

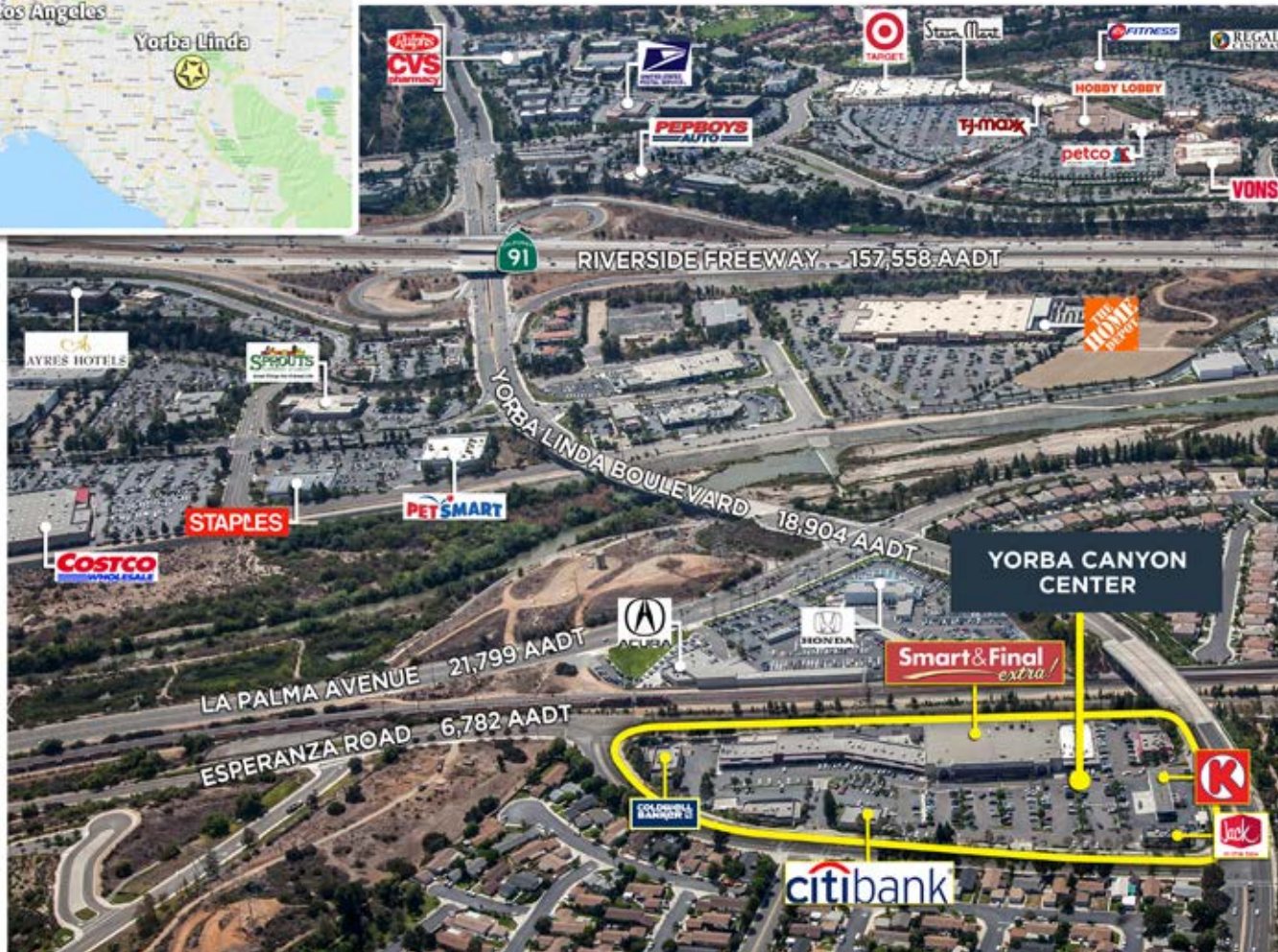


YORBA
CANYON
CENTER



YORBA CANYON CENTER

21460 Yorba Linda Boulevard, Yorba Linda, California



KEY HIGHLIGHTS

- Easy access to the 91 Freeway and Yorba Linda Blvd.
- Active and expanding market in a business friendly environment
- Listed as one of the best places to live by CNN Money magazine, Yorba Linda is one of Orange County's fastest growing communities
- Household incomes in the top quartile for Orange County and California, averaging \$171,000 within 3 miles of the Center
- Anchored by high-performing Smart & Final Extra
- Strong diversity of tenants that attract consistent traffic and business to the Center including Citibank, Jack in the Box, Anytime Fitness, and Coldwell Banker
- New electric car charging stations on-site
- Renovation planned in near future

Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

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PROPERTY DETAILS

Land Area	5.34 Acres
GLA	58,136 Sq. Ft.
Parking	475 Stalls

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,440	83,682	145,794
Average Income	\$171,215	\$171,370	\$172,572



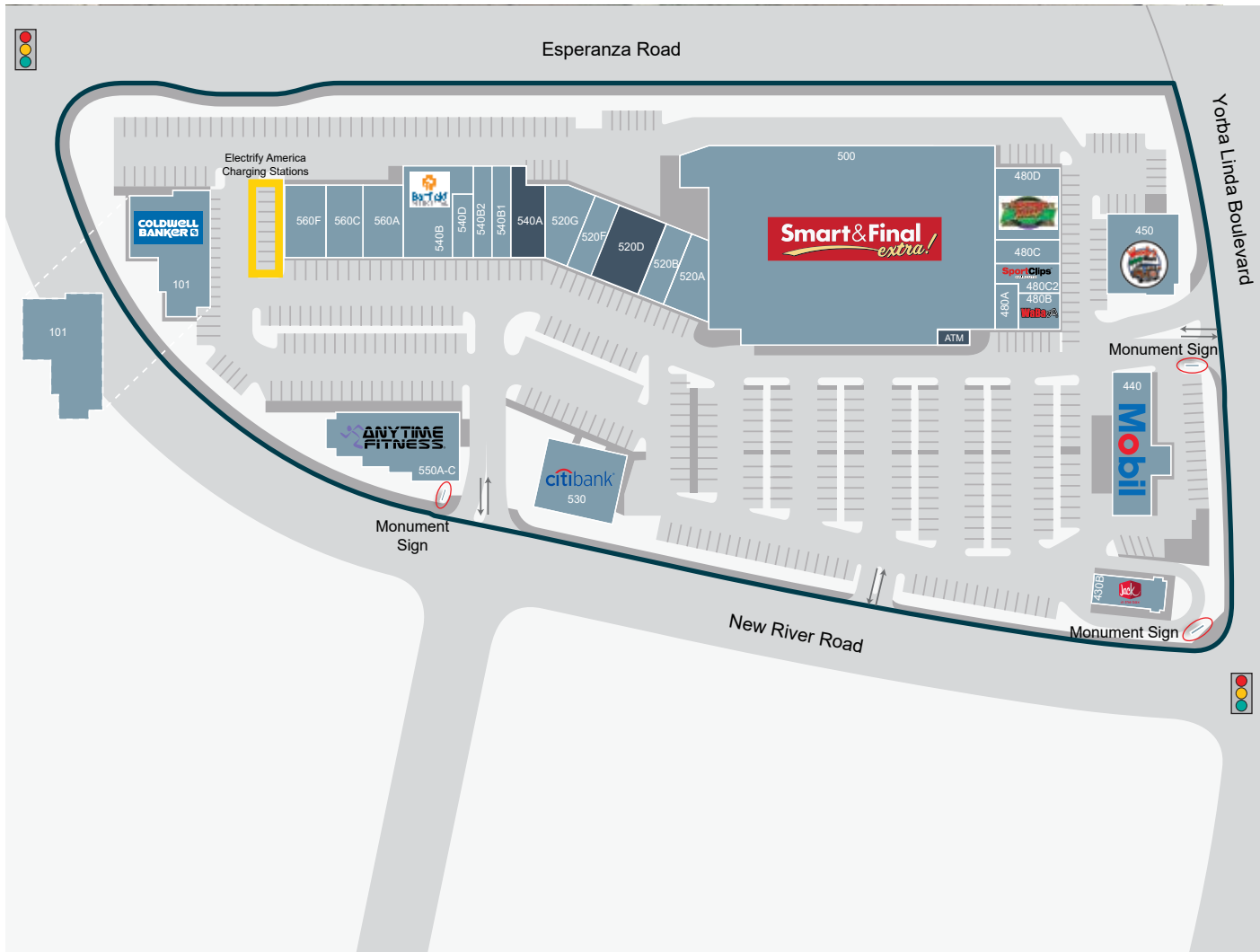
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TENANT SUMMARY

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 Cleaners	1,662
520B	Nixi Taekwondo	1,677
520D	Available	3,120
520F	Sun Studio	1,382
520G	EZ Pack & Ship	1,677
540A	Available	2,203
540B	Banfield	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-C	Anytime Fitness	5,400
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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