## PLACENTIA VILLAGE PLAZA

1418-1430 NORTH KRAEMER BOULEVARD PLACENTIA, CA 92870



**FOR LEASE** 

397-4,250 SQUARE FEET AVAILABLE

## **PROPERTY FEATURES**

- Prime shop space opportunities ranging from ±400 ±4,300 square feet.
- Strategically located on Yorba Linda Boulevard, Placentia's main retail corridor.
- Tenants benefit from visibility to high volume intersection with approximately 52,000 cars per day.
- Close proximity to such notable tenants in the market as Target, Ralphs, Albertsons, CVS/Pharmacy, Walgreens, Ross and Office Max.
- Dense, affluent customer base within surrounding neighborhood.

## TRAFFIC COUNTS (Costar 2014)

- 25,000 Average Daily Traffic on Kraemer Boulevard
- 26,000 Average Daily Traffic on Yorba Linda Boulevard

DEMOGRAPHICS	I MILE	3 MILES	5 MILES
2014 EST. POPULATION	28,963	151,973	385,084
2019 FORECAST POPULATION	29,327	156,365	393,549
AVERAGE H.H. INCOME	\$88,043	\$96,955	\$96,650
DAYTIME POPULATION	4,151	88,386	183,321











For more information, please contact:

KEVIN HANSEN CHRIS WALTON

 Senior Associate
 Senior Director

 (949) 930-2471
 (949) 930-9206

Lic. #1937047 Lic. #1839264

CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.

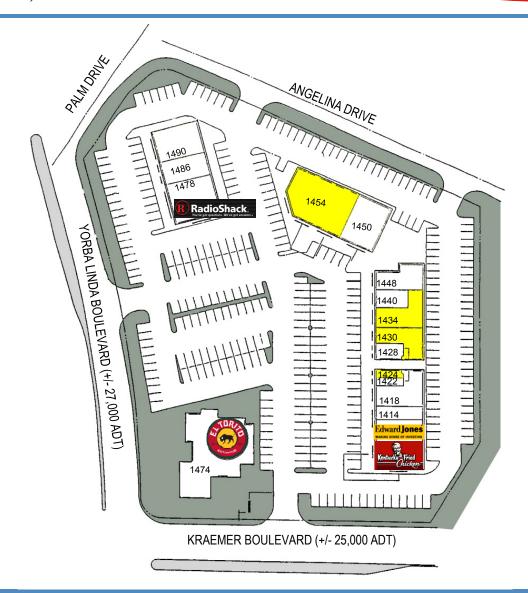
Lic. #616335 2020 Main Street, Suite 1000 Irvine, CA 92614 www.cushmanwakefield.com

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(If any) is actually received from such principal. (If a copy of the rates and conditions referred to above with respect to this property is available upon request.)

## 1418-1430 North Kraemer Boulevard - Placentia, CA 92870

1404KFC1412Edward Jones1414Beauty Body Care1418Angels Nails Spa1422Diane's Tailor Shop1424Available1428Dr. Richard L. Vermi	2,700 990 990
<ul> <li>1414 Beauty Body Care</li> <li>1418 Angels Nails Spa</li> <li>1422 Diane's Tailor Shop</li> <li>1424 Available</li> <li>1428 Dr. Richard L. Vermi</li> </ul>	
<ul> <li>1418 Angels Nails Spa</li> <li>1422 Diane's Tailor Shop</li> <li>1424 Available</li> <li>1428 Dr. Richard L. Vermi</li> </ul>	990
1422 Diane's Tailor Shop  1424 Available  1428 Dr. Richard L. Vermi	
1424Available1428Dr. Richard L. Vermi	1,916
1428 Dr. Richard L. Vermi	397
	397
1.420 A 31.11	787
1430 Available	1,496
1434 Available	1,932
1440 Dr. Justin Chien, D.D.S.	1,008
1448 Jing-Hang Restaurant	1,800
1450 Meat Up BBQ	3,000
1454 Available	4,250
1474 El Torito	7,997
1478 Radio Shack	3,000
1486 Saigon Noodle House	1,800
1490 Sengoku Restaurant	2,400



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