

REMODEL COMING SOON

→ The ←
VILLAGE
AT EAST LAKE

20355-20655 YORBA LINDA BOULEVARD
YORBA LINDA, CA 92886



**RETAIL
FOR LEASE**



**Newmark
Knight Frank**

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Join an amazing tenant lineup...



Property Highlights



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Complete shopping center façade upgrades in addition to common area improvements including additional dining and seating areas.



Strategically located grocery and drug anchored neighborhood shopping center in the heart of Yorba Linda, one of Orange County’s most affluent and dense trade areas.



Offers a strong and diverse tenant mix, including a multitude of restaurant, retail, and medical services. Notable tenants include CVS/pharmacy, Vons, Sola Salon Studios, Starbucks, Nekter, Rubios, Fitness 19, Big 5 Sporting Goods, Union Bank, Chase Bank, Wells Fargo, Massage Envy, and more.



Convenient access via multiple ingress/egress points on Yorba Linda Boulevard, experiencing ±21,114 cars per day and Villlage Center Drive, experiencing ±11,821 cars per day.



In close proximity to multiple elementary, middle, and high schools in the immediate area.



Daytime population in a 3-mile radius is over 76,000 people. Average Household Incomes within a 1-mile radius is \$201,831.



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Tenant Roster

STE	TENANT	SQ. FT.
A/B-A	The Coop	3,000
A/B-B	Salvosa Dental Office	1,950
A/B-C	Union Bank	5,000
C-1	Fitness 19	19,831
C-2	Available	9,819
C-3	Available	10,328
C-4	Available	4,314
D-1-2	Massage Envy	3,440
D-3	Lettuce Wok N Roll	2,540
D-4-5	Happiness Nails	2,100
D-6	Dirty Dog Groom & Board	1,200
D-7	H&R Block	1,200
D-8	Available	900
D-9	Eye Level Learning Center (Available 5/1/21)	1,200
D-10	Mark Allen Physical Therapy	2,245
D-11	Weight Watchers	1,108
D-12-14	Leslie's Pool Supplies	2,908
D-15	Salon Midori	1,695
D-16	Dr. Bae	2,105
E	CVS Pharmacy	25,009
F-1	Available	1,500
F-2-5	Sola Salon Studios	5,460
F-6-7	Joaquin's Mexican Restaurant	2,515
G-1	Available	800
G-2	Available	5,450

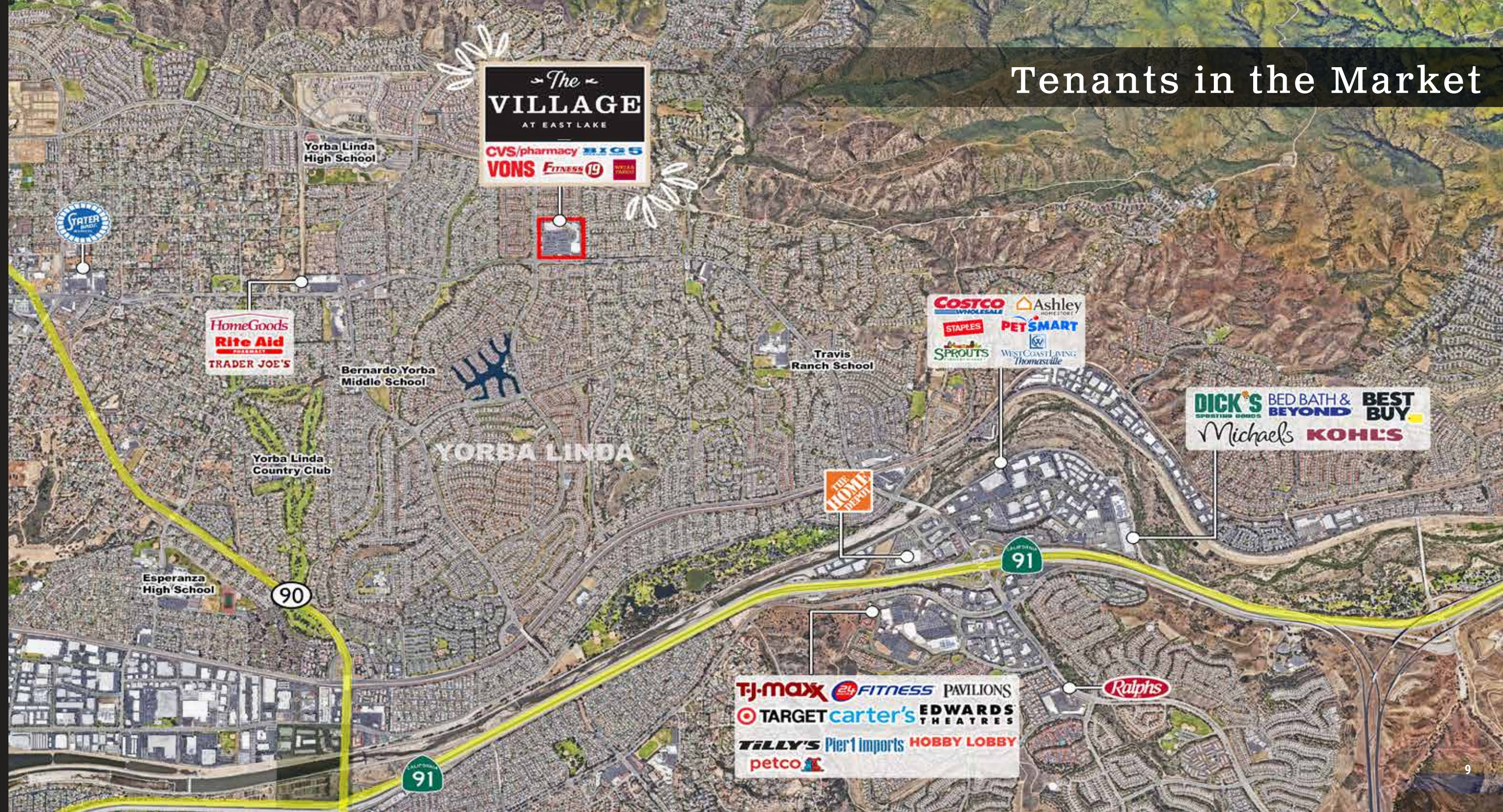
STE	TENANT	SQ. FT.
H	Big 5 Sporting Goods	10,800
J	Vons	42,600
K-1	Eastlake One Day Cleaners	1,400
K-2	UPS Store	1,000
K-3-4	IvyMax	1,750
K-5	Eastlake Chiropractic	1,000
K-6	Eastlake Acupuncture Clinic	1,000
K-7	Eastlake Village Dental	2,250
L-2	Simon Hon, D.M.D.I.	1,880
L-3	Andrey Eng, D.D.S	1,600
L-4	Charles Bittel, O.D.	1,500
M	Chase Bank	6,000
N	Wells Fargo	4,550
O	Oceans and Earth	3,013
P-A	Churned Creamery	1,610
P-B	Available	2,000
P-C	Tampopo Sushi Restaurant	1,493
P-D	Subway	1,397
P-E	Nekter Juice Bar	1,397
P-F	Rubio's Baja Grill	1,996
Q	Starbucks	3,355
R-1	Urgent Care/Placentia-Linda Hospital	6,000
R-2	Fantastic Sam's	1,200
R-3	Verizon Wireless	1,080

Site Plan

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Tenants in the Market



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CVS/pharmacy **BIG 5**
VONS **FITNESS 19** **WALTA TARGO**

HomeGoods
Rite Aid
TRADER JOE'S

COSTCO WHOLESALE **Ashley HOMESTORE**
STAPLES **PET SMART**
SPROUTS **WEST COAST LIVING Thomasville**

DICK'S SPORTING GOODS **BED BATH & BEYOND** **BEST BUY**
Michaels **KOHL'S**

TJ-maxx **24 FITNESS** **PAVILIONS**
TARGET **carter's** **EDWARDS THEATRES**
TILLY'S **Pier 1 imports** **HOBBY LOBBY**
petco

Ralphs

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Total Population	14,290	76,249	185,129
2024 Total Population	15,012	78,994	191,902
2019-2024 Annual Rate	0.99%	0.71%	0.72%
Total Businesses	330	3,899	8,490
Total Employees	2,040	32,131	71,674
Total Daytime Population	9,326	73,875	169,259
2018 Median Age	46.9	43.2	42.6
HOUSEHOLDS			
2019 Household	4,602	25,407	62,051
2019 Average Household Size	3.1	2.99	2.98
2019 Housing Units	4,645	26,106	63,877
Owner Occupied Housing Units	4201	20485	49262
Renter Occupied Housing Units	401	4922	12788
Vacant Housing Units	43.00	699.00	1826.00
2019 Median Home Value	\$856,297	\$806,716	\$763,631
INCOME			
2019 Average Household Income	\$201,831	\$162,253	\$159,963
<\$15,000	1.40%	2.60%	3.10%
\$15,000-\$24,999	1.50%	3.80%	3.70%
\$25,000-\$34,999	1.70%	2.90%	3.10%
\$35,000-\$49,999	2.80%	5.60%	5.50%
\$50,000-\$74,999	7.60%	11.50%	10.70%
\$75,000-\$99,999	11.00%	12.10%	12.20%
\$100,000-\$149,999	22.80%	22.40%	22.90%
\$150,000-\$199,999	19.00%	14.90%	15.20%
\$200,000+	32.20%	24.10%	23.60%
2019 Median Household Income	\$152,136	\$120,266	\$120,193
2019 Per Capita Income	\$65,576	\$53,981	\$53,639
2019 Average Household Income	\$201,831	\$162,253	\$159,963



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For further information please contact:

KEVIN HANSEN
Associate Director
949.608.2194
khansen@ngkf.com
CA RE Lic. #01937047

JOHN JENNINGS
Senior Managing Director
858.875.5927
jjennings@ngkf.com
CA RE Lic. #01215740



18401 Von Karman Avenue, Suite 150
Irvine, CA 92612
949.608.2000
Corporate CA RE Lic. #01355491

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