



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 HHl:	\$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





Ralphs
CVS
pharmacy

UNITED STATES
POSTAL SERVICE

TARGET

24 FITNESS

HOBBY LOBBY

TJ-maxx

petco

VONS

PEPBOYS
AUTO

CALIFORNIA
91

RIVERSIDE FREEWAY 176,665 VPD

THE
HOME
DEPOT

SPROUTS
Great Things For A Great Life

AYRES HOTELS

YORBA LINDA BOULEVARD

42,131 VPD

STAPLES

PETSMART

COSTCO
WHOLESALE

YORBA CANYON
CENTER

ACURA

HONDA

Smart & Final
extra!

LA PALMA AVENUE

36,042 VPD

ESPERANZA ROAD

7,042 VPD

K

Jack
in the box

citibank



Esperanza Road

Yorba Linda Boulevard



Monument Sign

New River Road



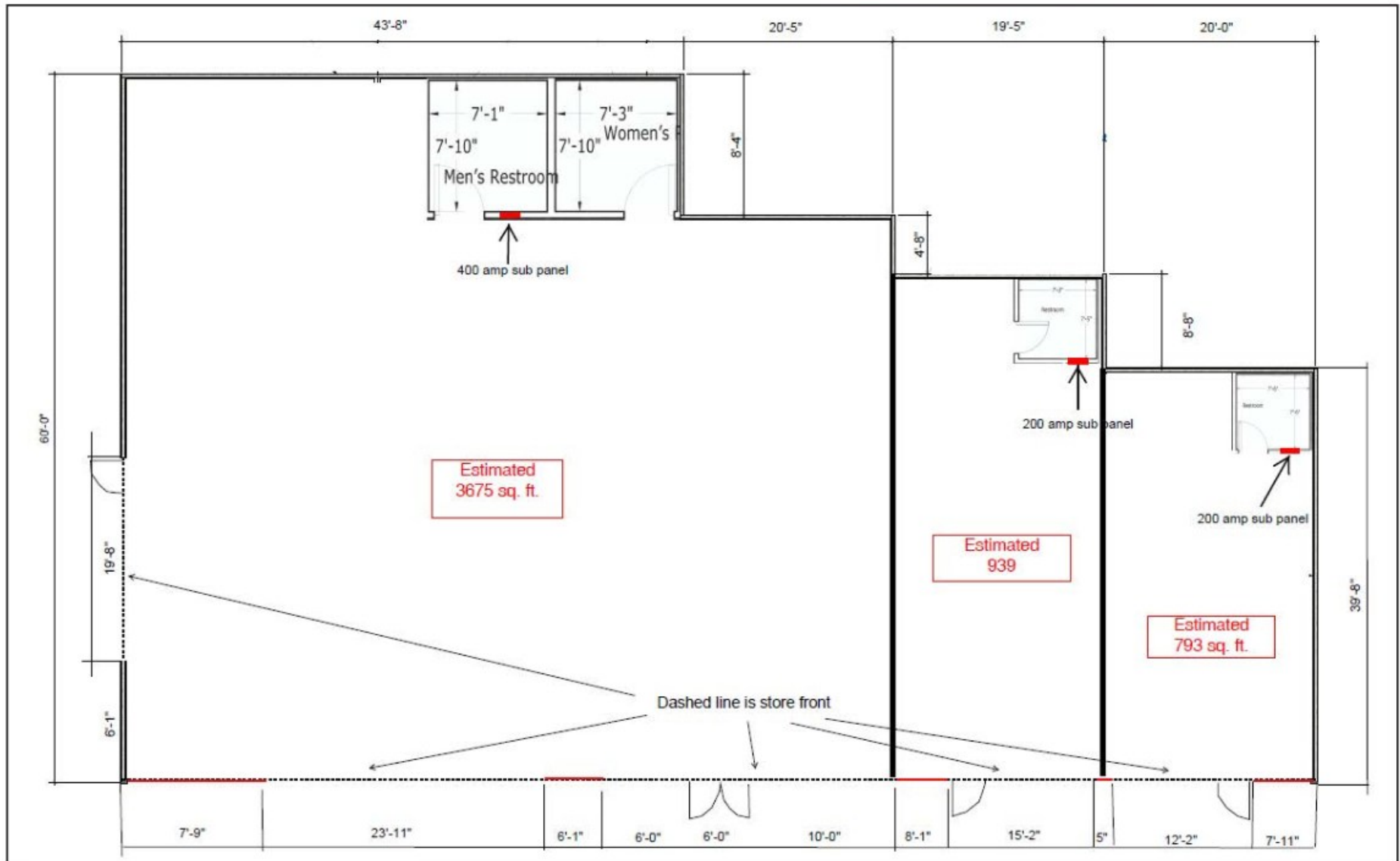
Tenant	SF
Bldg 1	
480A Grumpy's Donuts	880
480B Waba Grill	1,510
480C Jimmy's Poke	1,200
480C2 Sports Clips	1,132
480D JinCook	2,940
500 Smart & Final Extra	-
ATM Bank of America	-
Bldg 2	
520A Yorba Canyon Cleaners	1,662
520B Haven & Hue	1,677
520D Yorba Ranch Salon	3,120
520F Available	1,382
520G EZ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

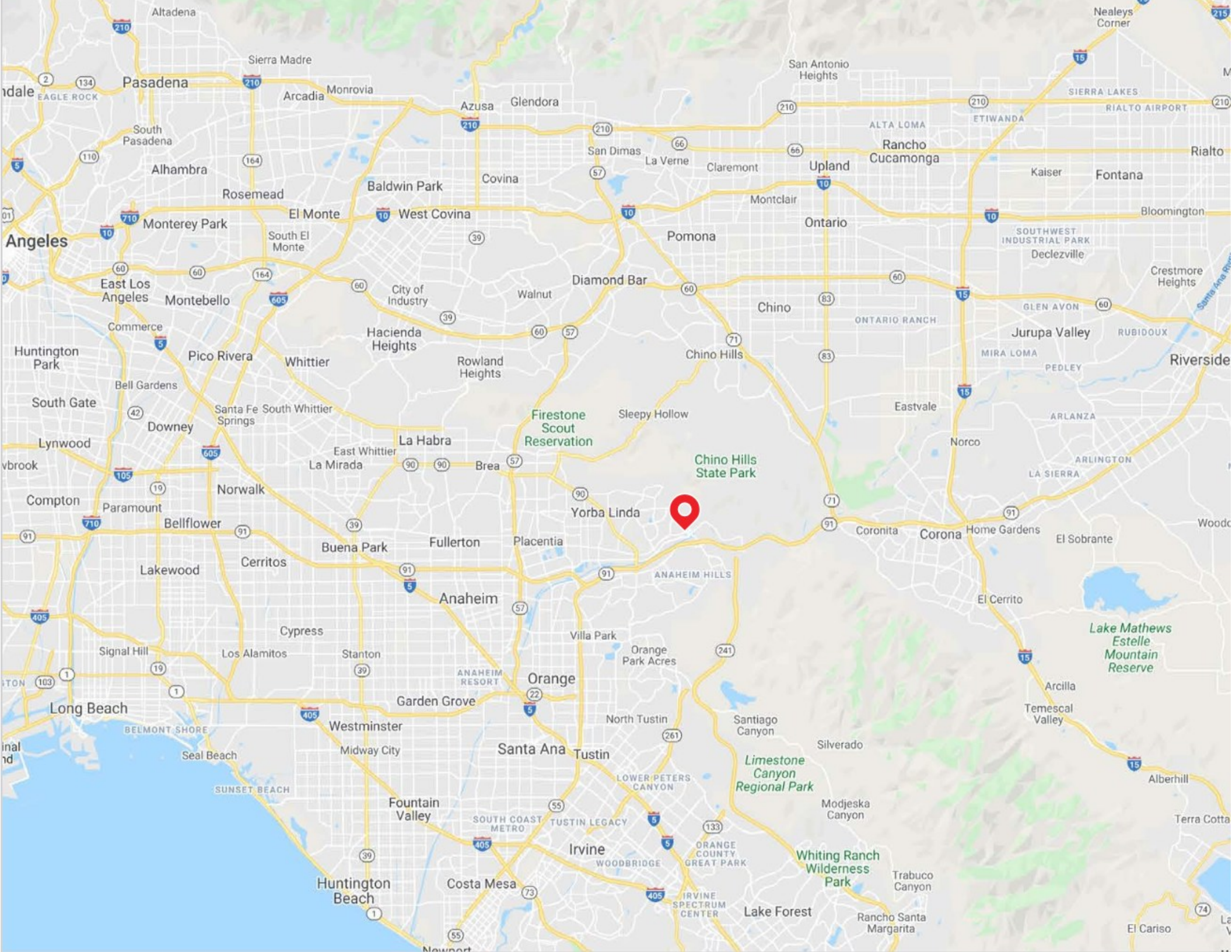
Tenant	SF
540B1 Available	1,420
540B2 Sai Sushi	1,221
540D Brow Mantra	900
560A Pink Polish Nail Salon	2,052
560C Yorba Linda Dental	1,824
17482B Supatra's Thai Bistro	2,052
Bldg 3	
550A-C Anityme Fitness (Potentially Available)	793 - 5,400
PADS	
101 Dr. Motakef	9,999
430B Jack in the Box	2,356
440 Exxon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







AMBER ROCK
— PROPERTIES —

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