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Join an amazing tenant lineup...



























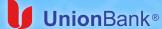
































Property Highlights

SAUNTE SALONS



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 ±27,208 cars per day and Village Center Drive, experiencing ±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.

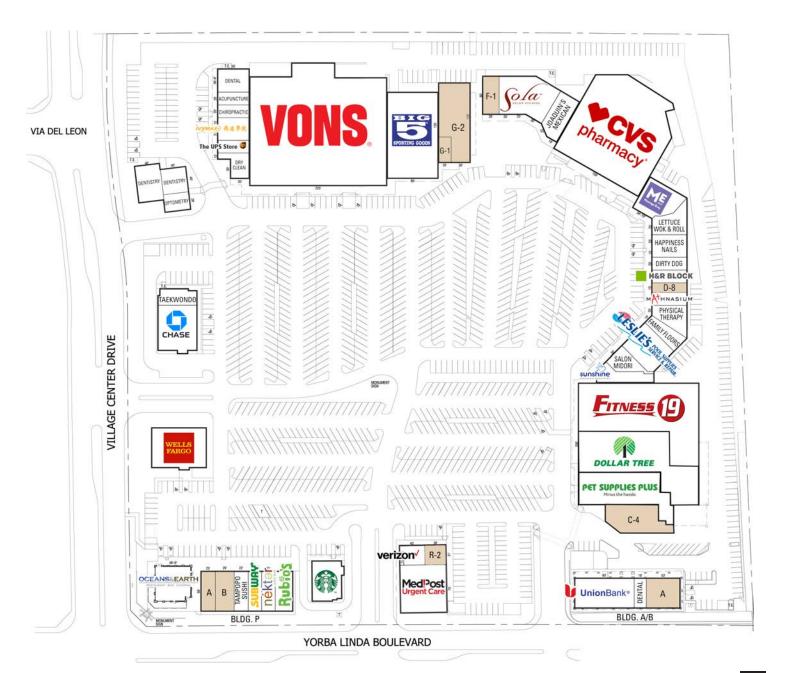
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Tenant Roster

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.
Н	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
М	Chase Bank	6,000
Ν	Wells Fargo	4,550
0	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 ~The ~ VILLAGE Yorba Linda High School HomeGoods △ Ashley **Rite Aid** SPROUTS PETSMART RADER JOE'S Ranch School Bernardo Yorba DICK'S BED BATH & BEST BUY Middle School Smart&Final Michaels KOHLS L A B O Y BABY * ANYTIME Yorba Linda Country Club 91 Esperanza High School (90) Ralphs T-J-MODX @FITNESS VONS TARGET petco_ TILLY'S 91

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



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.