

For Lease

Excellent Retail Opportunity
Along Yorba Linda Blvd.



21480 & 21580 YORBA LINDA BLVD. | Yorba Linda , CA



Blake Kaplan
Vice President
License #02001158
+1 909 702 3367
blake.kaplan@am.jll.com

Jared Davis
Vice President
License #01504667
+1 949 296 3602
jaredc.davis@am.jll.com

Erik Westedt
Senior Vice President
License #01372758

us.jll.com/retail





Property Highlights

Yorba Canyon Center | 21480 & 21580 Yorba Linda Blvd.

- Retail shops and pads available
- Easy access to the 91 Freeway with over 256,000 cars per day
- Yorba Linda is one of the wealthiest cities in Southern CA with Median Household Incomes that exceed \$120,000 per year
- Anchored by Smart & Final Extra
- Neighboring tenants include Anytime Fitness, Waba Grill, Jack in the Box, Citibank & Circle K
- Monument Signage Available



DEMOGRAPHICS

	1 mile ▼	3 miles ▼	5 miles ▼
	8,796 Total Population	83,956 Total Population	147,806 Total Population
	45.1 Median Age	43.1 Median Age	42.7 Median Age
	\$165,280 Ave. HH Income	\$165,868 Ave. HH Income	\$165,025 Ave. HH Income
	\$753,611 Median Home Value	\$785,229 Median Home Value	\$793,946 Median Home Value

Subject Property

Yorba Canyon Center

citibank

Smart & Final
extra!



WaBa



ANYTIME FITNESS



COSTCO
WHOLESALE

Savi Ranch

BEST BUY

buy buy BABY

KOHL'S

DICK'S
SPORTING GOODS

BED BATH & BEYOND

Michaels
Where Creativity Happens™

FRIDAYS

STAPLES

PET SMART



±256,000 CPD

Anaheim Hills Festival

target carter's



HOBBY LOBBY



24 FITNESS

PAVILIONS

Stein Mart

T.J. MAXX

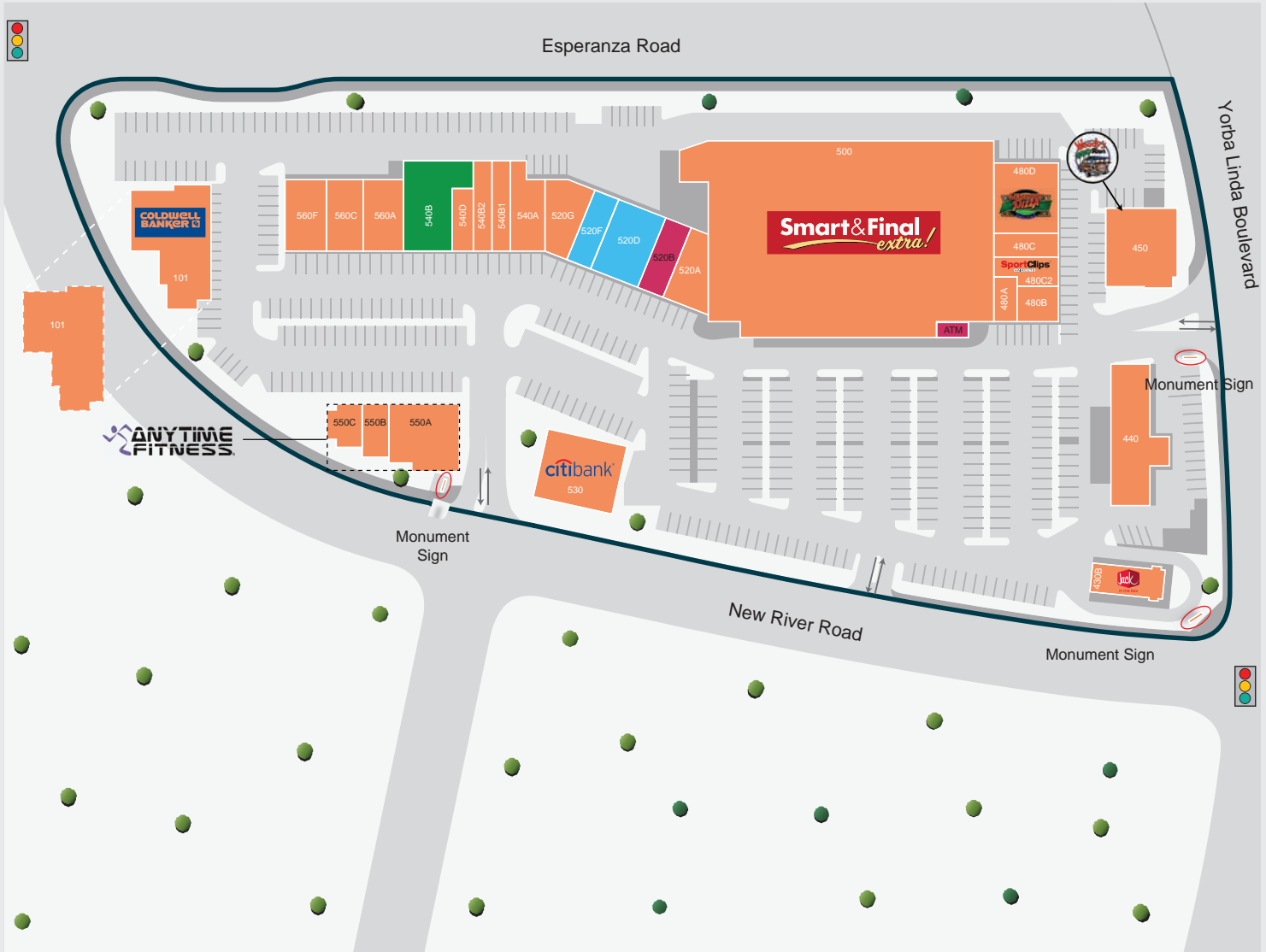


REGAL CINEMAS

Ralphs

CVS
pharmacy

Area Retail



TENANT SUMMARY

Unit	Tenant	Square Feet
SHOP 1		
480A	Grumpy's Donuts	880
480B	Waba Grill	1,510
480C	Jimmy's Poke	1,200
480C2	Sports Clips	1,132
480D	Lamp Post Pizza	2,940
500	Smart & Final Extra	42,743
ATM	Available	-
SHOP 2		
520A	Yorba Canyon	1,662
520B	Available	1,677
520D	The Vanity Room	3,120
520F	Tanning Salon	1,382
520G	EZ Pack & Ship	1,677
540A	Purty's Day Spa	2,203
540B	Lease Negotiations	3,170
540B1	Pickled Daikon	1,420
540B2	Sai Sushi	1,221
540D	Brow Mantra	900
560A	Pink Polish Nail Salon	2,052
560C	Yorba Linda Dental	1,824
560F	Supatra's Thai Bistro	2,052
SHOP 3		
550A	Anytime Fitness	3,700
550B	Anytime Fitness	920
550C	Anytime Fitness	780
PADS		
101	Coldwell Banker	9,999
430B	Jack In The Box	2,356
440	Exxon Mobil Circle K	972
450	Woody's Diner	3,500
530	Citibank	4,000

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Site Plan

- Available
- Month to Month
- Lease Negotiations



*Achieve
Ambitions*

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