

Located in Placentia's TOD redevelopment area, This 1.40 acre commercial property and approximately 23,000 SF warehouse footprint is waiting for the right project to capitalize on location and revitalization. Adjacent to the new Jefferson Cenza 418 unit apartment complex, The Herald 215 unit apartment complex three blocks East and The Hub Fullerton 358 unit student apartments within one half mile and approximately 2,500 apartment units within three miles and situated next to the 57 Freeway, this site allows for self storage, commercial retail and other creations with access to an at hand customer base.

With over 62,000 households within a three mile radius and household income over \$91,000, this property might be a consideration for the right investors and corporate clients.

This area is development and redevelopment focused and has seen many of the older properties give way to new and more productive use. Many national and strong regional companies have located in this general area. The City's focus is on attracting new opportunities and new uses.