
FOR LEASE

YORBA LINDA TOWN CENTER

NEC Imperial Hwy + Yorba Linda Blvd

BE A PART OF NORTH COUNTY'S MOST ANTICIPATED PROJECT.

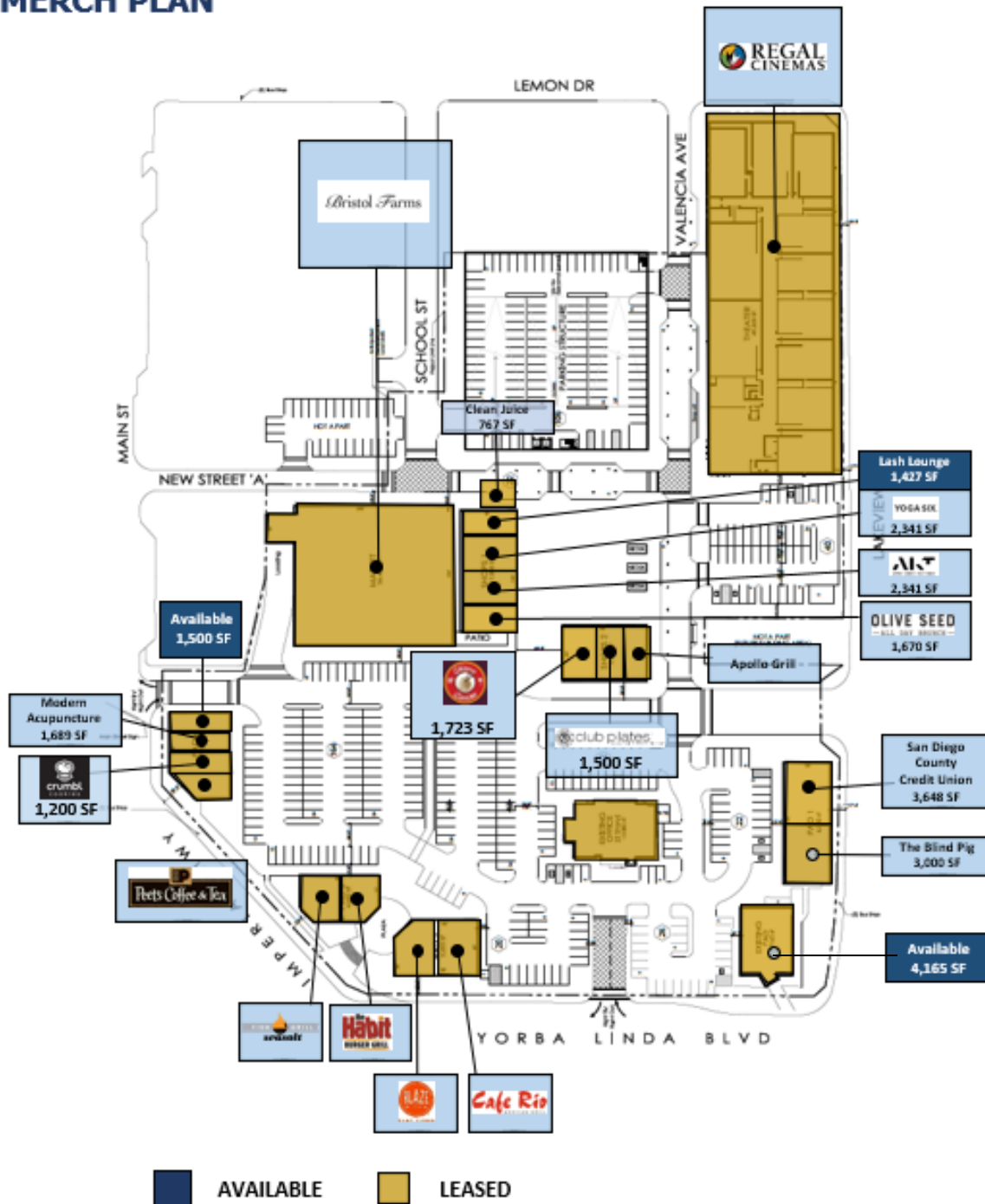
Bristol Farms



YORBA LINDA TOWN CENTER

- Yorba Linda Town Center is a 125,000 square foot retail center in the heart of North Orange County and is the most highly anticipated project in the area.
- The project's location is surrounded by some of Orange County's best communities with median household incomes of over \$135,000.
- Join Bristol Farms, Regal Cinemas, Café Rio, Peet's Coffee, Club Pilates, Apollo Grill, Blaze Pizza, The Habit Burger Grill & other tenants.
- The project is located at one of the busiest intersections in North County where Imperial Highway meets Yorba Linda Blvd, providing exposure to a combined traffic county of over 61,000 cars per day.

Yorba Linda MERCH PLAN



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YORBA LINDA TOWN CENTER

| | | |
|---------------|----------------------|--------------------|
| Bristol Farms | Modern Acupuncture | REGAL CINEMAS |
| OLIVE SEED | FISH & GRILL seasalt | Pet's Coffee & Tea |
| AKF | club pilates | Cafe Rio |
| YOGA SIX | BLAZE | the LASH LOUNGE |

YORBA LINDA DEMOGRAPHICS
3 Miles
Population: 107,608
Median Household Income: \$120,757
Average Household Income: \$158,217

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2022

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|---------------|----------------|----------------|
| Estimated Population | 12,552 | 109,082 | 274,235 |
| Estimated Population (2027) | 12,496 | 108,098 | 274,172 |
| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
| Households | 4,167 | 36,745 | 93,170 |
| AVERAGE HH INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Average HH Income | \$170,963 | \$181,574 | \$163,396 |
| Estimated Average HH Income (2027) | \$204,755 | \$209,153 | \$188,016 |
| MEDIAN HH INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Median HH Income | \$126,201 | \$136,064 | \$118,819 |
| Estimated Median HH Income (2027) | \$156,532 | \$156,350 | \$137,533 |
| PER CAPITA INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Per Capita Income | \$56,716 | \$61,164 | \$55,416 |
| Estimated Per Capita Income (2027) | \$68,064 | \$70,577 | \$63,936 |
| OTHER INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated Median Disposable Income | \$102,253 | \$106,856 | \$98,913 |

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2020

| DAYTIME DEMOS | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|-------------|--------------|---------------|
| Total Number of Businesses | 830 | 6,155 | 15,573 |
| Total Number of Employees | 5,769 | 54,159 | 147,679 |
| AGE DISTRIBUTION | 1 MILE | 3 MILES | 5 MILES |
| Median Age | 44.0 yrs | 42.8 yrs | 39.4 yrs |
| RACE & ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| White | 7,617 60.7% | 56,702 52.0% | 128,149 46.7% |
| Black or African American | 147 1.2% | 1,620 1.5% | 5,056 1.9% |
| American Indian & Alaskan Native | 85 0.7% | 727 0.7% | 2,758 0.9% |
| Asian | 2,001 15.9% | 26,166 24.0% | 64,799 21.8% |
| Pacific Islander Alone | 14 0.1% | 154 0.1% | 565 0.2% |
| Some Other Race | 941 7.5% | 8,138 7.5% | 37,420 13.2% |
| Two or More Races | 1,748 13.9% | 15,576 14.3% | 43,931 15.3% |
| Hispanic | 2,793 22.2% | 24,609 22.6% | 84,517 30.6% |



Lemon Dr

Bristol Farms

REGAL
CINEMAS

Lakeview Ave | 10,000 Cars Per Day

Imperial Hwy | 36,000 Cars Per Day

NEW STREET

Yorba Linda Blvd | 25,000 Cars Per Day

DEVELOPMENT BY:

ZELMAN DEVELOPMENT Co.

LEASING:



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