



YORBA CANYON CENTER



PROPERTY SUMMARY

PARKING SPACES:

475 spaces

LOCATION:

21460 Yorba Linda Blvd, Yorba Linda, CA

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	8,241	82,058	143,225
AVG HHI:	\$165,598	\$168,176	\$171,467

PROPERTY HIGHLIGHTS

- Anchored by high-performing Smart & Final Extra
- Convenient access to the 91 Freeway, Yorba Linda Blvd, and the surrounding high income neighborhoods
- Active and expanding market in a business friendly environment
- Listed as one of the best places to live by CNN Money magazine
- Household incomes in the top quartile for Orange County and California, averaging \$168,000 within 3 miles of the Center
- Strong diversity of tenants that attract consistent traffic and business to the Center including Citibank, Jack in the Box, Banfield, Circle K, Woody's Diner, and WaBa Grill
- New electric car charging stations on-site
- Renovation recently completed





HOBBY LOBBY



RIVERSIDE FREEWAY 176,665 VPD



YORBA LINDA BOULEVARD 42,131 VPD



YORBA CANYON CENTER



LA PALMA AVENUE 36,042 VPD

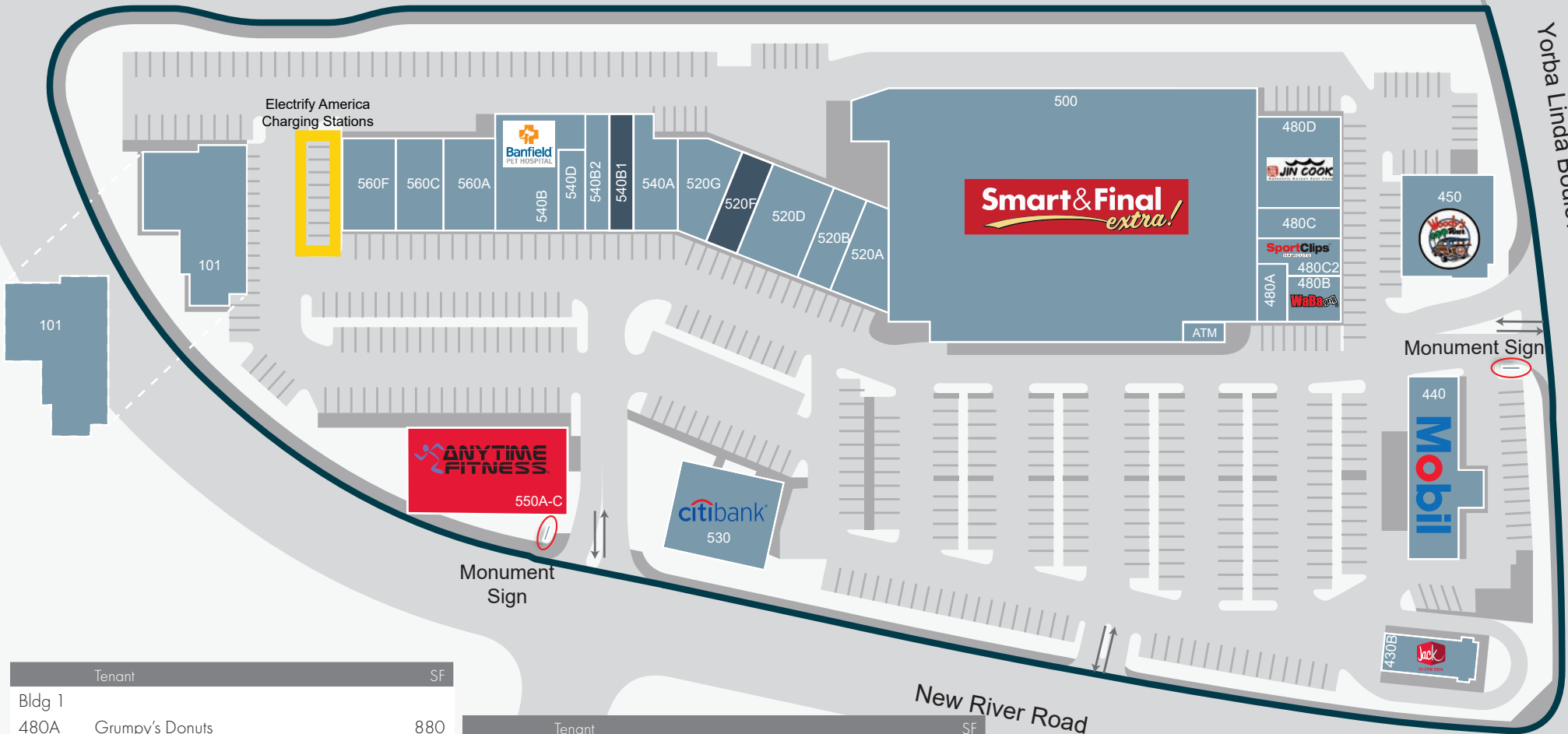
ESPERANZA ROAD 7,042 VPD





Esperanza Road

Yorba Linda Boulevard



Tenant	SF
Bldg 1	
480A Grumpy's Donuts	880
480B Waba Grill	1,510
480C Jimmy's Poke	1,200
480C2 Sports Clips	1,132
480D JinCook	2,940
ATM Bank of America	-
Bldg 2	
520A Yorba Canyon Cleaners	1,662
520B Haven & Hue	1,677
520D Yorba Ranch Salon	3,120
520F Available	1,382
520G EZ Pack & Ship	1,677
540A La Rene Thai Massage & Spa	2,203
540B Banfield	3,170

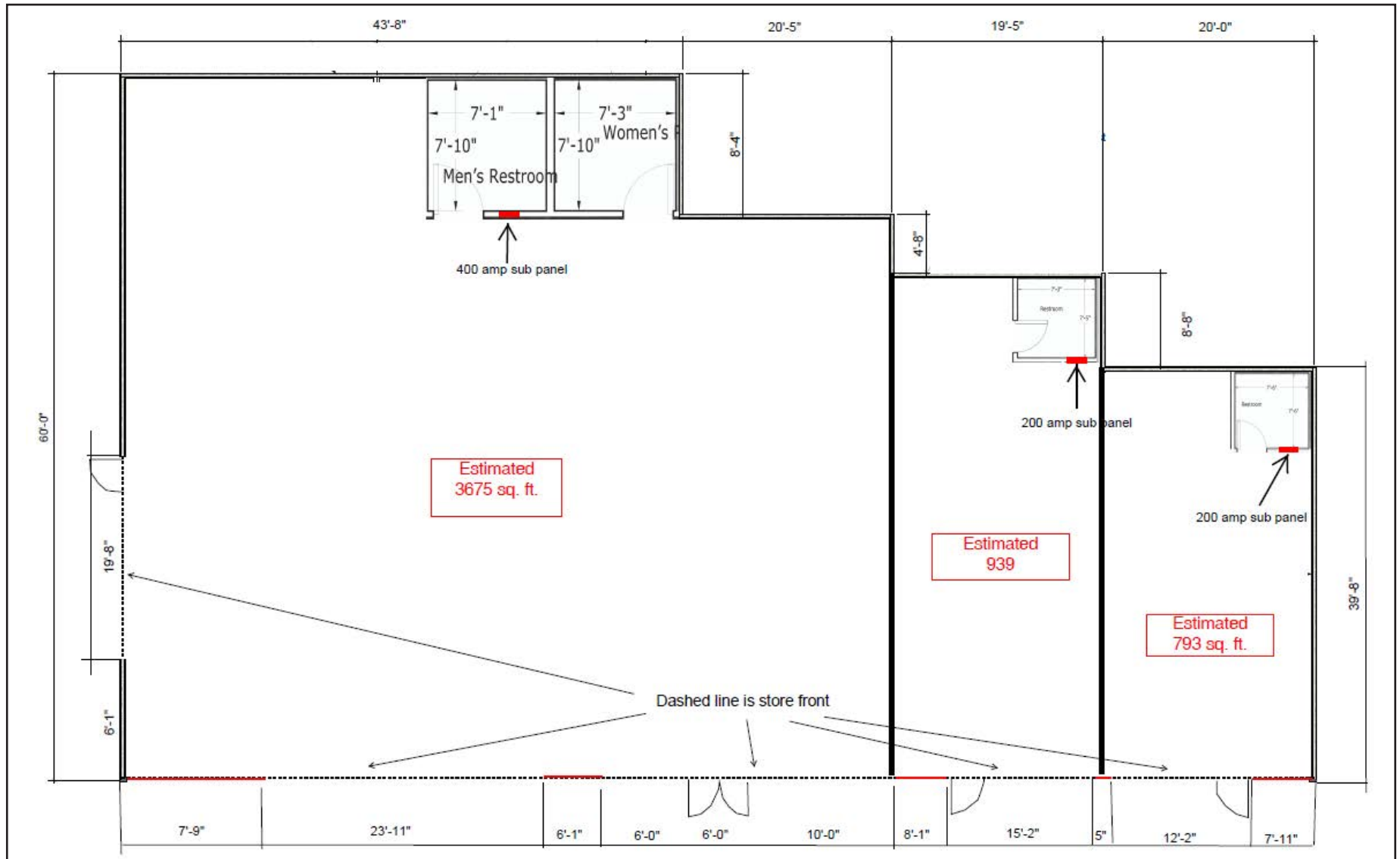
Tenant	SF
Bldg 3	
540B1 Available	1,420
540B2 Sai Sushi	1,221
540D Brow Mantra	900
560A Pink Polish Nail Salon	2,052
560C Yorba Linda Dental	1,824
17482B Supatra's Thai Bistro	2,052
Bldg 3	
550A-C Anitime Fitness (Potentially Available)	793 - 5,400
PADS	
101 Dr. Motakef	9,999
430B Jack in the Box	2,356
440 Exxon Mobil Circle K	972
450 Woody's Diner	3,500
530 Citibank	4,000

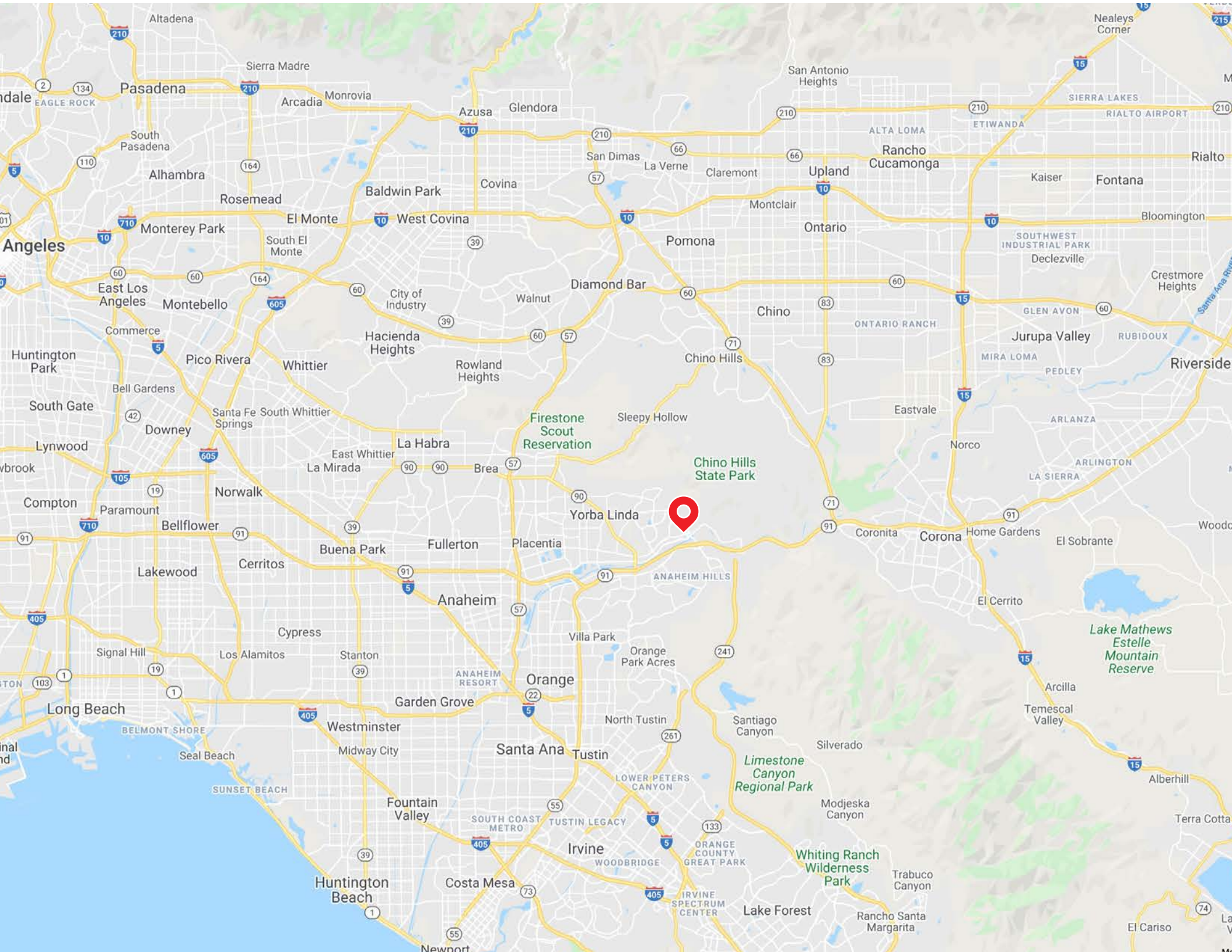
See next page for more detail



ANYTIME FITNESS BUILDING

- Highly coveted pad building in a grocery anchored shopping center
- Ideal configuration for single or multi-tenant uses
- Flexibility in sizing allows for tenant to be creative with their desired space
- Below is one concept for a potential demise of the unit





Firestone Scout Reservation

Chino Hills State Park

Lake Mathews Estelle Mountain Reserve

Limestone Canyon Regional Park

Whiting Ranch Wilderness Park

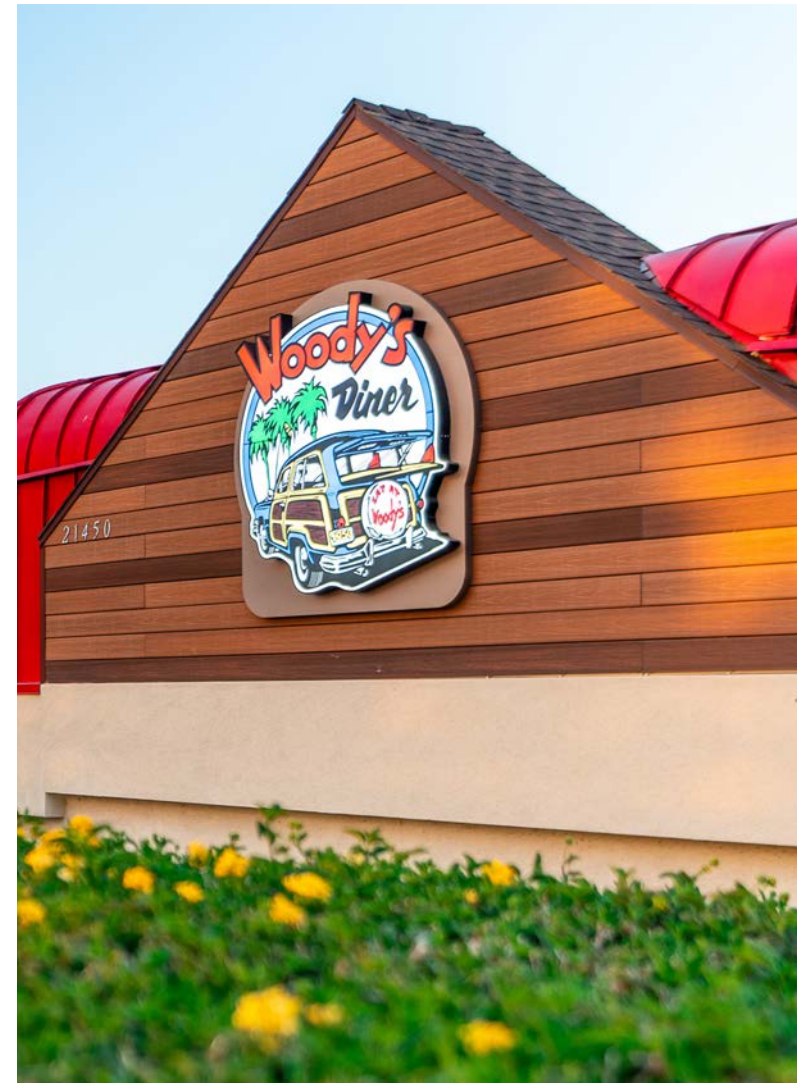
EXCLUSIVE LEASE ADVISOR:

SHIRELLE KASHANIAN

skashanian@valuerockrealty.com

310-560-2715

License No. 02154840



VALUEROCK

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.