



MATTHEWS
REAL ESTATE INVESTMENT SERVICES



21480
YORBA LINDA BLVD | YORBA LINDA, CA 92887



AVAILABLE FOR LEASE
YORBA CANYON CENTER















AVAILABLE

UNIT 480D

- Lamppost Pizza (Second Gen Restaurant)
(Potentially Available) - 2,940 SF

UNIT 520F

- Sun Studio (Potentially Available) - 1,382 SF

UNIT 520G

- (Currently OC Pack & Ship) - 1,677 SF
Expires 9/1/24

UNIT 540B1

- Available - 1,420 SF (Negotiable)

NNN's are \$1.00PSF

PROPERTY HIGHLIGHTS

- Anchored by high-performing Smart & Final Extra, Citibank, Jack in the Box, Banfield, Circle K, Woody's Diner, Waba Grill, Coldwell Banker and many more!
- Convenient access to the 91 Freeway, Yorba Linda Blvd, and the surrounding high income neighborhoods
- Active and expanding market in a business friendly environment
- Listed as one of the best places to live by CNN Money magazine
- Household incomes in the top quartile for Orange County and California, averaging \$168,000 within 3 miles of the Center
- Strong diversity of tenants that attract consistent traffic and business to the Center.
- New electric car charging stations on-site
- Renovation recently completed
- 475 Parking Spaces





UNIT 540B1
1,420 SF
NEGOTIABLE

UNIT 520G
OC PACK & SHIP 1,677 SF
AVAILABLE UNTIL 9/1/24

UNIT 520F
SUN STUDIO 1,382 SF
POTENTIALLY AVAILABLE

UNIT 480D
2,940 SF
POTENTIALLY AVAILABLE

UNIT	TENANT	SQ/FT
BLDG 1		
480A	GRUMPY'S DONUTS	800 SF
480B	WABA GRILL	1,510 SF
480C	JIMMY'S POKE	1,200 SF
480C2	SPORTS CLIPS	1,132 SF
480D	LAMPPOST PIZZA (POTENTIALLY AVAILABLE)	2,940 SF
500	SMART & FINAL EXTRA	-
ATM	BANK OF AMERICA	-
BLDG 2		
520A	YORBA CANYON CLEANERS	1,662 SF
520B	SLIMBODY WELLNESS	1,677 SF
520D	YORBA RANCH SALON	1,382 SF
520F	SUN STUDIONS (POTENTIALLY AVAILABLE)	1,382 SF
520G	OC PACK & SHIP	1,677 SF
540A	LE RENE THAI MASSAGE & SPA	2,203 SF
540B	BANFIELD	3,170 SF

UNIT	TENANT	SQ/FT
540B1	AVAILABLE	1,420 SF
540B2	SAI SUSHI	1,221 SF
540D	BROW MANTRA	900 SF
560A	PINK POLISH NAIL SALON	2,052 SF
560C	YORBA LINDA DENTAL	1,824 SF
17482B	SUPATRA'S THAI BISTRO	2,052 SF
BLDG 3		
550A-C	ANYTIME FITNESS	793-5,400 SF
PADS		
101	COLDWELL BANKER	5,000-9,999 SF
430B	JACK IN THE BOX	2,356 SF
440	EXXON MOBIL CIRCLE K	972 SF
450	WOODY'S DINER	3,500 SF
530	CITIBANK	4,000 SF





TRAVIS RANCH MIDDLE SCHOOL
1,227 STUDENTS

VINTAGE AT STONEHAVEN

EASTSIDE COMMUNITY PARK

HORSESHOE BEND INDUSTRIAL PARK

SUBJECT PROPERTY



YORBA LINDA BLVD
± 45,000 VPD

COSTCO
WHOLESALE

Staples

Ashley
HOMESTORE

BEST BUY

T Mobile

buy buy
BABY

PET SMART

LA Z BOY

KOHL'S
SEPHORA

Michaels

ESPERANZA RD
± 14,000 VPD

HONDA

DODGE
Jeep RAM

THE HOME
DEPOT

± 50,000 VPD

SPROUTS
FARMERS MARKET

DICK'S
SPORTING GOODS

YORBA REGIONAL PARK

ExtraSpace
Storage
CIRCLE K

Pep Boys
AutoZone

Shell

KFC

± 70,000 VPD

California 91 Express Lanes (Toll road)

Residence
Inn
Marriott

VONS

petco

HOBBY
LOBBY

the Habit BURGER GRILL
CHIPOTLE MEXICAN GRILL
BJ's RESTAURANT BREWHOUSE
TILLYS CHASE
CAVA GNC LIVE WELL
Panera BREAD

Ralphs BR baskin robbins
SUPERCUTS CLUB PILATES
CVS pharmacy

Orangetheory

TARGET

Pollo Loco Cart's Jr.

Bath & Body Works

5 | FOR LEASE

YORBA LINDA, CA

Yorba Linda, California, nestled in the northeastern part of Orange County, exudes a unique blend of suburban tranquility and historical significance. Known for its sprawling estates, picturesque landscapes, and a strong sense of community, Yorba Linda embodies the essence of Southern California living. The city's rich history is interwoven with the legacy of the 37th President of the United States, Richard Nixon, whose birthplace and presidential library stand as prominent landmarks, attracting visitors from around the globe. Amidst its serene residential neighborhoods and lush parks, Yorba Linda fosters a family-friendly environment, offering top-notch schools, diverse recreational activities, and a vibrant cultural scene. With its proximity to the Santa Ana Mountains and the Pacific coastline, Yorba Linda serves as a gateway to outdoor adventures, while maintaining its charm as a welcoming, close-knit community with a deep-rooted sense of pride in its heritage and natural beauty.



138,329
POPULATION 5-MILE



47,282
HOUSEHOLD 5-MILE



\$164,263
HOUSEHOLD INCOME 3-MILE





21480

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LET'S CONNECT

MATTHEW SUNDBERG

Associate Vice President & Associate Director

DIRECT +1 (949) 777-5991

MOBILE +1 (770) 757-1963

matt.sundberg@matthews.com

License No. 02052540 (CA)

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