

FOR LEASE

COBBLESTONE VILLAGE

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

405 – 4,658 SF



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NWC LAKEVIEW AVENUE / ORANGETHORPE AVENUE

PHOTOS



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 519-6942



Will Shiney

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2001 – 2099 E. ORANGETHORPE AVE.
PLACENCIA, CA 92870

SITE PLAN



SUITE	Tenant	SF
350	Dance	1,930
2007	Hair Salon	1,460
2013	Nail Salon	741
2013A	Available	1,660
2013B	Available	1,240
2019	Farmers Ins.	780
2019B	Available	485
2025	Dentist	1,350
2031	Dance	3,773
2049	Clubhouse Grill	3,100
2061	Eyelash Studio	990
2065	Indian Cuisine	3,051
2081	Barber Shop	1,006
2087	Acupuncture	1,000
2091	The Pizza Store	1,668
2093	Liquor	3,200
2001A	Flame Broiler	1,900
2001B	Lucky Seven	1,125
2001C	Donuts	1,009
2001D	Esthers Taco	4,231
2097	Jack in the Box	4,580
2099	Available	4,658

Restaurant For Lease
4,658 Sq.Ft.
2099 E. Orangethorpe Ave.



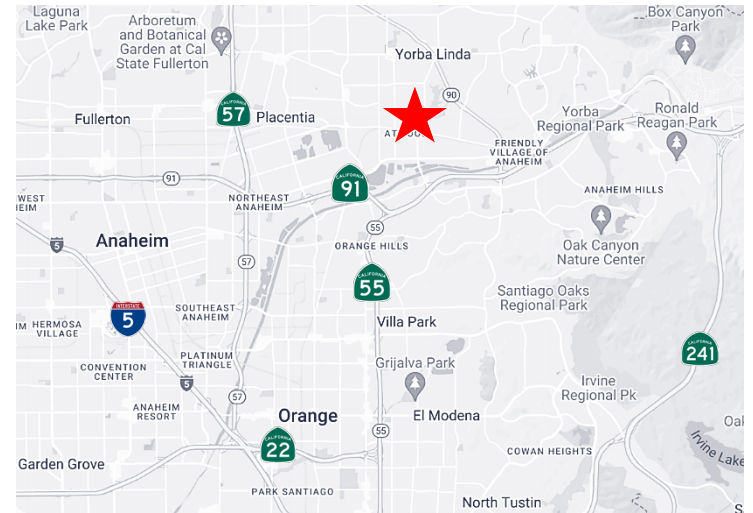
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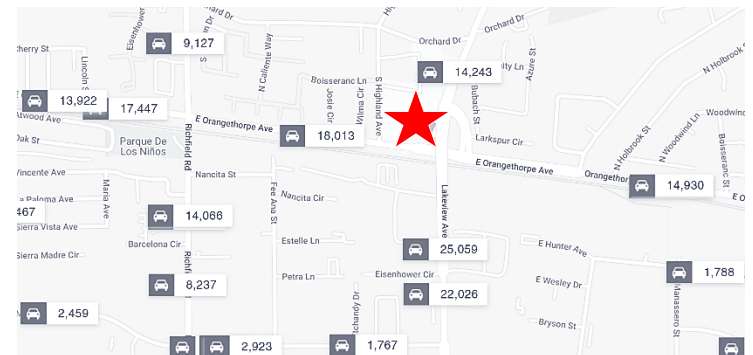
PROPERTY INFO

- Rent negotiable
- NNN = \$0.70/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



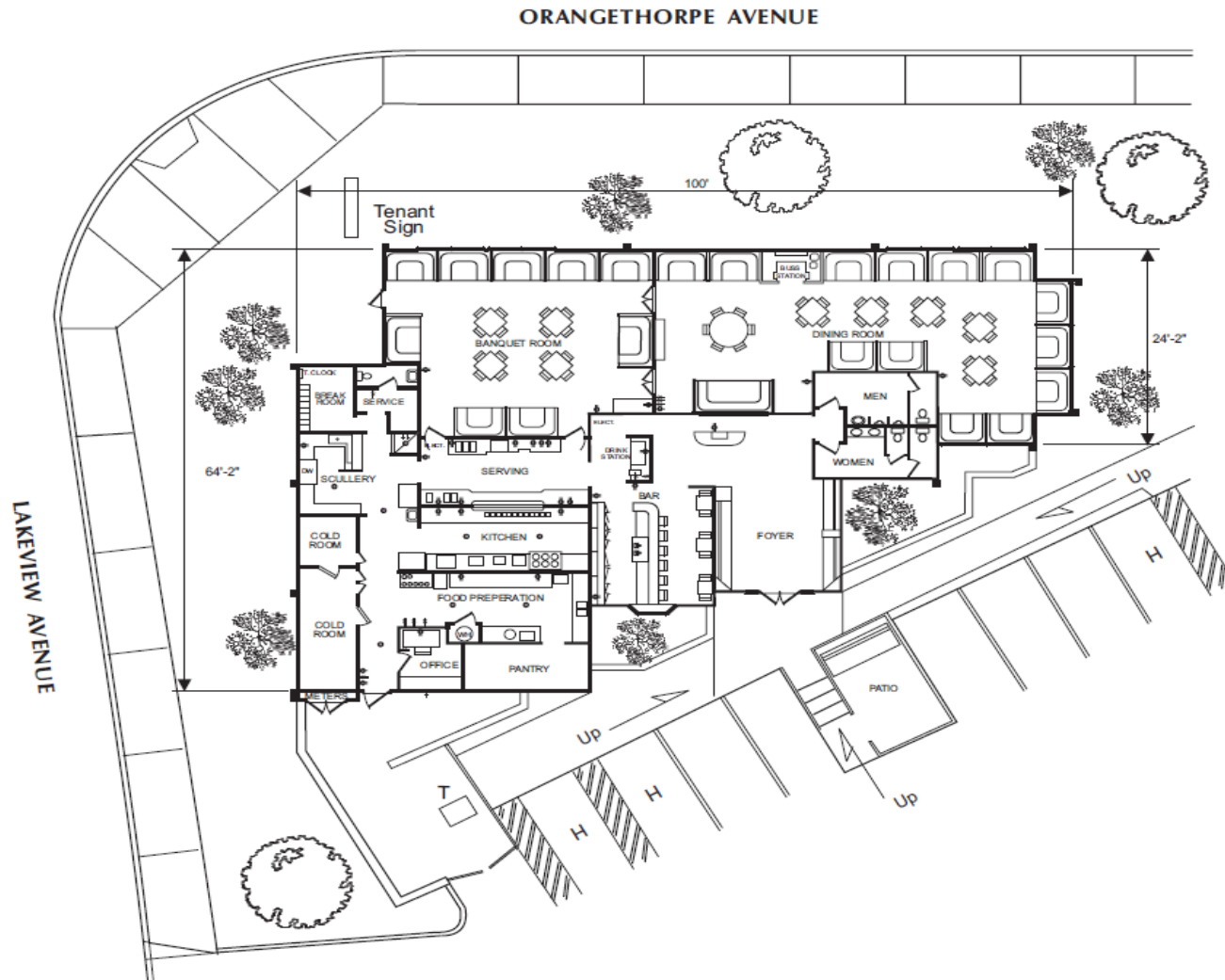
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FLOOR PLAN

Suite 2099
4,658 SF



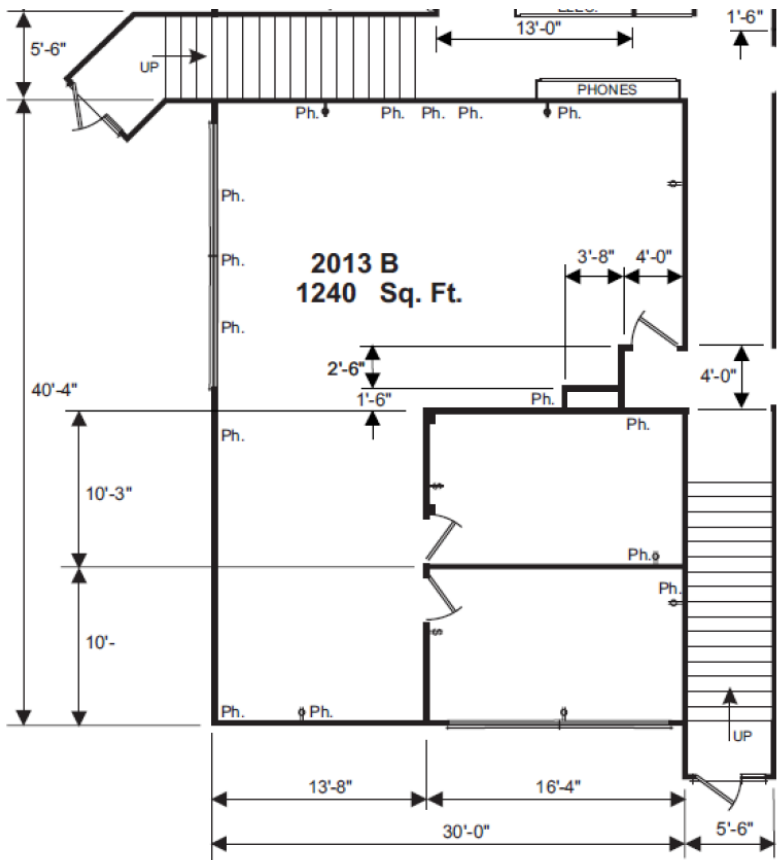
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COBBLESTONE VILLAGE

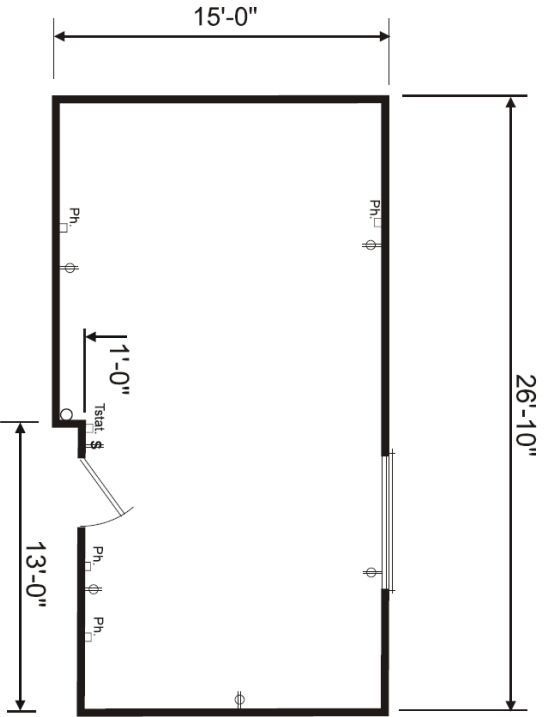
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FLOOR PLAN

2013B – 1,240 SF (2nd Floor)



#2019B – 405 SF (2nd Floor)



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FLOOR PLAN

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#2013A - 1,660 SF
(2nd Floor)

