
FOR LEASE

YORBA LINDA TOWN CENTER

NEC Imperial Hwy + Yorba Linda Blvd

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

Bristol Farms



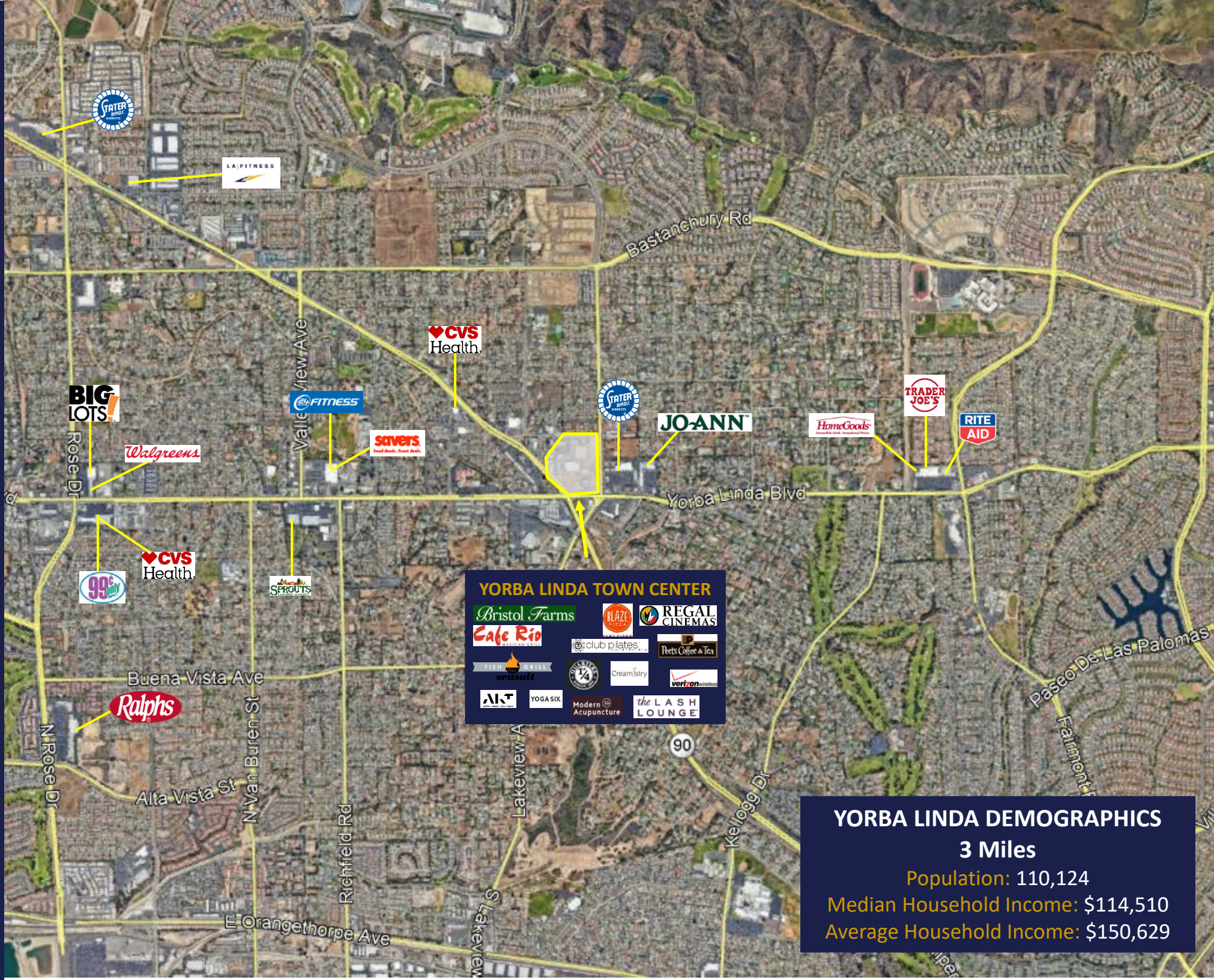
YORBA LINDA TOWN CENTER

- 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 \$112,000.
- Join Bristol Farms and Regal Cinemas. Both tenants now open.
- 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	BLAZE	REGAL CINEMAS
Cafe Rio	club pilates	Pet's Coffee & Tea
FISH & GRILL seasalt	4th	Creamistry
AKT	YOGA SIX	Modern Acupuncture
		the LASH LOUNGE

YORBA LINDA DEMOGRAPHICS
3 Miles
 Population: 110,124
 Median Household Income: \$114,510
 Average Household Income: \$150,629

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2019

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	13,953	110,124	274,236
Estimated Population (2024)	14,595	114,892	283,516
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	4,259	35,528	93,424
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$147,062	\$150,629	\$136,894
Estimated Average HH Income (2024)	\$170,391	\$171,256	\$155,784
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$108,620	\$114,510	\$103,601
Estimated Median HH Income (2024)	\$124,526	\$128,334	\$114,366
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$108,620	\$114,510	\$103,601
Estimated Median HH Income (2024)	\$124,526	\$128,334	\$114,366
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$48,971	\$49,703	\$45,295
Estimated Per Capita Income (2024)	\$56,260	\$56,003	\$51,126
OTHER INCOME	1 MILE	3 MILES	5 MILES
Estimated Median Disposable Income	\$85,422	\$90,562	\$81,137

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2019

DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
Total Number of Businesses	739	5,744	14,780
Total Number of Employees	5,056	49,389	142,985
AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	42.5 yrs	42.2 yrs	39.2 yrs
HOUSING	1 MILE	3 MILES	5 MILES
Total Housing Units	\$147,062	\$150,629	\$136,894
RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	10,316 73.9%	72,748 66.1%	166,725 60.8%
Black or African American	278 2.0%	2,005 1.8%	5,754 2.1%
American Indian & Alaskan Native	75 0.5%	518 0.5%	1,493 0.5%
Asian	1,675 12.0%	22,758 20.7%	55,162 20.1%
Hawaiian & Pacific Islander	32 0.2%	165 0.1%	524 0.2%
Other Race	937 6.7%	6,806 6.2%	31,392 11.4%



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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