

LAST AVAILABLE SPACE!

ROSE LINDA CENTER

1203-1257 E YORBA LINDA BLVD | PLACENTIA, CA 92870



AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CALDRE #02031360

949.608.4886

DANIEL@CBM1.COM

CBM1.COM

CBM1

LEASING

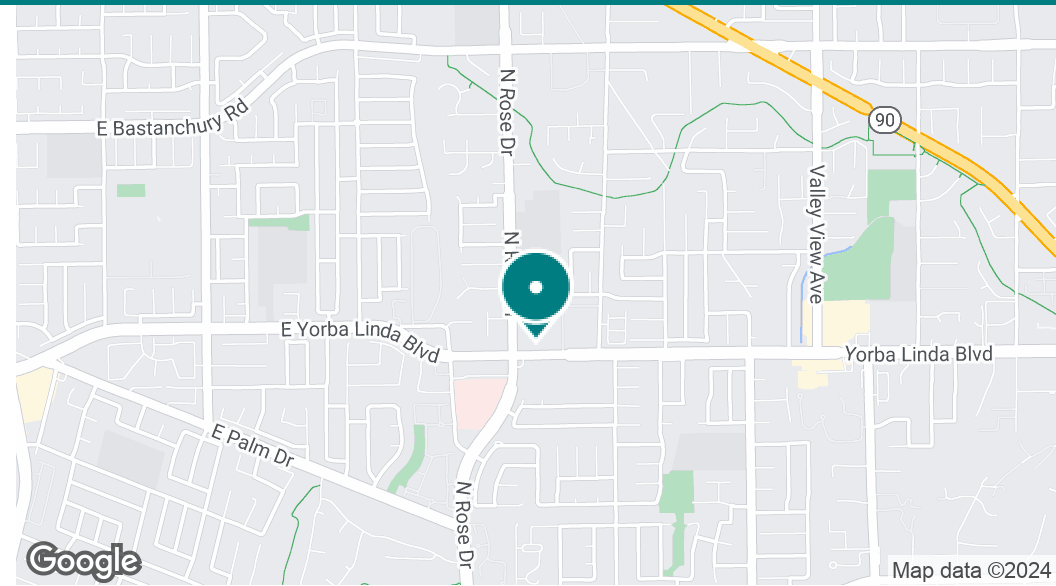
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

ROSE LINDA CENTER | 1203-1257 E YORBA LINDA BLVD, PLACENTIA, CA 92870

BROCHURE - ROSE LINDA CENTER | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$2.25 - 4.00 SF/month (NNN)
Building Size:	45,588 SF
Available SF:	525 - 1,200 SF
Lot Size:	4.12 Acres
Year Built:	1964
Renovated:	2021
Zoning:	Tenant to Verify
Market:	Orange County
Submarket:	Placentia/Yorba Linda
Traffic Count:	40,140

PROPERTY OVERVIEW

Join Ace Hardware (Coming Soon) and Walgreens Pharmacy at the Rose Linda Center on the NEC of the signalized intersection of Yorba Linda Blvd. and Rose Dr. This is the last remaining space on a sprawling 4.12-acre lot in the affluent Placentia/Yorba Linda submarket. This superbly visible center features great street visibility, ample parking, prominent monument signage, convenient access from both Rose Drive and Yorba Linda Blvd and is professionally managed/maintained.

PROPERTY HIGHLIGHTS

- 2021 Shopping Center Renovation
- Monument Signage Available
- High income area with \$128,000 average household income within 5 miles
- Easy ingress and egress from Yorba Linda Boulevard and Rose Avenue with Ample Parking

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PLANS

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BROCHURE - ROSE LINDA CENTER | PAGE 3

LEGEND

Available

Available Soon

Unavailable



LEASE INFORMATION

Lease Type:	\$0.56 NNN
Total Space:	525 - 1,200 SF

Lease Term:	Negotiable
Lease Rate:	\$2.25 - \$4.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
1213	Available Soon	525 SF	NNN	\$4.00 SF/month	Existing Boba Shop	View Here
1221	Available	1,200 SF	NNN	\$2.25 SF/month	Former Brows and Aesthetics Beauty Bar	View Here

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SITE PLANS

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BROCHURE - ROSE LINDA CENTER | PAGE 4



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ADDITIONAL PHOTOS

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BROCHURE - ROSE LINDA CENTER | PAGE 5



Suite 1221 (1,200SF)

AARON GUIDO
CALDRE #01924252
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DANIEL BARRIGA
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Excellent Parking and Street Visibility



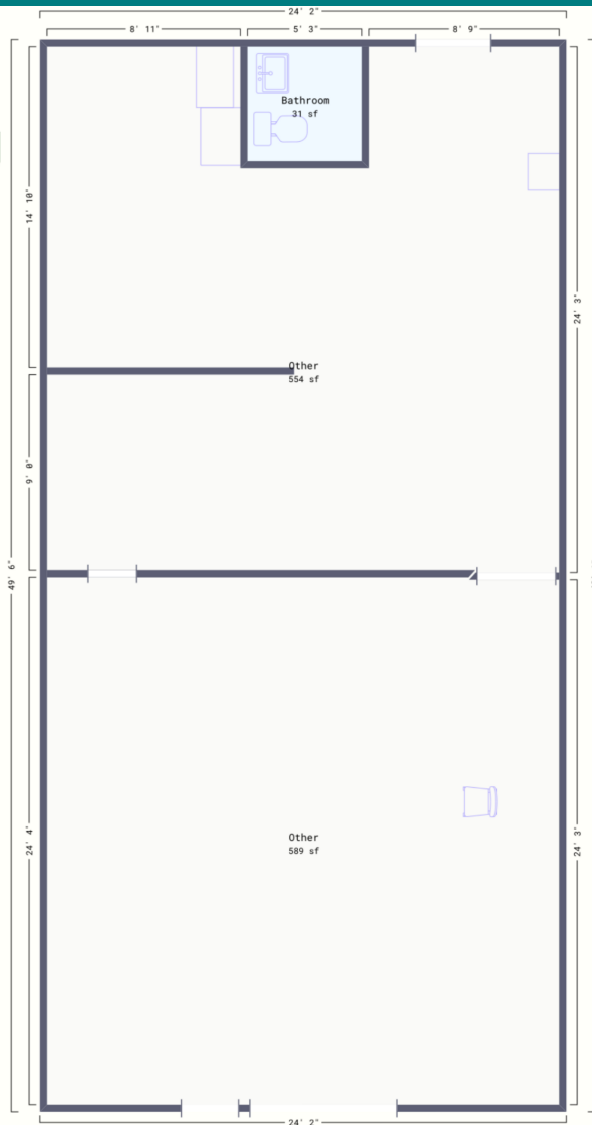
Signalized Intersection

SUITE 1221 INTERIOR PHOTOS

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BROCHURE - ROSE LINDA CENTER | PAGE 6

**Drawing
not to
scale**



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RETAILER MAP

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AARON GUIDO
CALDRE #01924252
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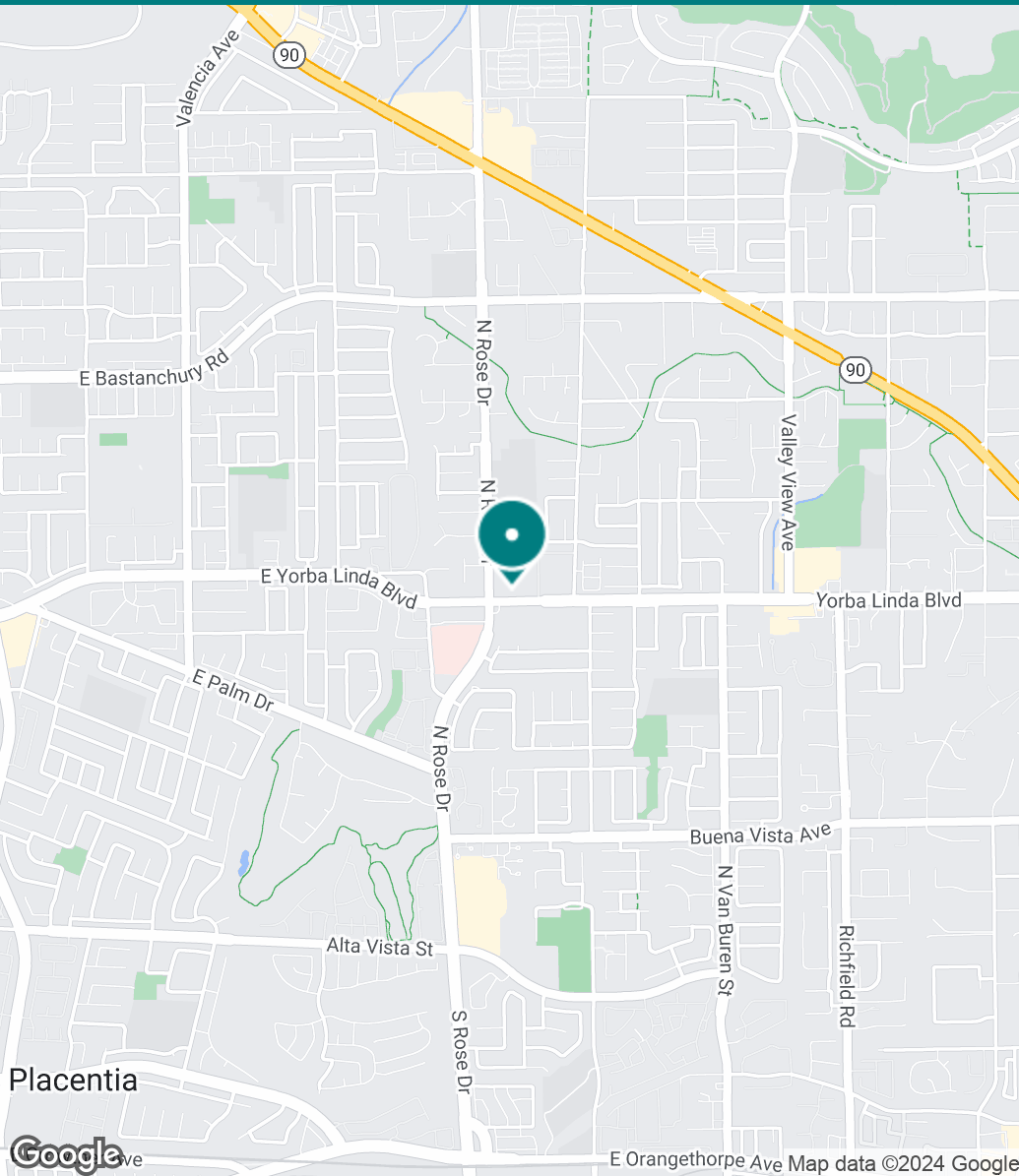
DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

Map
data
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LOCATION MAP

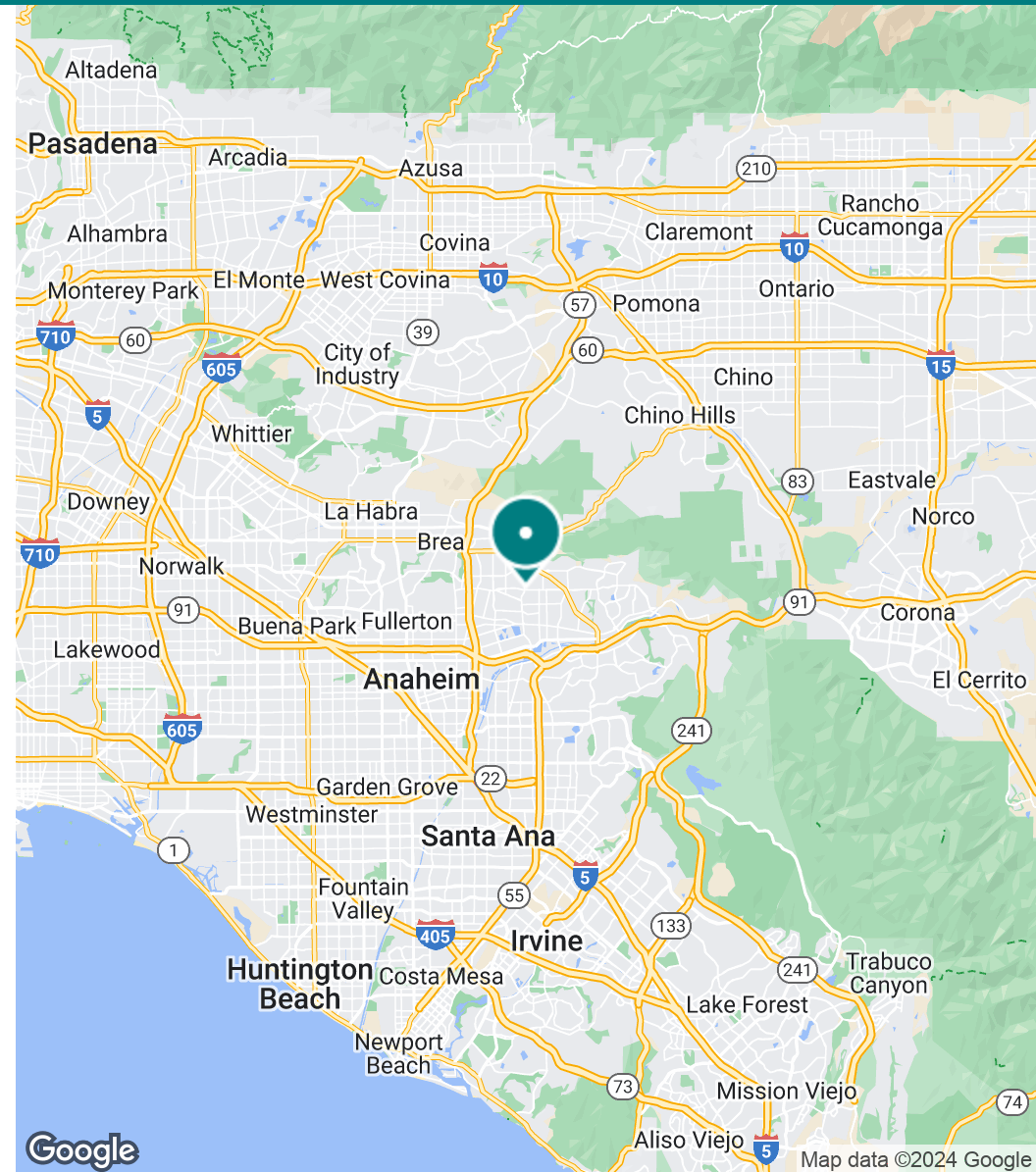
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BROCHURE - ROSE LINDA CENTER | PAGE 8



AARON GUIDO
CALDRE #01924252
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DEMOGRAPHICS MAP & REPORT

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BROCHURE - ROSE LINDA CENTER | PAGE 9

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,183	122,058	307,024
Average Age	40.6	36.3	36.5
Average Age (Male)	38.6	35.1	35.6
Average Age (Female)	42.7	37.3	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,248	42,191	103,532
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$105,840	\$92,430	\$97,822
Average House Value	\$625,650	\$650,067	\$656,905

RACE	1 MILE	3 MILES	5 MILES
% White	78.9%	66.9%	67.2%
% Black	0.9%	1.6%	1.9%
% Asian	9.8%	16.0%	15.2%
% Hawaiian	0.5%	0.2%	0.2%
% American Indian	1.8%	0.6%	0.5%
% Other	5.0%	11.3%	11.8%

TRAFFIC COUNTS

Yorba Linda Blvd & Rose Dr	40,140/day
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* Demographic data derived from 2020 ACS - US Census

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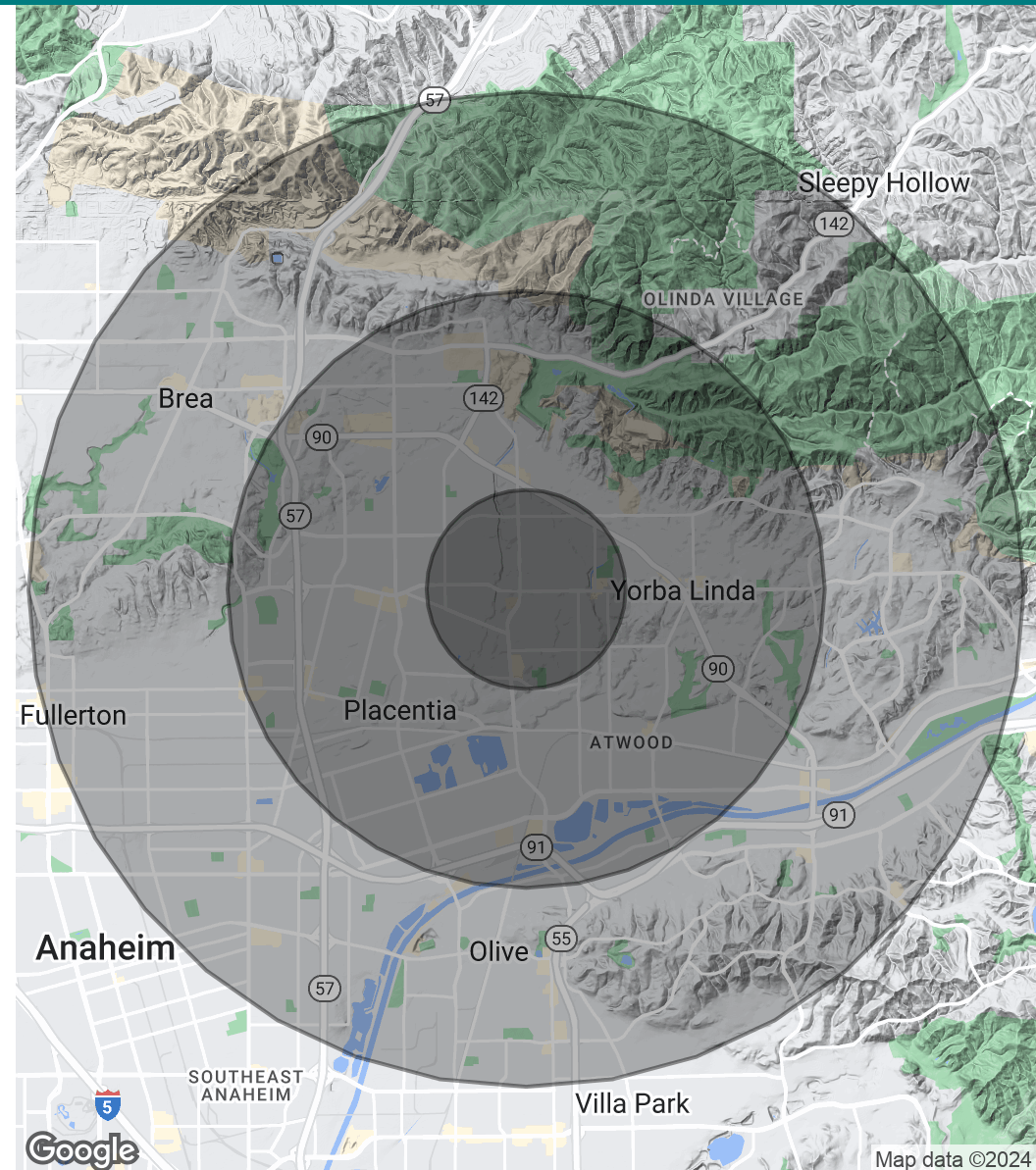
AARON@CBM1.COM

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MEET THE TEAM

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AARON GUIDO

Senior Vice President

D: 714.769.6117 | **C:** 714.335.9887

Aaron@cbm1.com

CaDRE #01924252



DANIEL BARRIGA

Vice President

D: 949.608.4886 | **C:** 714.394.5052

daniel@cbm1.com

CaDRE #02031360

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CaDRE #02031360

949.608.4886

DANIEL@CBM1.COM