

~The~ VILLAGE

AT EAST LAKE



20355-20655 YORBA LINDA BOULEVARD
YORBA LINDA, CA 92886

NEWMARK

RETAIL FOR LEASE

REMODEL
COMPLETE!

The VILLAGE

AT EAST LAKE

Join an amazing tenant lineup...

VONS

CVS
pharmacy

DOLLAR TREE

FITNESS 19

BIG 5
SPORTING GOODS



Rubio's

SUBWAY

néktor
JUICE BAR

PET SUPPLIES PLUS

Sola
SALON STUDIOS

LESLIE'S
SWIMMING POOL SUPPLIES

H&R
BLOCK

WELLS
FARGO

CHASE

Massage Envy
SPA

UnionBank



Property Highlights



Remodel Complete!
Shopping center facades updated and common areas improved including additional dining and seating areas.



Strategically located grocery and drug anchored neighborhood shopping center in the heart of Yorba Linda, one of Orange County's most affluent and dense trade areas.



Offers a strong and diverse tenant mix, including a multitude of restaurant, retail, and medical services.



Convenient access via multiple ingress/egress points on Yorba Linda Boulevard, experiencing $\pm 27,208$ cars per day and Village Center Drive, experiencing $\pm 12,184$ cars per day.



In close proximity to multiple elementary, middle, and high schools in the immediate area.



Daytime population in a 3-mile radius is over 77,000 people. Average Household Income within a 1-mile radius is \$211,404.



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STE	TENANT	SQ. FT.
A/B-A	Available	3,000
A/B-B	Salvosa Dental Office	1,950
A/B-C	Union Bank	5,000
C-1	Fitness 19	19,831
C-2	Dollar Tree	9,819
C-3	Pet Supplies Plus	7,991
C-4	Available	4,314
D-1-2	Massage Envy	3,440
D-3	Lettuce Wok N Roll	2,540
D-4-5	Happiness Nails	2,100
D-6	Dirty Dog Groom & Board	1,200
D-7	H&R Block	1,200
D-8	Available	900
D-9	Mathnasium	1,200
D-10	Mark Allen Physical Therapy	2,245
D-11	Family Floors	1,737
D-12-14	Leslie's Pool Supplies	2,908
D-15	Salon Midori	1,695
D-16	Sunshine Pediatric Dentistry	2,105
E	CVS Pharmacy	25,009
F-1	Available	1,500
F-2-5	Sola Salon Studios	5,460
F-6-7	Joaquin's Mexican Restaurant	2,515
G-1	Available	800
G-2	Available	5,450

STE	TENANT	SQ. FT.
H	Big 5 Sporting Goods	10,800
J	Vons	42,600
K-1	Eastlake One Day Cleaners	1,400
K-2	UPS Store	1,000
K-3-4	IvyMax	1,750
K-5	Eastlake Chiropractic	1,000
K-6	Eastlake Acupuncture Clinic	1,000
K-7	Eastlake Village Dental	2,250
L-2	Simon Hon, D.M.D.I.	1,880
L-3	Andrey Eng, D.D.S	1,600
L-4	Charles Bittel, O.D.	1,500
M	Chase Bank	6,000
N	Wells Fargo	4,550
O	Oceans and Earth	3,013
P-A	Available	1,610
P-B	Available	2,000
P-C	Tampopo Sushi Restaurant	1,493
P-D	Subway	1,397
P-E	Nekter Juice Bar	1,397
P-F	Rubio's Baja Grill	1,996
Q	Starbucks	3,355
R-1	MedPost Urgent Care	6,000
R-2	Fantastic Sam's (Available)	1,200
R-3	Verizon Wireless	1,080

Site Plan



Tenants in the Market



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2021 Total Population	14,115	74,480	179,625
2026 Total Population	14,589	76,014	184,024
2021-2026 Annual Rate	0.66%	0.41%	0.49%
Total Businesses	375	4,042	8,371
Total Employees	2,011	33,599	71,490
Total Daytime Population	12,533	77,758	180,164
2021 Median Age	47.3	43.6	43.0
HOUSEHOLDS			
2021 Total Households	4,571	24,946	60,564
2021 Average Household Size	3.08	2.98	2.96
2021 Housing Units	4,641	25,904	62,896
Owner Occupied Housing Units	89.9%	78.2%	76.6%
Renter Occupied Housing Units	8.6%	18.1%	19.7%
Vacant Housing Units	1.5%	3.7%	3.7%
2021 Median Home Value	\$915,320	\$881,318	\$841,914
INCOME			
Household Income Base	4,571	24,942	60,554
<\$15,000	1.9%	2.6%	2.9%
\$15,000-\$24,999	0.9%	2.9%	2.7%
\$25,000-\$34,999	2.3%	3.2%	3.1%
\$35,000-\$49,999	4.0%	5.8%	5.7%
\$50,000-\$74,999	6.8%	9.8%	9.9%
\$75,000-\$99,999	7.9%	10.2%	10.0%
\$100,000-\$149,999	21.8%	21.5%	22.5%
\$150,000-\$199,999	17.4%	15.5%	16.3%
\$200,000+	36.8%	28.6%	26.9%
2021 Median Household Income	\$159,334	\$131,735	\$130,314
2021 Per Capita Income	\$69,008	\$58,256	\$57,314
2021 Average Household Income	\$211,404	\$174,227	\$169,969

Source: ESRI





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