

# ARBOR VILLAGE



## FOR LEASE

RETAIL

14705 - 14845 Jeffrey Rd, Irvine, CA

For more information, contact:

**Angela Draper**

**License# 01972882**

**adraper@essexrealty.com**

**☎ 949-798-8100**

**Drake Montez**

**License# 02195981**

**dmontez@essexrealty.com**

**☎ 949-798-8100**

**ESSEX** || REALTY  
MANAGEMENT, INC.

# Features:

- Situated in a densely populated Irvine neighborhood.
- Steady flow of customers day & night to visit various Tenants including, Taiko Restaurant, Shik Do Rak, Sunmerry Bakery, A&J Restaurant, Ameci Pizza, AT&T, Honeyberry Desserts, 7-Leaves, Thai Cafe, KFC & many more
- Busy intersection of Jeffrey Road & Walnut
- Easy access to the 405 & 5 Freeways
- Close proximity to Irvine Valley College

For more information, contact:

**Angela Draper**

**License# 01972882**

**adraper@essexrealty.com**

 **949-798-8100**

**Drake Montez**

**License# 02195981**

**dmontez@essexrealty.com**

 **949-798-8100**

# AVAILABLE

## Retail:

**14775 Jeffrey Road - Suite F - 3,771 SF**

**\$6.50 psf + \$1.13 NNN**

**Former veterinary clinic with 4 exam rooms, a surgery room, a radiology room, 6 offices, and multiple rooms for storage and kennels. Divisible: 886sf - 3,771sf**



For more information, contact:

**Angela Draper**

**License# 01972882**

**adraper@essexrealty.com**

**949-798-8100**

**Drake Montez**

**License# 02195981**

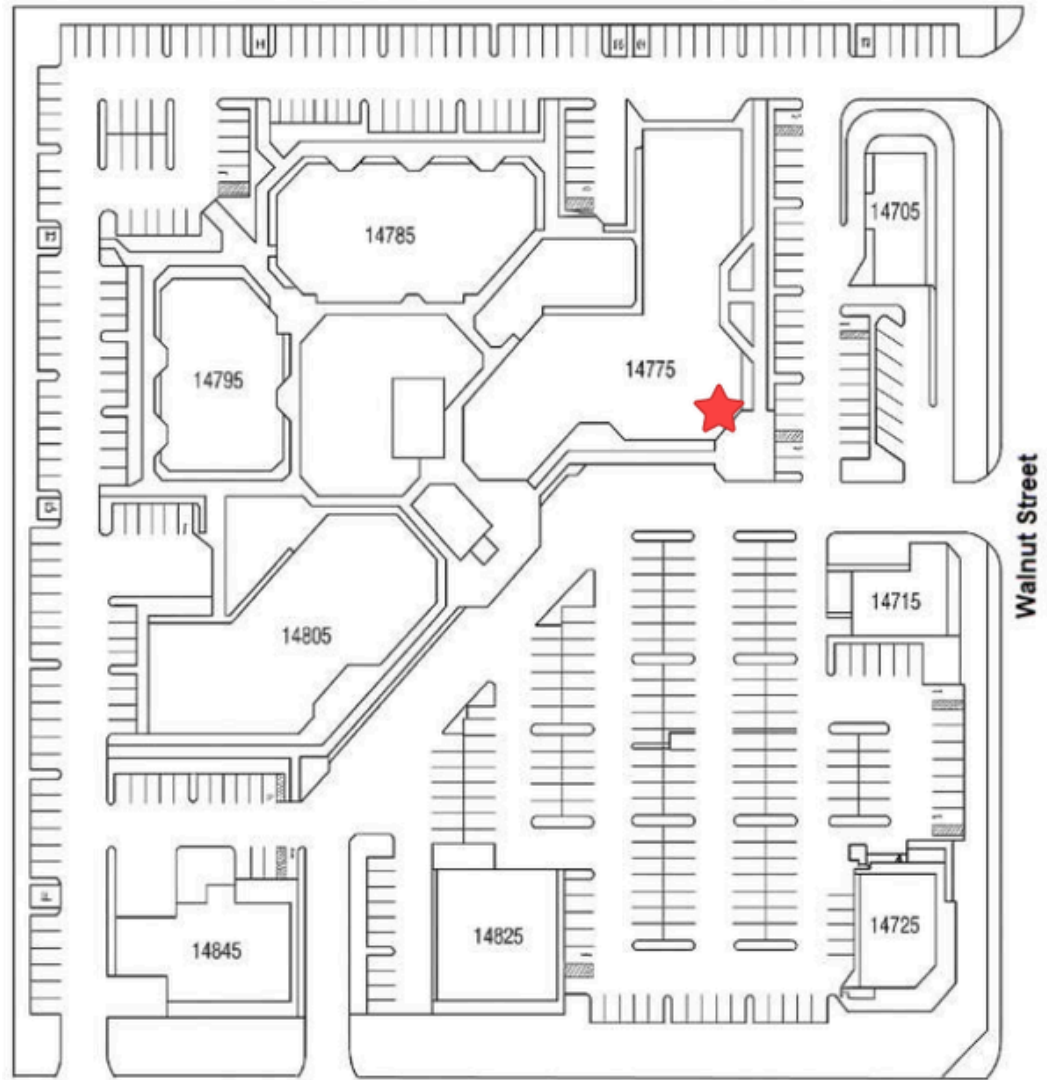
**dmontez@essexrealty.com**

**949-798-8100**

**ESSEX** || REALTY  
MANAGEMENT, INC.



# SITE PLAN



## Retail Tenants

14775-F Yukeli Pharmacy  
 14775-B Soma Tea & Mocktails  
 14775-C TotalCare Clinic  
 14775-D Ameci Pizza  
 14775-F AVAILABLE 3,771 SF ★  
 14775-H AT&T  
 14775-I Shibuyala  
 14775-J Taiko  
 14775-L A Little Tea

14805-A Lollicup Tea Zone  
 14805-B Seawave Beauty Salon  
 14805-D A&J Restaurant  
 14805-E Summer California, Inc.  
 14805-F Dynamic Martial Arts  
 14805-G Evergreen Health & Herbs  
 14805-H Shik Do Rak  
 14705 KFC  
 14715 Thai Cafe

14725 Royal Business Bank  
 14825 China Garden Seafood

For more information, contact:

**Angela Draper**

**License# 01972882**

**adraper@essexrealty.com**

☎ 949-798-8100

**Drake Montez**

**License# 02195981**

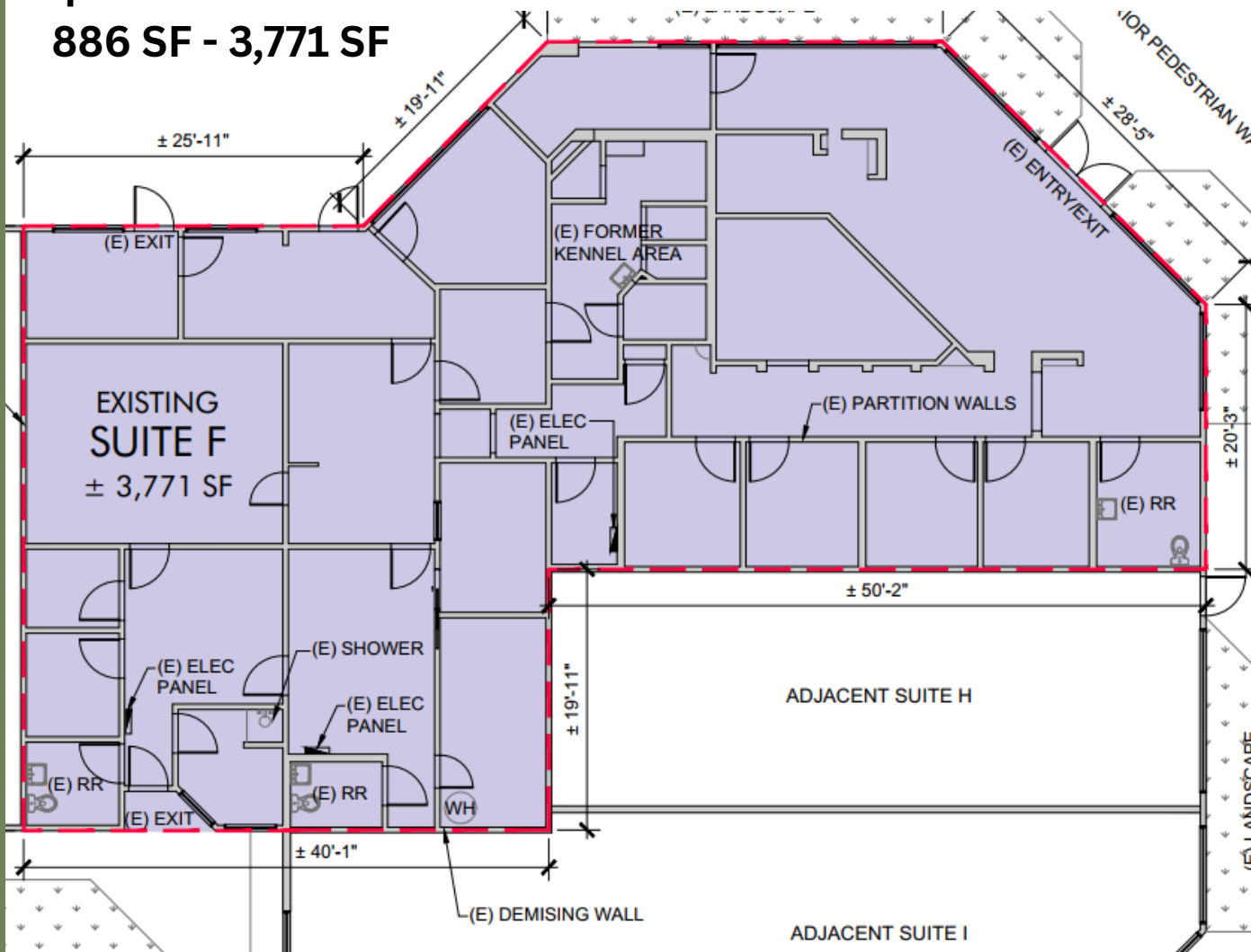
**dmontez@essexrealty.com**

☎ 949-798-8100

**ESSEX** || REALTY  
MANAGEMENT, INC.

## 14775 Jeffrey Road - Suite F 3,771 SF

Space is divisible  
886 SF - 3,771 SF



For more information, contact:

**Angela Draper**

License# 01972882

adraper@essexrealty.com

949-798-8100

**Drake Montez**

License# 02195981

dmontez@essexrealty.com

949-798-8100

**ESSEX** REALTY  
MANAGEMENT, INC.