

# VALUE-ADD CENTER

## NORTH ORANGE COUNTY

901-909 E YORBA LINDA BLVD | PLACENTIA, CA



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LEASING  
BROKERAGE  
INVESTMENTS

# EXECUTIVE SUMMARY

## STONEWOOD CENTER



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$9,000,000</b>
<b>Occupancy %</b>	<b>100%</b>
<b>WALT:</b>	<b>~2.5 Years</b>
Building Size:	24,371 SF
Number of Units:	16
Price / SF:	\$369.29
Cap Rate:	5.61%
NOI:	\$504,828
SubMarket:	Yorba Linda/Placentia
Traffic Count:	27,000

### EXECUTIVE HIGHLIGHTS

- ±24,371 SF neighborhood retail center located along Yorba Linda Boulevard in Placentia, California
- Strong infill North Orange County location with established surrounding residential density
- Functional multi-building layout with strong street frontage, visibility, access, and parking
- Significant value-add opportunity driven by below-market in-place rents and fragmented lease structure
- Large concentration of month-to-month tenancy creating immediate mark-to-market upside
- Opportunity to increase NOI through lease restructuring, tenant repositioning, & active management
- Flexible suite configurations allow for combination, subdivision, and remerchandising strategies
- Located in supply-constrained North Orange County retail market
- Opportunity for façade modernization, signage upgrades, and branding enhancements to improve leasing velocity and tenant quality

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## ADDITIONAL PHOTOS STONEWOOD CENTER



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## AREA INFORMATION

### STONEWOOD CENTER



#### LOCATION DESCRIPTION

The Offering is strategically positioned along a primary east-west thoroughfare serving the Orange County submarkets. The property benefits from strong street visibility and convenient access to surrounding residential neighborhoods.

The site is located within close proximity to major regional arterials and freeways providing connectivity to the broader North Orange County trade area.

The surrounding retail corridor features a mix of national and regional retailers, daily-needs services, and food operators, driving consistent consumer traffic and supporting long-term retail viability.

#### LOCATION DETAILS

Market	Orange County
County	Orange
Cross Streets	McCormack Lane
Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	57 Fwy / 91 Fwy
Nearest Airport	John Wayne Airport

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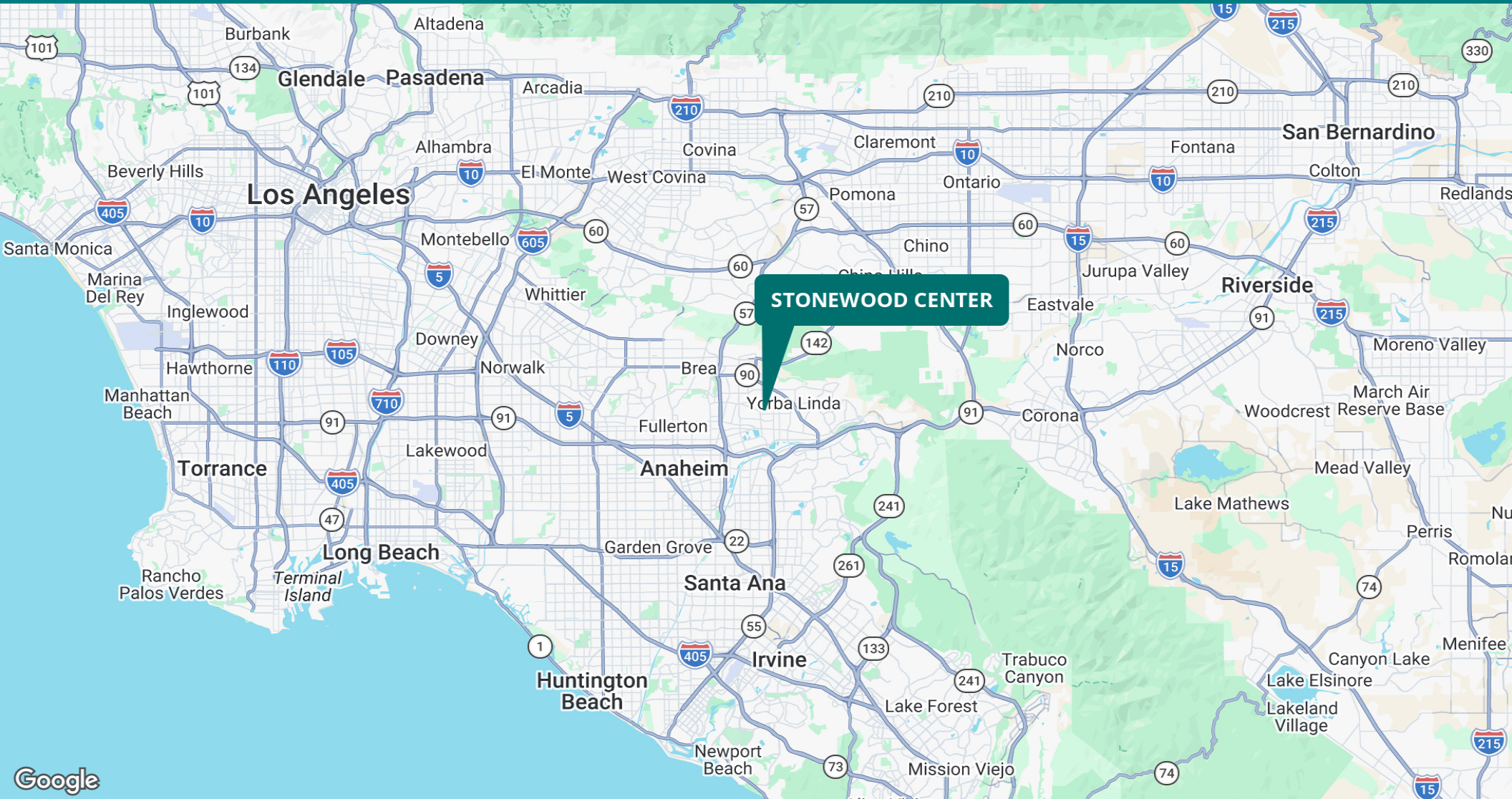
## RETAIL TRADE AREA STONEMOOD CENTER



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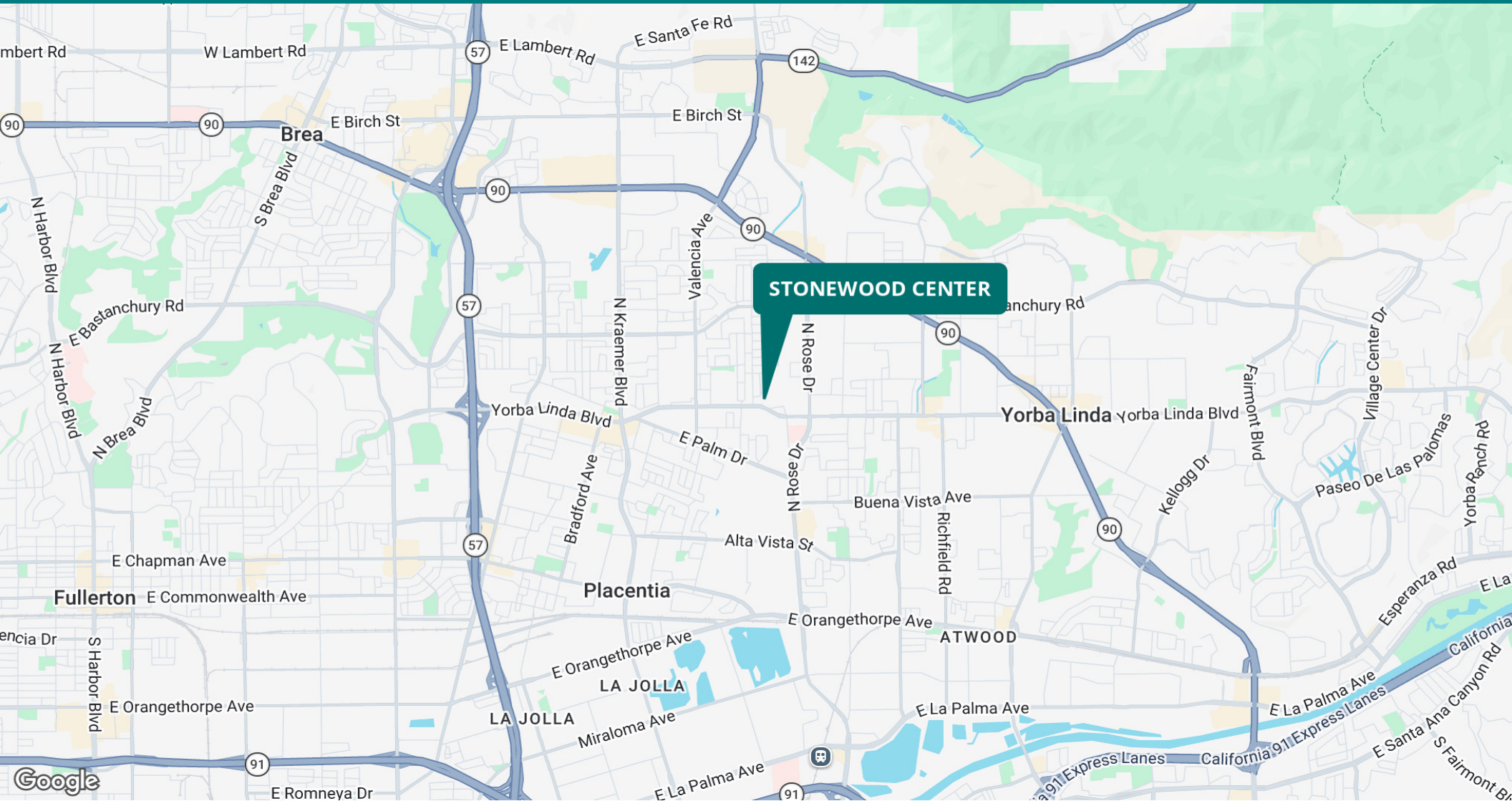
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## LOCATION MAP STONWOOD CENTER



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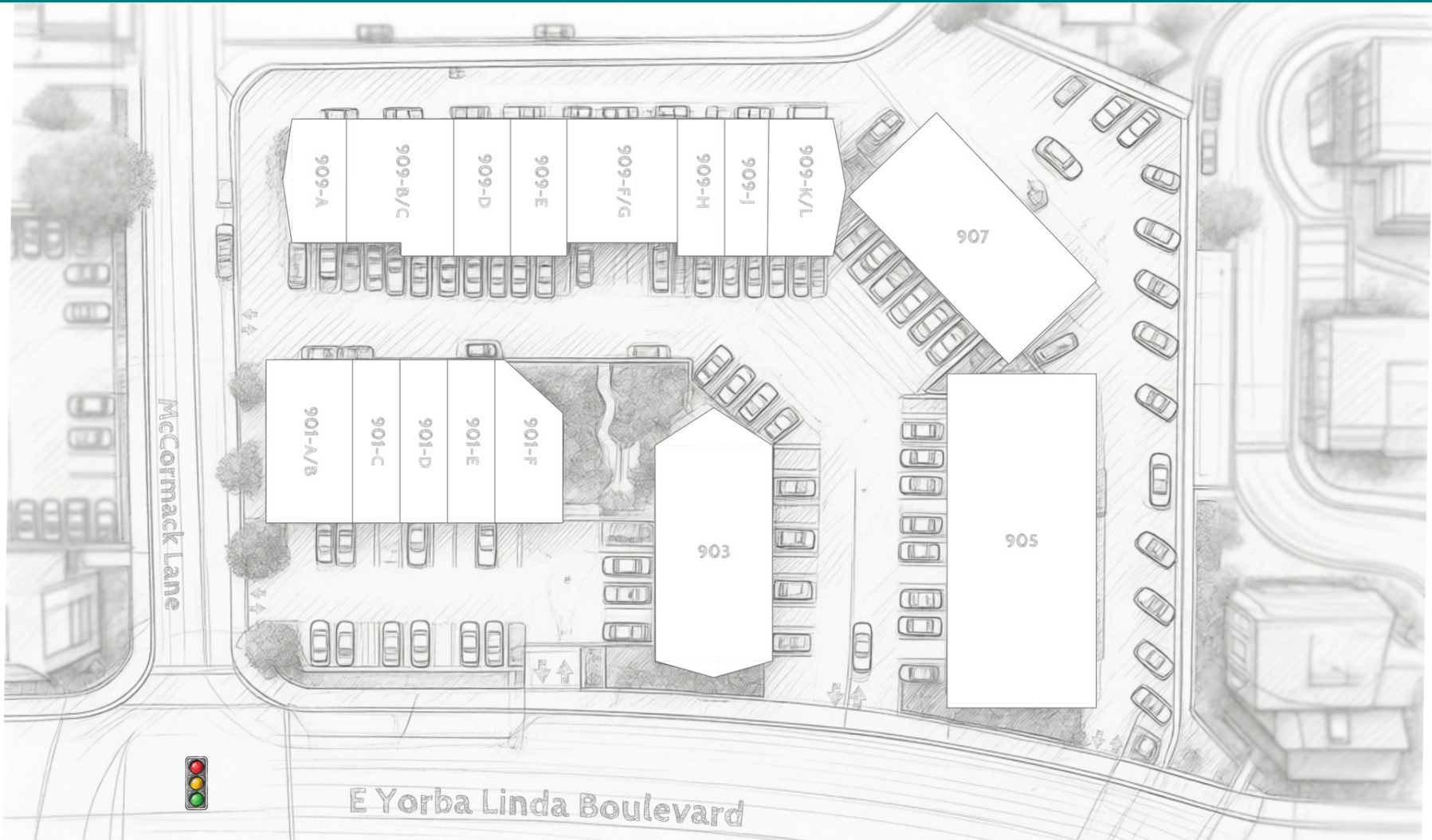
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## SITE PLAN

STONEWOOD CENTER



Not to Scale

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## MEET THE ADVISORS

### STONEWOOD CENTER



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