



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# 21480

YORBA LINDA BLVD | YORBA LINDA, CA 92887



**AVAILABLE FOR LEASE**  
YORBA CANYON CENTER







## 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

## AVAILABLE

### UNIT 520F

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

### UNIT 540B1

- Available - 1,420 SF (Negotiable)

*NNN's are \$1.00PSF*







**UNIT 540B1**  
1,420 SF  
NEGOTIABLE

**UNIT 520F**  
SUN STUDIO 1,382 SF  
POTENTIALLY AVAILABLE

UNIT	TENANT	SQ/FT
<b>BLDG 1</b>		
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	JINCOOK	2,940 SF
500	SMART & FINAL EXTRA	-
ATM	BANK OF AMERICA	-
<b>BLDG 2</b>		
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	THE OC POST BOX	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
<b>BLDG 3</b>		
550A-C	ANYTIME FITNESS	793-5,400 SF
<b>PADS</b>		
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

buy buy  
BABY

T Mobile

PET SMART

LA 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)

VONS

Residence  
Inn  
Marriott

petco

HOBBY  
LOBBY

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

Orangetheory

TARGET

Pollo Loco  
Cart's Jr.

Ralphs  
BR baskin robbins  
SUPERCUTS CLUB PILATES  
CVS pharmacy

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







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## LET'S CONNECT

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