



VALLEY VIEW  
SHOPPING  
CENTER  
YORBA LINDA, CA

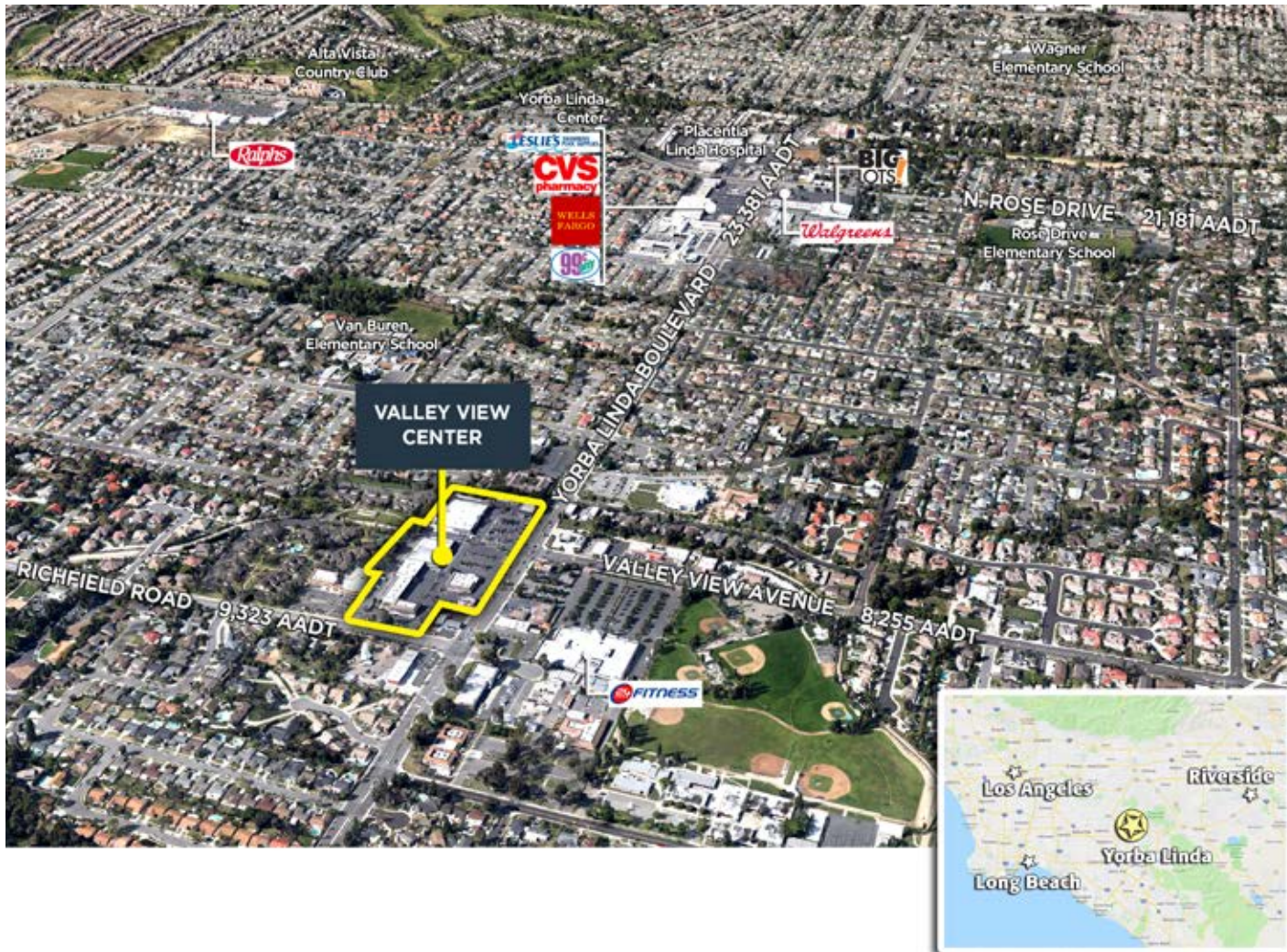


  
**VALUEROCK**



# VALLEY VIEW SHOPPING CENTER

17474 - 17568 Yorba Linda Boulevard, Yorba Linda, CA



## KEY HIGHLIGHTS

- Great location, amazing visibility, easy access and signalized entrance from Yorba Linda Blvd. and Valley View Ave
- Centrally located within well-established communities and near local points of interest (Richard Nixon Library)
- Desirable demographics and growing market
- Ample parking
- Anchored by Sprouts Farmer's Market, Chase Bank and KFC

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## SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	16,506	124,825	297,681
Average Income	\$145,215	\$140,579	\$136,843

## PROPERTY DETAILS

Land Area	8.8 Acres
GLA	110,021 Sq. Ft.
Parking	513 Stalls



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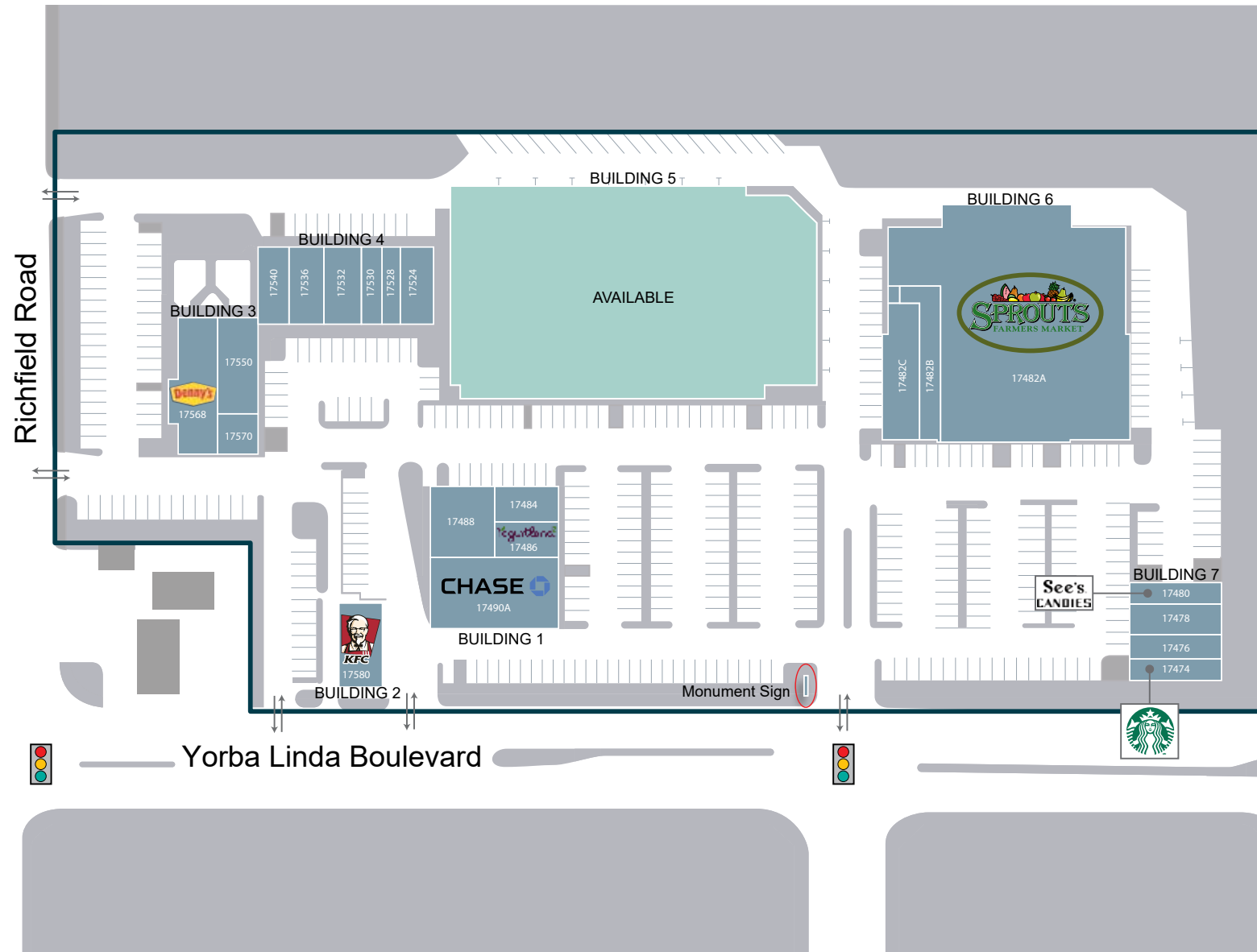
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## TENANT SUMMARY

Unit	Tenant	Square Feet
<b>Building 1</b>		
17484	Fantastic Sams	1,200
17486	Yogurtland	1,154
17488	Kim's Taekwondo	1,890
17490A	Chase Bank	4,396
<b>Building 2</b>		
17580	KFC	1,800
<b>Building 3</b>		
17550	Montessori School	4,000
<b>17568</b>	<b>Denny's (Coming Soon)</b>	<b>5,000</b>
17570	Pawradise Grooming	1,010
<b>Building 4</b>		
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
<b>Building 5</b>		
-	<b>Available</b>	<b>34,900</b>
<b>Building 6</b>		
17482A	Sprouts	27,116
17482B	Bamboo Nail Salon	1,700
17482C	OC Credit Union	3,076
<b>Building 7</b>		
17474	Starbucks	1,300
17476	Sport Clips	965
17478	Dry Cleaner	1,287
17480	See's Candies	975

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