

JOIN
THE ANCHORS

Sierra Vista Plaza Placentia Avenue / Bastanchury Rd Placentia, CA

**Sub-Anchor
Available**
8,180 SF +/-



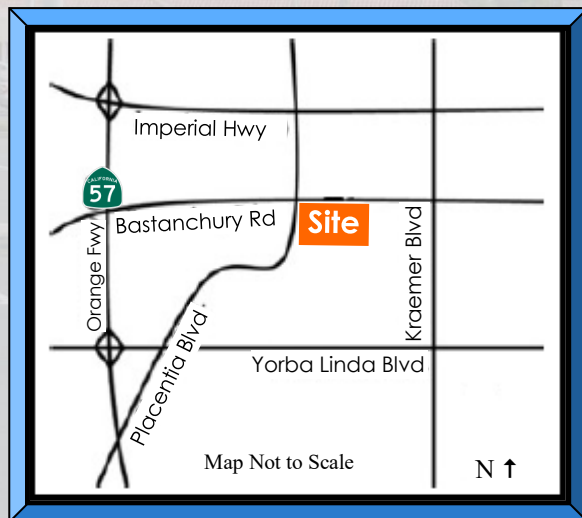
DEMOGRAPHICS:	1 Mile	2 Mile	3 Mile
Population:	29,530	86,828	158,180
Avg. HH Income:	\$96,867	\$113,393	\$118,446
ESRI (2023 est)			

**JOIN GROCERY OUTLET, CRUNCH FITNESS,
DOLLAR TREE, & ART OF DANCE AND BALLET**

**SUB ANCHOR Space - 8,180 SF
(AVAILABLE)**

Kiosk(s) Available - See Page 2

Major Pylon Signs at Both Entrances!



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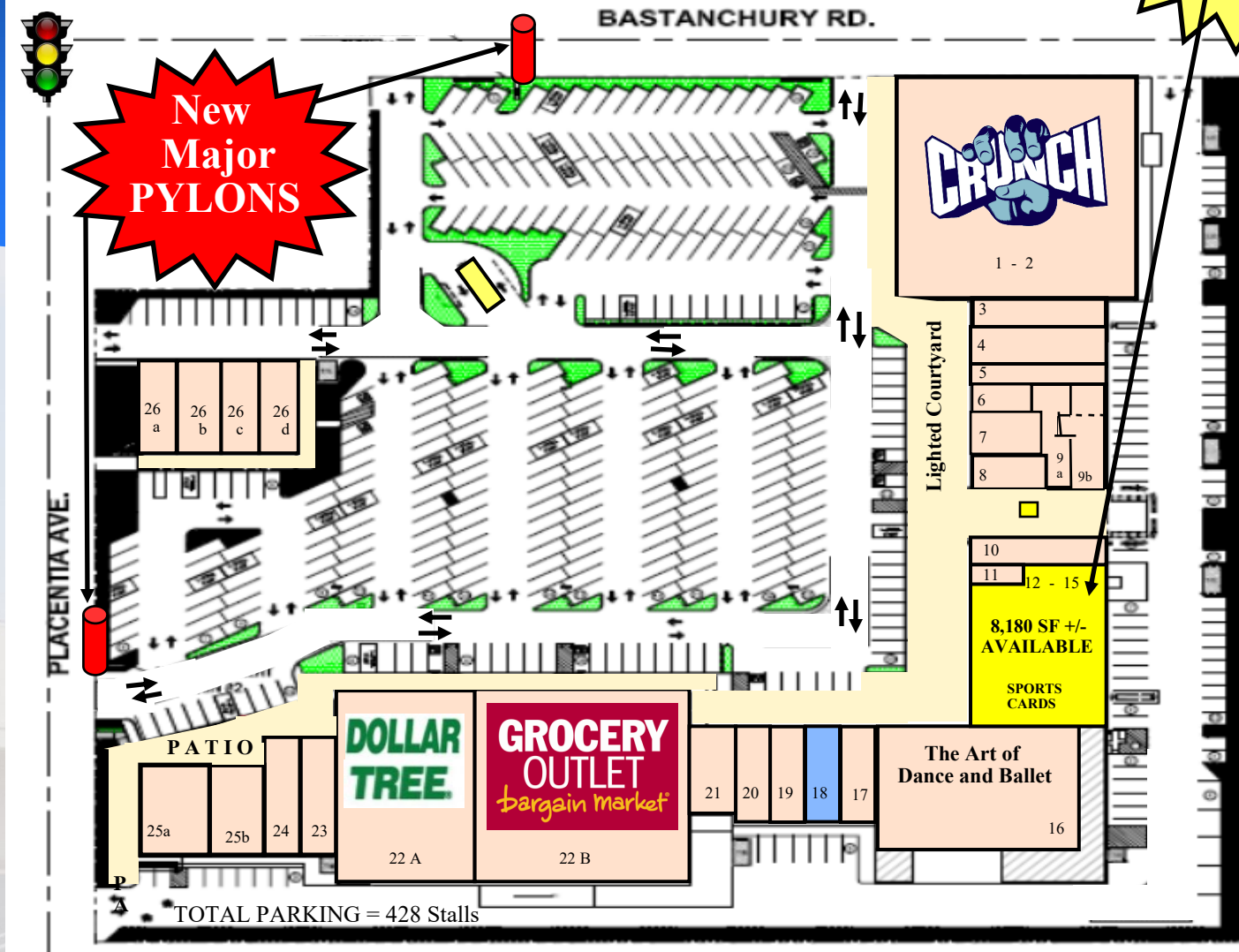
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1.-3. Crunch Fitness	22,380 SF	11. (LEASE PENDING)	668 SF	22 A. Dollar Tree	10,354 SF
4. Marital Arts	2,615 SF	12-15. Available	8,180 SF	22 B. Grocery Outlet	18,000 SF
5. Optical	1,200 SF	16. Dance & Ballet	9,460 SF	23. Tanning Salon	1,720 SF
6. Eyelash	750 SF	17. Hair Haven	1,400 SF	24. Draperies	1,720 SF
7-9a. B&C Burgers	2,365 SF	18. Lease Stage	1,400 SF	25a. Carrot & Daikon Pho	2,600 SF
9.b. Dance & Ballet	1,125 SF+/-	19. H&R Block	1,400 SF	25b. Peaberry Coffee	1,800 SF
10. Dental Office	2,000 SF	20. Aquarium	1,260 SF	26a. Donuts	1,260 SF
		21. Cleaners	1,330 SF	26b. Pizza	1,260 SF
				26c. Nail Salon	1,260 SF
				26d. Great Cuts	1,260 SF

ATM: Bank Kiosk Available

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All Square Feet (SF) shown are +/- and provided subject to field verification by prospective tenant prior to lease execution.

**PARKER
COMMERCIAL**

Brokerage Company, Inc.

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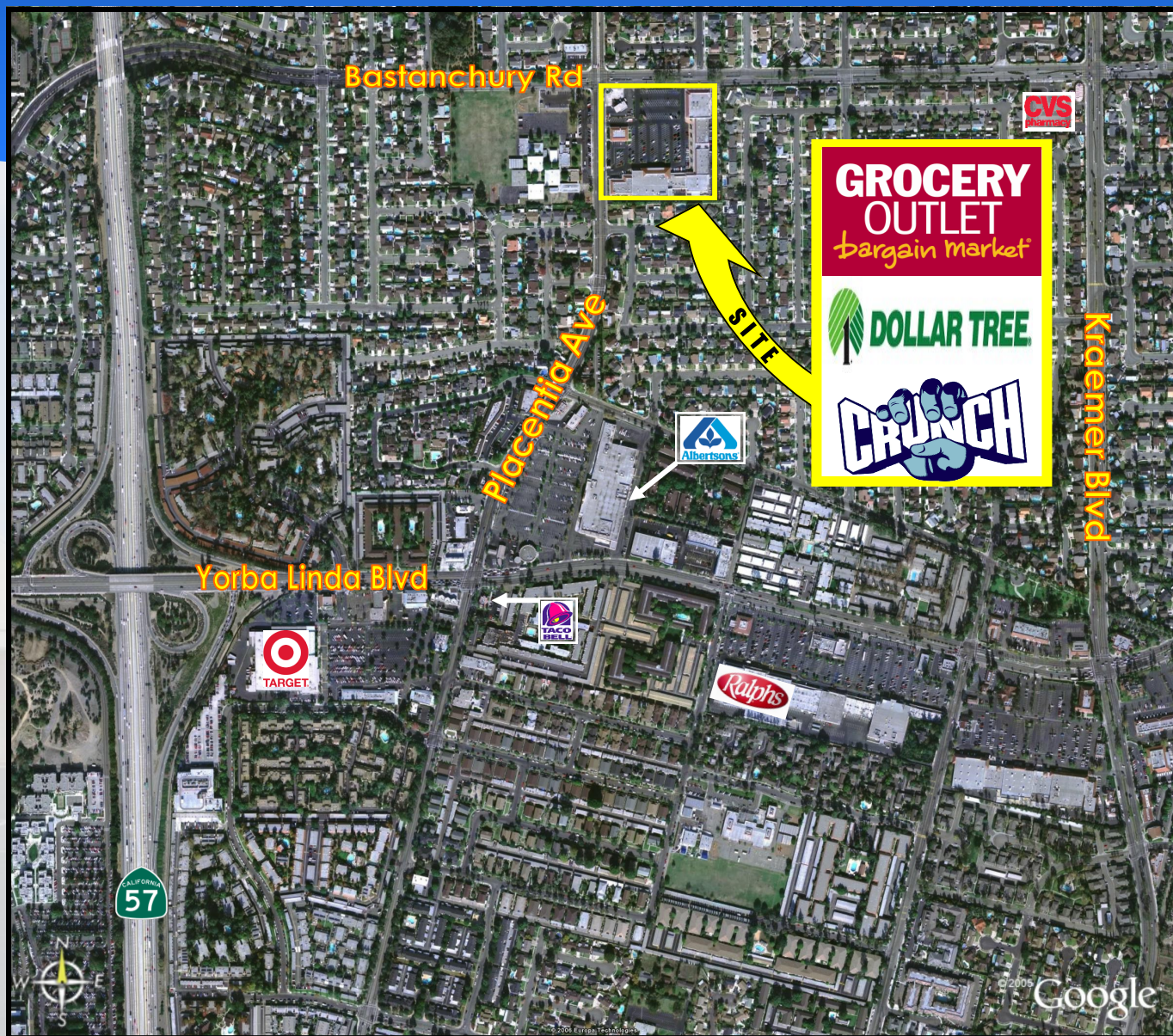
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Aerial



The businesses shown in this aerial, reflect some, but not all stores in the area. Same is provided by Parker Commercial Brokerage Company Inc., without warranty, is subject to errors and omissions, and is further provided subject to any prospective tenant making its own advance field verification, as to which stores exist within this area, or which stores that may be entertaining moving in to, or out of, this area.



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