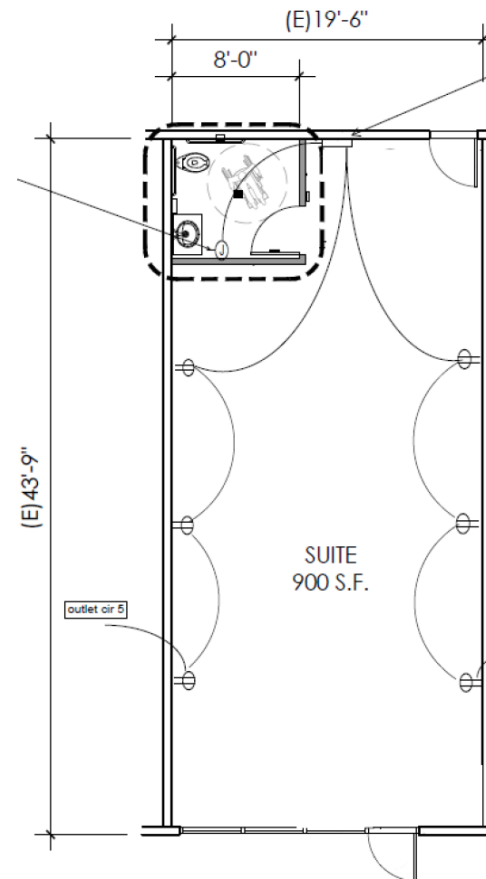
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FLOOR PLAN

#2013A - 1,660 SF



#2061 – 900 SF



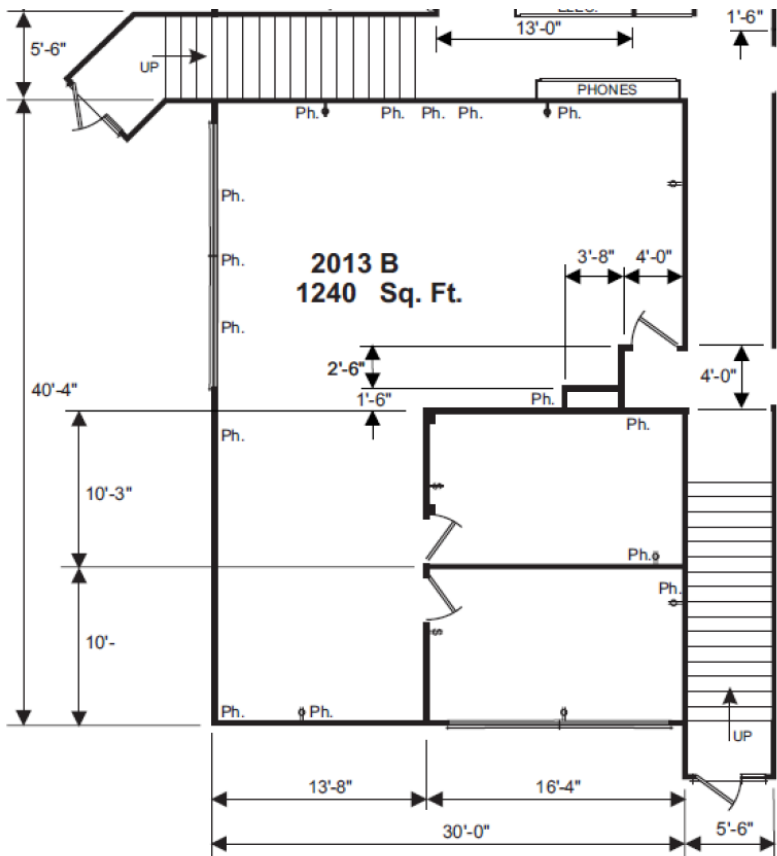
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2001 – 2099 E. ORANGETHORPE AVENUE, PLACENTIA CA 92870
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FLOOR PLAN

2013B – 1,240 SF (2nd Floor)



#2019B – 405 SF (2nd Floor)

