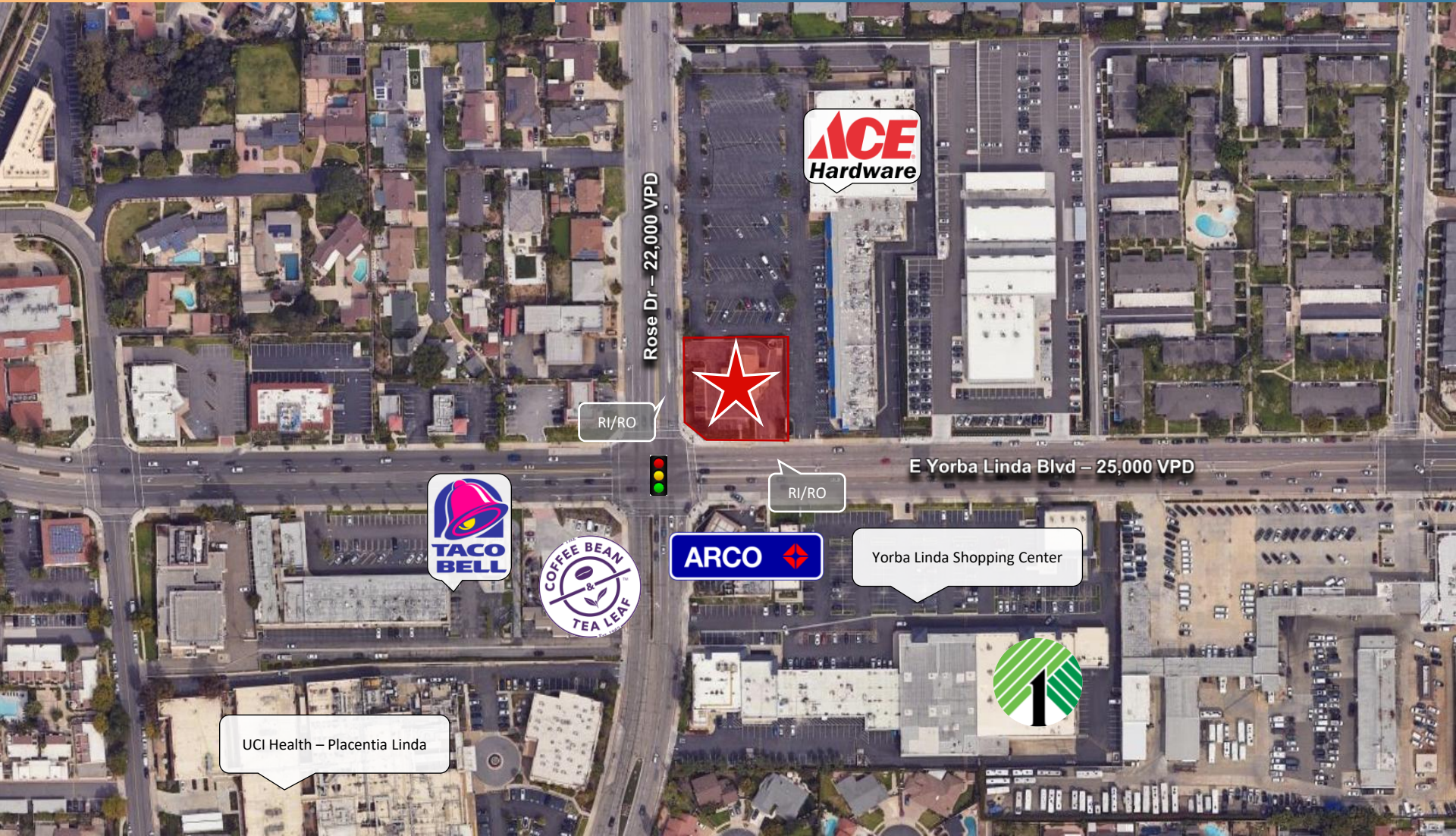
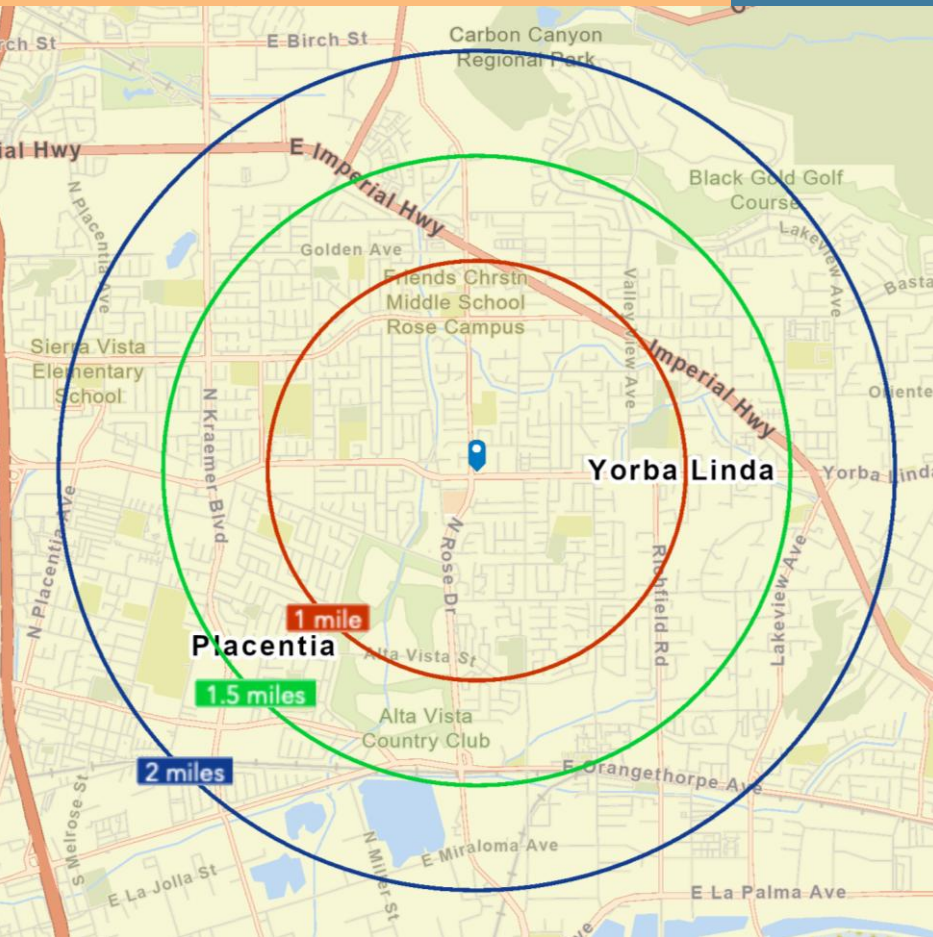


1st Floor | ± 1,976 SF

1201 E Yorba Linda Blvd





Property Overview

Size. ± 1,976 SF (1st floor)

Opportunity. Sublease through 1/31/2038, with excellent visibility + access.

Signalized Intersection. Yorba Linda Blvd & Rose Dr (~47K VPD)

Zoning. Neighborhood Commercial (C-1) – [PERMITTED USES](#)

Access. N Rose Dr: RI/RO
Yorba Linda Blvd: RI/RO

Convenient Location.

- Suburban location.
- Placentia/Yorba Linda submarket is affluent and corner opportunities with drive thrus are rare.
- Located across the street from Yorba Linda Shopping Center and UCI Hospital.
- Other retails in the area include Ace Hardware, Yorba Linda Center, Whole Foods, iHop, Denny's, and other local tenants.

Use Restriction. No pharmacy use.

Drive-Through. Double.

Signage. Monument with manual reader + building.

Parking. 15 + shopping center shared parking

'24 Estimates	1 Mile	1.5 Mile	2 Mile
Population	18,714	45,117	75,501
Households	6,541	15,455	25,965
Avg. HH Inc.	\$166,518	\$168,944	\$160,978
E Yorba Linda Blvd – Daily Vehicle Count			~25K VPD
Rose Dr – Daily Vehicle Count			~22K VPD

Placentia, CA

1201 E Yorba Linda Blvd



SUBLEASE OPPORTUNITY

503.444.9911

www.menchrecapital.com

Placentia, CA

1201 E Yorba Linda Blvd



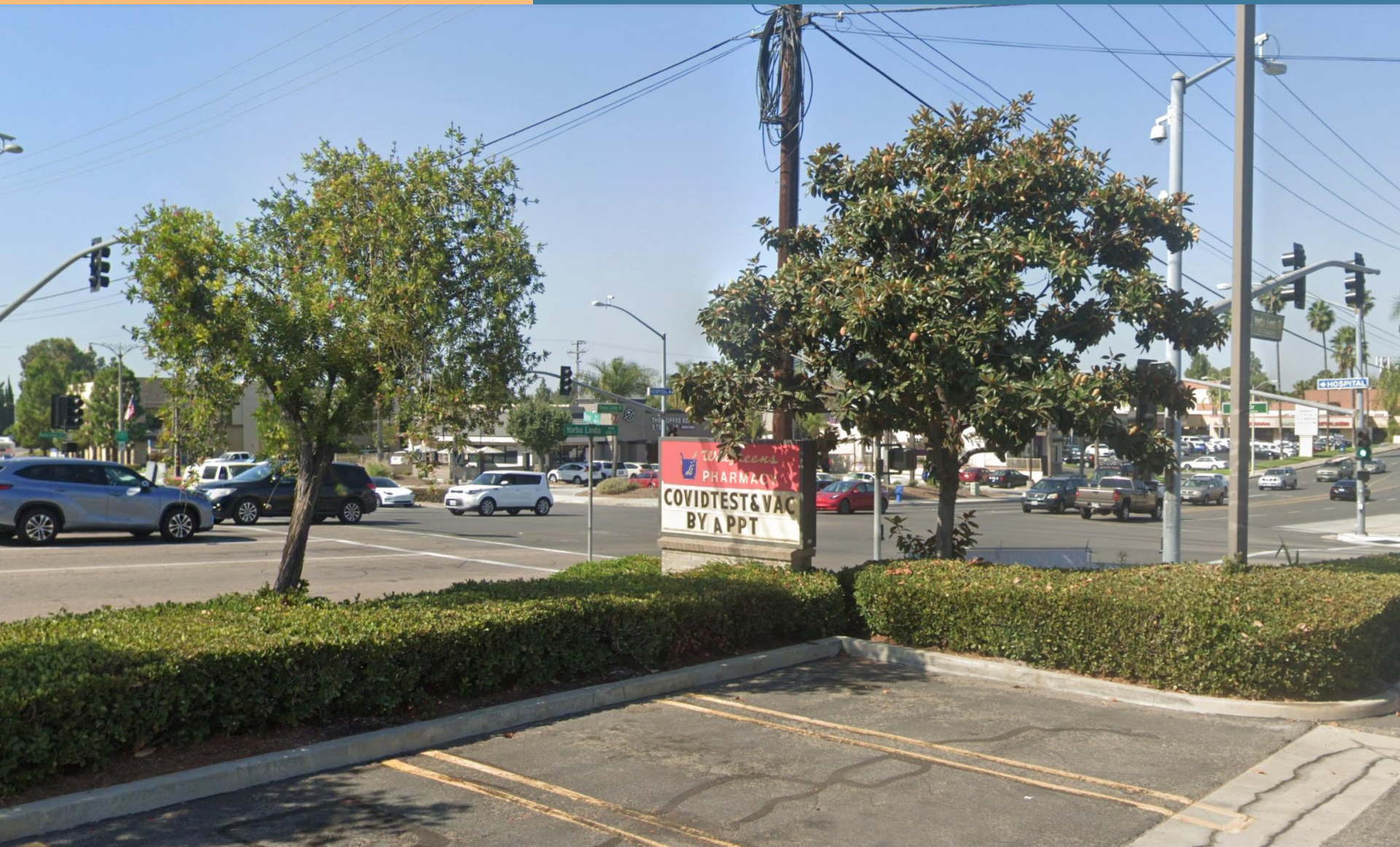
SUBLEASE OPPORTUNITY

503.444.9911

www.menchrecapital.com



SUBLEASE OPPORTUNITY



SUBLEASE OPPORTUNITY

TERMS

SUGGESTED RENT* \$120,000/year (\pm \$61/SF)
(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)

CO-TERMINUS 1/31/2038

DELIVERY "As-Is"

OFFERS EVALUATED AS RECEIVED

**Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

STEVE MENCH

503.444.9911 steve.mench@menchrecapital.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

SUBLEASE OPPORTUNITY