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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

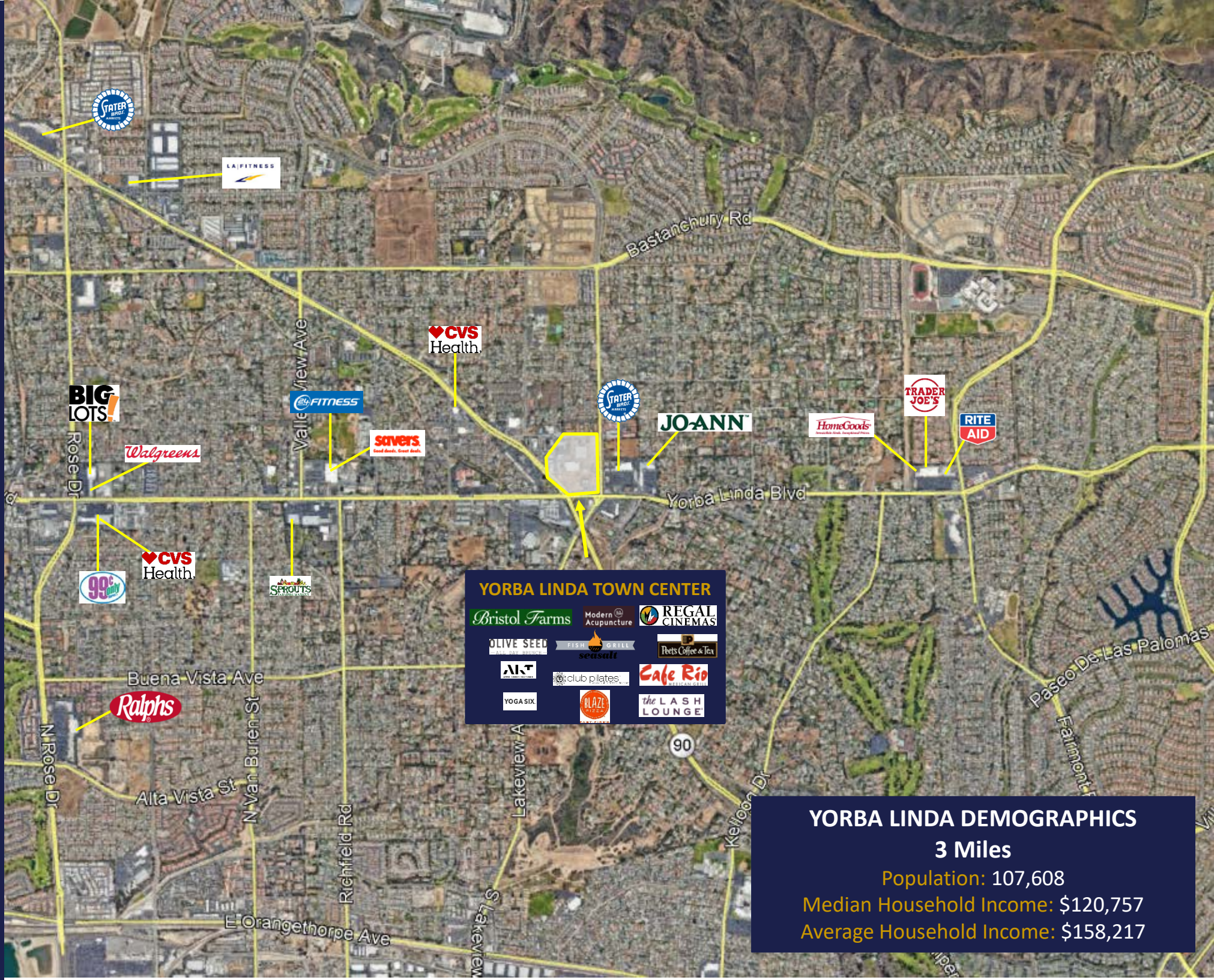
- Yorba Linda Town Center is a 125,000 square foot retail center in the heart of North Orange County and is the most highly anticipated project in the area.
- The project's location is surrounded by some of Orange County's best communities with median household incomes of over \$135,000.
- Join Bristol 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

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

Yorba Linda Blvd | 25,000 Cars Per Day

NEW STREET



**DEVELOPMENT BY:**

**ZELMAN DEVELOPMENT Co.**

**LEASING:**



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