

FOR LEASE
± 45,345 SF
EXPANDABLE ANCHOR

VALLEY VIEW CENTER
17474 - 17568 YORBA LINDA BOULEVARD | YORBA LINDA, CA

PROPERTY HIGHLIGHTS

- Centrally located in a growing market with amazing visibility, ample parking, easy access and signalized entrance.
- Surrounded by desirable demographics within well-established communities and near local points of interest.
- Anchored by Sprouts Farmer's Market, Chase Bank and KFC.



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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VALLEY VIEW CENTER

17474-17568 YORBA LINDA BLVD. | YORBA LINDA, CA



CURRENT AVAILABILITIES

STE.	TENANT	SF
17484	Fantastic Sams	1,200
17486	Yogurtland	1,154
17488	Kim's Taekwondo	1,890
17490A	Chase Bank	4,396
17580	KFC	1,800
17550	Montessori School	4,000
17568	Available	5,000
17570	Pawradise Grooming	1,010
17524	Lemon Tree Massage	1,819
17528	Edward Jones	900
17530	Kumon	900
17532	Veterinary Hospital	1,800
17536	Lemon Tree Salon	1,800
17540	Dr. Thein, D.D.S.	1,200
Bldg. 5	Available	45,345
17482A	Sprouts	27,116
17482B	Bamboo Nail Salon	1,700
17482C	O.C.Credit Union	3,076
17474	Starbucks	1,300
17476	Sport Clips	965
17478	Dry Cleaner	1,287
17480	See's Candies	975

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TRADE AREA

VALLEY VIEW SHOPPING CENTER

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	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	14,276	103,554	266,022
	2010 Population	15,117	115,360	284,206
	2020 Population	15,928	125,580	303,098
	2025 Population	16,359	130,151	312,225
	2010-2020 Annual Rate	0.51%	0.83%	0.63%
	2020-2025 Annual Rate	0.54%	0.72%	0.60%
	2020 Median Age	42.6	39.7	38.7
	Total Businesses	804	7,232	17,262
	Total Employees	5,600	64,509	161,669
	HOUSEHOLDS	2000 Households	4,603	35,508
2010 Households		5,035	39,599	95,081
2020 Total Households		5,228	42,018	99,081
2025 Total Households		5,339	43,263	101,406
2010-2020 Annual Rate		0.37%	0.58%	0.40%
2020-2025 Annual Rate		0.42%	0.59%	0.46%
2020 Average Household Size		3.02	2.97	3.03
INCOME	2020 Median Household Income	\$121,114	\$106,902	\$103,131
	2025 Median Household Income	\$133,403	\$115,672	\$110,705
	2020 Average Household Income	\$149,153	\$139,735	\$137,018
	2025 Average Household Income	\$167,991	\$156,388	\$152,542
HOUSING	2020 Total Housing Units	5,361	43,636	103,138
	2020 Owner Occupied Housing Units	4,093	28,639	64,333
	2020 Renter Occupied Housing Units	1,135	13,379	34,747
	2020 Vacant Housing Units	133	1,618	4,057
	2020 Median Home Value	\$742,775	\$718,224	\$711,962
	2020 Average Home Value	\$845,915	\$825,784	\$811,024

YORBA LINDA SNAPSHOT



68,769

Total Population



22,587

Total Households



\$180,587

Avg. H.H. Income



85,538

Daytime Population

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