

VALLEY VIEW SHOPPING CENTER

YORBA LINDA, CA



PROPERTY SUMMARY

BUILDING SIZE:

110,021 SF

LOT SIZE:

±8.8 AC

PARKING SPACES:

513 spaces

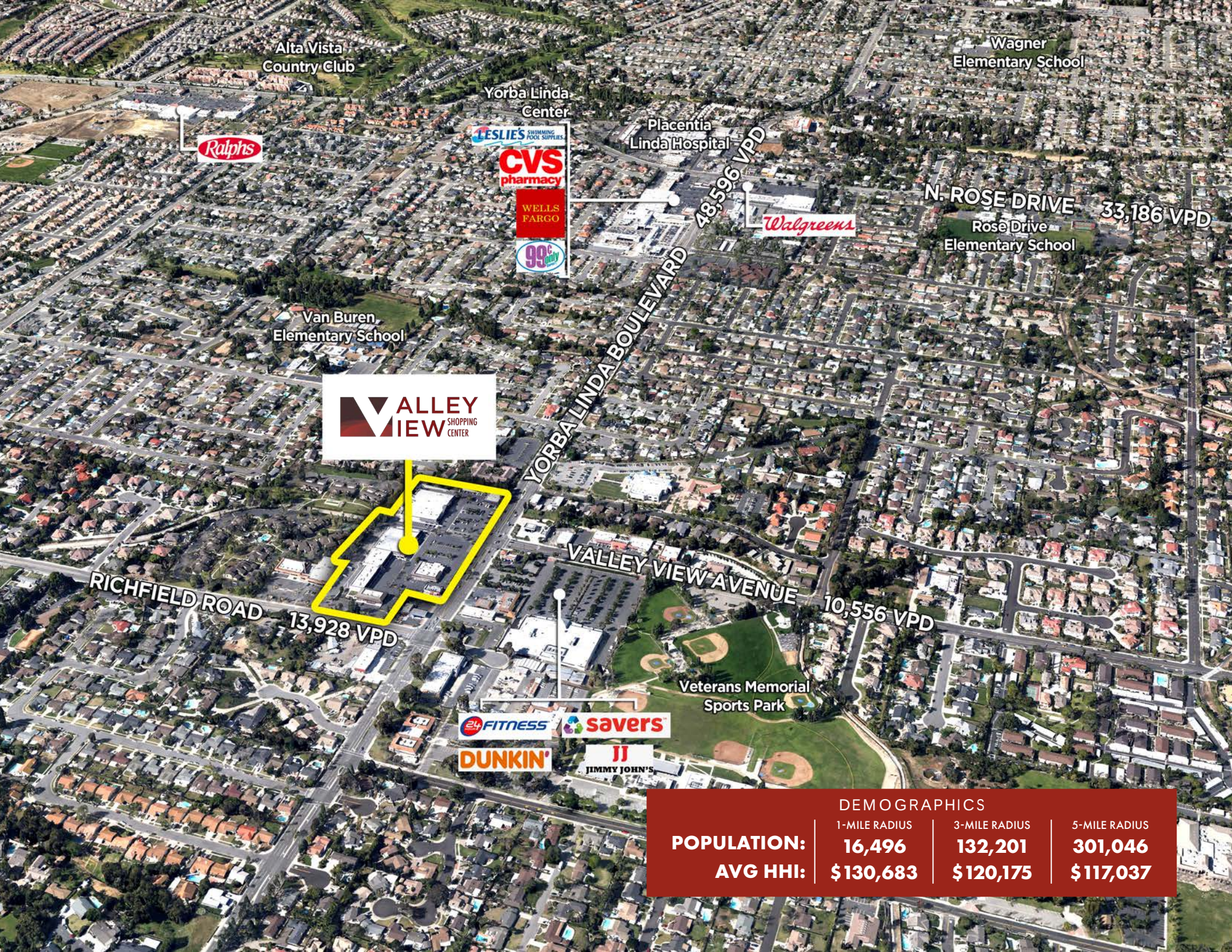
LOCATION:

17474-17568 Yorba Linda Blvd, Yorba Linda, CA

PROPERTY HIGHLIGHTS

- Great location, amazing visibility, easy access and signalized entrance from Yorba Linda Blvd. and Valley View Ave
- Centrally located within well-established communities and near local points of interest (Richard Nixon Library)
- Desirable demographics and growing market
- Ample parking
- Anchored by Target, Sprouts Farmer's Market, Chase Bank and KFC





Alta Vista
Country Club

Wagner
Elementary School

Yorba Linda
Center

Placentia
Linda Hospital

Ralphs

LESLIE'S
SWIMMING POOL SUPPLIES

CVS
pharmacy

WELLS
FARGO

99c
only

48,596 VPD

Walgreens

N. ROSE DRIVE

33,186 VPD

Rose Drive
Elementary School

Van Buren
Elementary School

VALLEY
VIEW
SHOPPING
CENTER

YORBA LINDA BOULEVARD

VALLEY VIEW AVENUE

10,556 VPD

RICHFIELD ROAD

13,928 VPD

Veterans Memorial
Sports Park

24
FITNESS

savers

DUNKIN'

JJ
JIMMY JOHN'S

DEMOGRAPHICS

POPULATION:
AVG HHI:

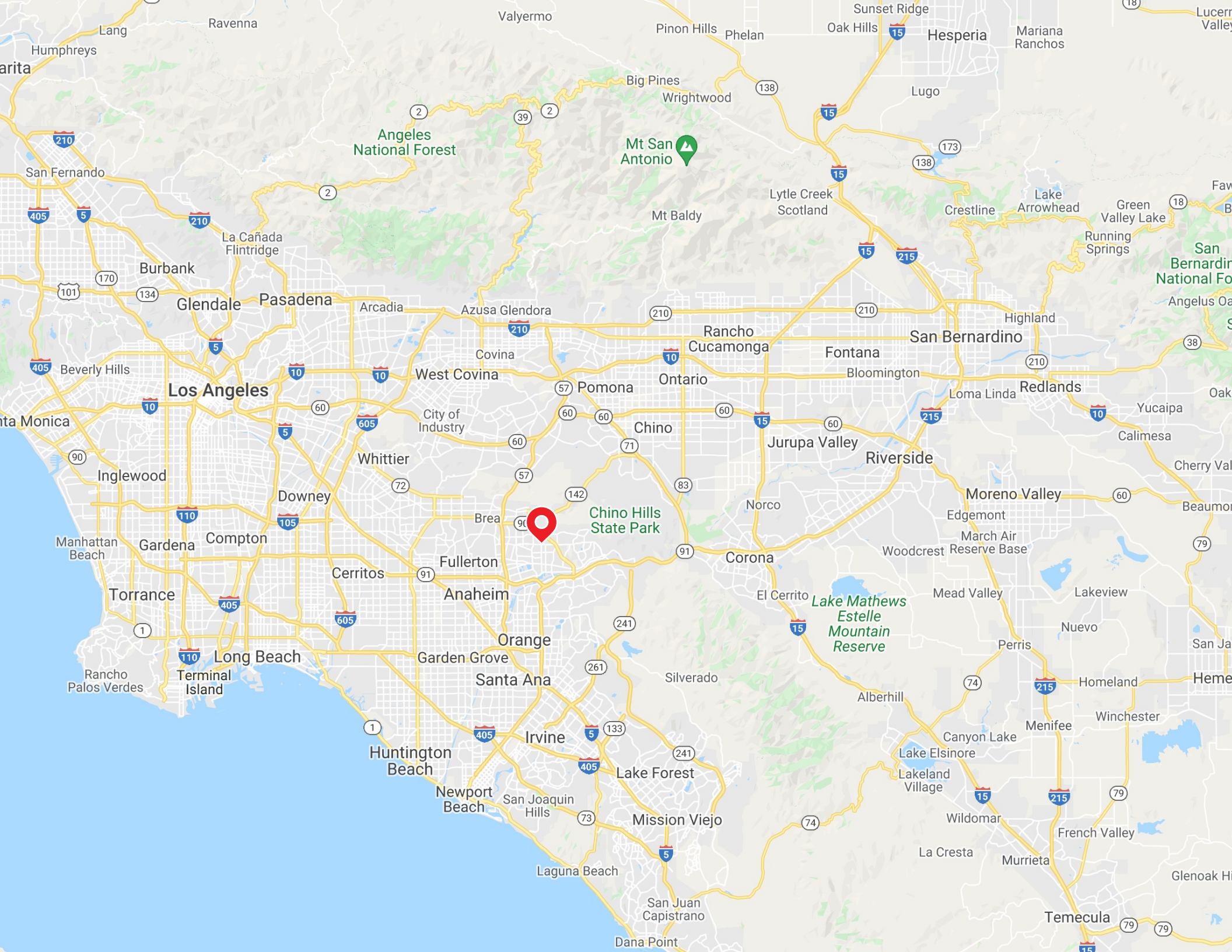
1-MILE RADIUS
16,496
\$130,683

3-MILE RADIUS
132,201
\$120,175

5-MILE RADIUS
301,046
\$117,037



Tenant	SF
Building 1	
17484	Fantastic Sams 1,200
17486	Yogurtland 1,154
17488	Kim's Taekwondo 1,890
17490A	Chase Bank 4,396
Building 2	
17520	KFC 1,800
Building 3	
17550	Montessori (Potentially Available) 4,000
17568	Denny's 5,000
17570	Pawradise Grooming 1,010
Building 4	
17524	Queen's Lashes 1,819
17528	Edward Jones 900
17530	Kumon 900
17532	Dr Cassebeer Veterinarian 1,800
17536	Lemon Tree Salon 1,800
17540	Dr. Thein, D.D.S. 1,200
Building 5	
-	Target 34,900
Building 6	
17482A	Sprouts 27,116
17492	Bamboo Nail Salon 1,700
17496	OC Credit Union 3,076
Building 7	
17474	Starbucks 1,300
17476	Sport Clips 965
17478	Dry Cleaner 1,287
17480	See's Candies 975





EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

Director of Leasing
 rongkeko@valuerockrealty.com
 949-236-4670
 License No. 02018461



18301 Von Karman Ave., Suite 850, Irvine, CA 92612 • (949) 221-1180 • valuerock.com

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.