



BLVD Real Estate
Investment
Co. _____

**Former “Rite Aid” within Trader Joe’s Anchored Center
Yorba Linda (Orange County), CA**





FORMER “RITE AID”

19701 Yorba Linda Blvd., Yorba Linda, CA 92886

EXCLUSIVELY LISTED BY:

Tom Chichester

Partner & Co-Founder

tom@BLVDreic.com

(714) 318-3955

License No 01915137

Nick D'Argenzio, MRED

Partner & Co-Founder

nick@BLVDreic.com

(818) 281-7893

License No 01434304

Riley Hanson

Director

riley@BLVDreic.com

(714) 906-5950

License No 02160473

BLVD Real Estate
Investment
Co. _____

www.BLVDreic.com

The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

PRICING

Asking Price:

BEST OFFER

INVESTMENT HIGHLIGHTS

- **Former “Rite Aid” Space (21,440 SF) for Sale/Lease** - Retail opportunity at Country Club Village, a Trader Joe’s anchored neighborhood shopping center in the heart of Yorba Linda, one of Orange County’s most affluent and dense trade areas
- **Irreplaceable Orange County Location / Ideal Neighborhood Location** with direct visibility to over 44,000 vehicles per day at the signalized intersection
- **Affluent Trade Area with High Barrier to Entry Market** - The center serves an affluent community with an average household income in excess of \$163,318 annually. **Single family homes sell for \$2,000,000 to \$6,000,000 within a block of the Subject Property**
- **Pride of Ownership / Well Maintained Shopping Center**
- **Established Tenant Mix** - The property boasts a well balanced and diverse tenant mix, the popular center features Trader Joe’s, Home Goods, Bank of America and other strong co-tenancy.
- **Per Placer. AI - Country Club Village Shopping Center gets 1,800,000+ customer visits per year**

PROPERTY SPECIFICATIONS

Address:	19701 Yorba Linda BLVD., Yorba Linda, CA	
Building Size:	21,440 SF	
Land Area:	1.71 Acres	
APN:	349-281-08	
Year Built:	1971	
Parking Spaces:	85	
Traffic Counts:	Yorba Linda BLVD:	23,745 VPD
	Fairmont BLVD:	20,331 VPD
	Total Intersection:	44,076 VPD

DEMOGRAPHICS

Source: Costar 2025	1 Mile	3 Miles	5 Miles
Population	13,605	86,825	213,199
Average HHI	\$163,318	\$158,596	\$155,019
Employees	2,975	45,231	108,522



AFFLUENT TRADE AREA:
SINGLE FAMILY HOME
PRICES BETWEEN \$2M TO \$6M

JESSAMYN WEST PARK

YORBA LINDA
HIGH SCHOOL

YORBA LINDA BOULEVARD
(±23,745 CPD)

HomeGoods®
(NAP)

TRADER JOE'S
(NAP)

FAIRMONT BOULEVARD
(±20,331 CPD)

RITE
AID™

BANK OF AMERICA
(NAP)

Chevron
(NAP)

Pizza
Hut
(NAP)

Yorba Linda, CA

Yorba Linda is a suburban city on the northeastern border of Orange County. Residing between Anaheim and Placentia, Yorba Linda is a highly affluent city with nearly 70,000 residents and one of the highest average household incomes in the country of \$186,650.

The city of Yorba Linda is widely known for being the birthplace of our 37th President, Richard Nixon and is home to the Richard Nixon Presidential Library and Museum which is visited by more than 100,000 people annually.

Residents of Yorba Linda have immediate access to the amenities of both Los Angeles and Orange counties, benefiting from two of the most influential areas in the western United States. Yorba Linda boasts easy access to the 90, 91, 142, and 241 Freeways, some of the more highly trafficked thoroughfares in California, giving it access to employers such as The Walt Disney Co., University of California Irvine and St. Joseph Health, among others.

Yorba Linda is known as a safe community with small-town character that allows its residents to live in quiet and friendly neighborhoods, all the while being less than 40 minutes from Downtown Los Angeles, Newport Beach, and Disneyland.

Yorba Linda - Retail Submarket Report (Source: costar.com)

RENTS: Market rents in Placentia/Yorba Linda are \$33.00/SF. Rents have changed by 4.2% year over year in Placentia/Yorba Linda. Market rents have changed by 4.6% in neighborhood center properties year-over-year, 6.4% in power center properties, 3.3% in strip center properties, and 3.1% in general retail properties. Annual rent growth of 4.2% in Placentia/Yorba Linda compares to the submarket's five-year average of 3.3% and its 10-year average of 3.3%.

SALES: Estimated retail market pricing in Placentia/Yorba Linda is \$388/SF. Average market pricing for Placentia/Yorba Linda is estimated at \$370/SF for neighborhood center properties, \$460/SF for strip center properties, and \$440/SF for general retail properties. The estimated market cap rate for Placentia/Yorba Linda retail is 5.6%.



YORBA LINDA BOULEVARD



Exclusively Listed By:

Tom Chichester
Partner & Co-Founder
tom@blvdreic.com
(714) 318-3955
License No 01915137

Nick D'Argenzio, MRED
Partner & Co-Founder
nick@blvdreic.com
(818) 281-7893
License No 01434304

Riley Hanson
Director
riley@BLVDreic.com
(714) 906-5950
License No 02160473

www.BLVDreic.com