

# 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	1 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

2015, Experian Marketing Solutions, Inc.



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RETAIL  
FOR LEASE

SUITE	TENANT	SQ. FT.
1404	KFC	2,700
1412	Edward Jones	990
1414	Beauty Body Care	990
1418	Angels Nails Spa	1,916
1422	Diane's Tailor Shop	397
<b>1424</b>	<b>Available</b>	<b>397</b>
1428	Dr. Richard L. Vermi	787
<b>1430</b>	<b>Available</b>	<b>1,496</b>
<b>1434</b>	<b>Available</b>	<b>1,932</b>
1440	Dr. Justin Chien, D.D.S.	1,008
1448	Jing-Hang Restaurant	1,800
1450	Meat Up BBQ	3,000
<b>1454</b>	<b>Available</b>	<b>4,250</b>
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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