



PROPERTY HIGHLIGHTS

- $\pm 2,700$ SF first-floor suite - available now
- Potential for a new, customized medical build-out
- Eyebrow signage available
- Approximately 4.0/1,000 SF parking
- Part of a $\pm 9,999$ SF two-story building

Build-out, use and signage are subject to lease terms and applicable approvals.



For More Information, Contact:

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GRANT LA BOUNTY

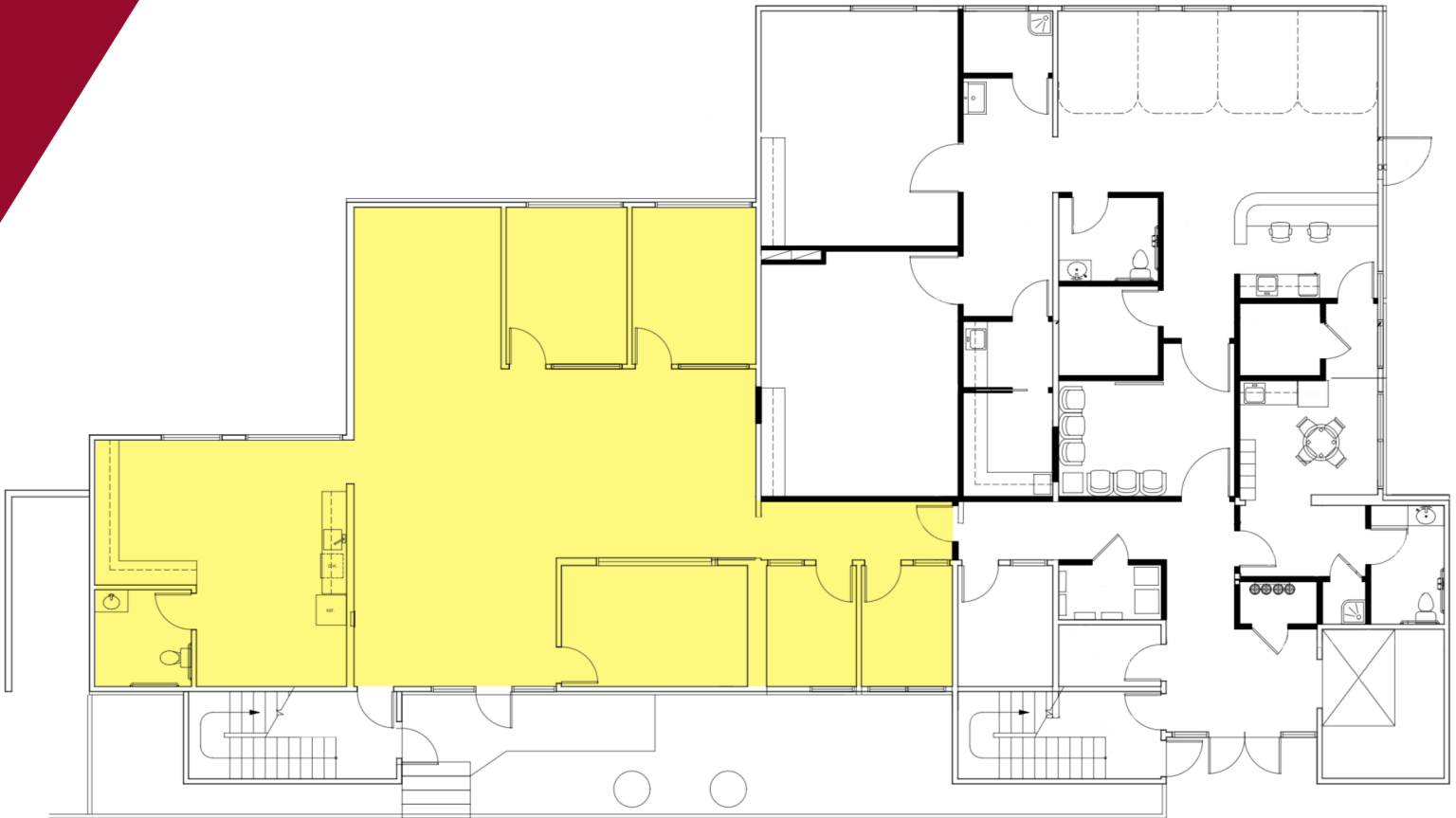
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FIRST-FLOOR PLAN

AVAILABLE SUITE - ±2,700 SF



Highlighted area represents the available suite. Existing configuration shown; final layout and use are subject to approvals.

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INTERIOR OPPORTUNITY

AVAILABLE NOW | CUSTOM MEDICAL BUILD-OUT OPPORTUNITY

The $\pm 2,700$ SF first-floor suite combines open work areas, private rooms and support space. A new, customized medical build-out may be available to align the suite with an incoming user's program.



BREAKROOM / KITCHENETTE



FLEXIBLE TREATMENT AREA



OPEN CORE + PRIVATE ROOMS



PRIVATE CONSULT ROOM

FIRST-FLOOR
LOCATION

OPEN + PRIVATE
AREAS

CUSTOM LAYOUT
OPTIONS

Existing conditions photographed June 30, 2026. Final layout, scope, timing and use are subject to lease terms and approvals.

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YORBA LINDA AT A GLANCE

65,632

2025 EST.
POPULATION

\$157,582

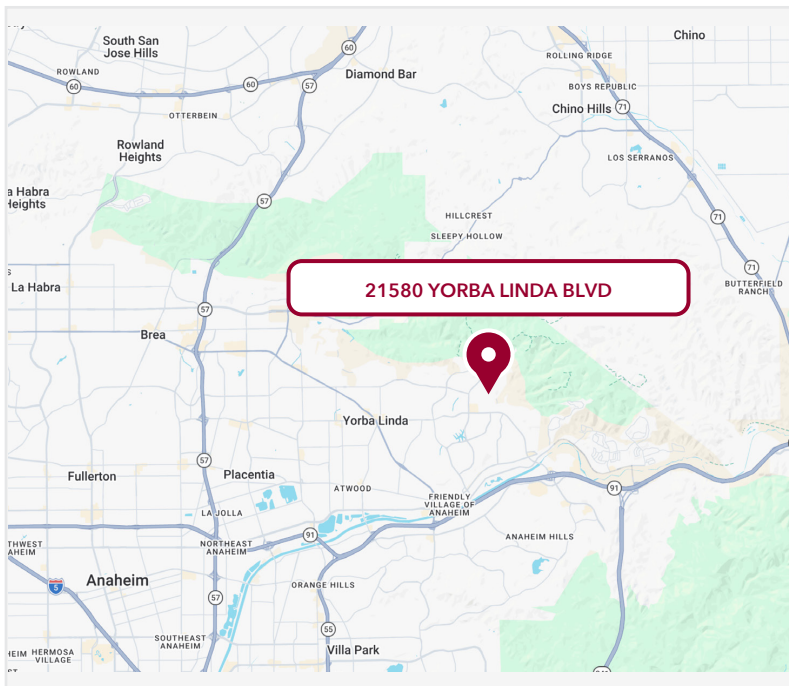
MEDIAN HOUSEHOLD
INCOME

20.9%

RESIDENTS
AGE 65+

56.2%

BACHELOR'S DEGREE
OR HIGHER



A STRONG SETTING FOR HEALTHCARE

Yorba Linda's 'Land of Gracious Living' combines a high-income, highly educated residential base with a meaningful 65+ population - a compelling setting for medical, wellness and professional-service users.

CONNECTED EASTERN YORBA LINDA LOCATION

Positioned within Yorba Canyon Center, the suite offers convenient access to SR-91 and serves eastern Yorba Linda and surrounding North Orange County communities.

- Near Savi Ranch and neighborhood retail amenities
- EV charging available near the building entrance
- Prominent first-floor medical / professional opportunity

~35% ABOVE ORANGE COUNTY

Yorba Linda median household income

Source: U.S. Census Bureau QuickFacts. Population: July 1, 2025 estimate; other metrics: 2020-2024 estimates. Citywide figures, not property-radius demographics.

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