



Retail that resonates



YORBA LINDA BLVD
& KRAEMER BLVD

Located at the Southeast corner of Yorba Linda Blvd. & Kraemer Blvd. • Placentia, CA
www.newmarkmerrill.com



Major Retailers:

Marshalls®

♥CVS pharmacy

ROSS
DRESS FOR LESS

BANK OF AMERICA

BASKIN **BR** ROBBINS™

POSTAL ANNEX
YOUR HOME OFFICE®



ARCO

A Masterful Mix

Over 23 Tenants also including:

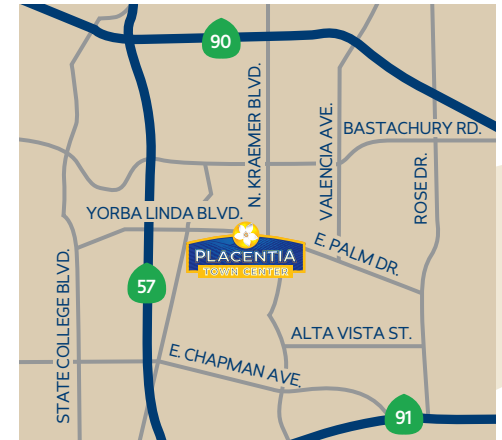
Massage Envy, Philly's Best, KC Nails, Avalon Bagels, Courtesy Cleaners,
Mr. D's Diner & Bar, Uptown Cheapskate



12-6 pm
Busiest Time
of Day

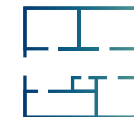


30 min.
Avg. Length
of Visit





YORBA LINDA BLVD
& KRAEMER BLVD



142,666
SF OF RETAIL SPACE

#	TENANT	SF
1	AVAILABLE	1,800
2	KC Nails	1,080
3	Courtesy Cleaners	1,200
4	AVAILABLE	480
5	Avalon Bagels	2,460
6	Postal Annex	1,540
7	CVS	28,800
8	Craftsman Wood Fired Pizza	3,940
9/10	Hi Deal	4,130

#	TENANT	SF
11	Children's Happy Teeth/ Braces	4,130
12	Marshalls	24,768
13	AVAILABLE	4,720
14	Massage Envy	2,950
15	Uptown Cheapskate	4,130
16	Ross Dress For Less	26,400
17	The Whole Enchilada	2,580
18	Baskin Robbins	1,117
19	Mr. D's Diner & Bar	8,935

#	TENANT	SF
20	Bank of America	11,162
21	McDonald's	2,904
22	Off The Boat Fish Grill	1,915
23	Phillys Best	1,525

For Leasing Information
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EL DORADO
HIGH SCHOOL

Yorba Linda Blvd.



In the vicinity

Major Employers

California State University Fullerton
Kaiser Permanente Orange County
Embassy Suites By Hilton Brea
St. Jude Medical Center
Placentia-Yorba Linda Unified School District
Anaheim Regional Medical Center

Trade Area Population

262,227

Daytime Population

189,105

Employee Population

109,445

3,622,743 Annual Visits



96th & 93rd percentiles

for California and US
Shopping Center Traffic



Dynamic Location

29,879 20,300

Yorba Linda Blvd.

N. Kraemer Rd.



VPD Traffic Count

Pylon Signage



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2026 Population	29,964	163,060	390,613
HOUSEHOLDS			
2026 Households	10,929	56,815	131,351
2026-2031 Annual Household Growth Rate	0.05%	0.30%	0.25%
HOUSEHOLD INCOME			
2026 Average Household Income	\$133,921	\$155,747	\$156,422
2026 Per Capita Income	\$49,555	\$62,582	\$60,301
HOUSING UNITS			
2026 Housing Units	11,430	59,432	136,806
AGE			
2026 Median Age	36.4	37.9	38.5





When you love shopping centers, it shows.

www.newmarkmerrill.com



Placentia Town Center Leasing:

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