

**SPACE AVAILABLE  
FOR LEASE  
YORBA LINDA, CA**

**NEC IMPERIAL HWY &  
YORBA LINDA BLVD**



**“Yorba Linda ranked sixth most wealthiest city in the nation!” –  
Johnathan Lansner of Orange County Register**

**PROPERTY INFORMATION**

**SPACE AVAILABLE:** 1,200-5,000 SF

**SIGNAGE AVAILABLE:** MONUMENT

**PROJECT ATTRIBUTES:**

- HIGHLY VISIBLE INTERSECTION IN ORANGE COUNTY
- PEDESTRIAN FRIENDLY DEVELOPMENT WITH COLLECTION OF UNIQUE REGIONAL AND LOCAL SHOPPING, DINING AND ENTERTAINMENT
- EXCELLENT DEMOGRAPHICS, HIGH INCOME, HIGHLY EDUCATED DIVERSE FAMILY COMMUNITY

**DEMOGRAPHICS**

**2015 ESTIMATED POPULATION**

**1 Mile:** 12,579

**3 Mile:** 107,306

**5 Mile:** 266,763

**2015 ESTIMATED AVG. HH INCOME**

**1 Mile:** \$132,385

**3 Mile:** \$131,110

**5 Mile:** \$119,025

**2014 ESTIMATED TRAFFIC COUNTS**

**28,090 CPD – IMPERIAL HWY**

**29,400 CPD – YORBA LINDA BLVD**

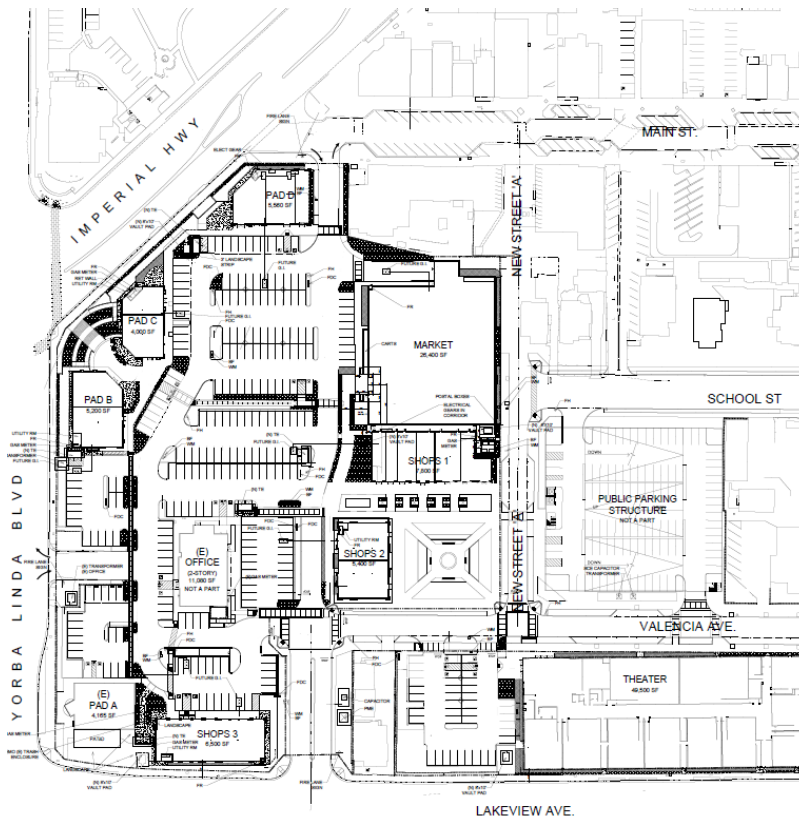


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