



GALLERIA DE YORBA

±2,244 SF RETAIL SPACE FOR LEASE

18432 Yorba Linda Blvd., Yorba Linda, CA 92886

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PROGRESSIVE
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Presented By



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Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

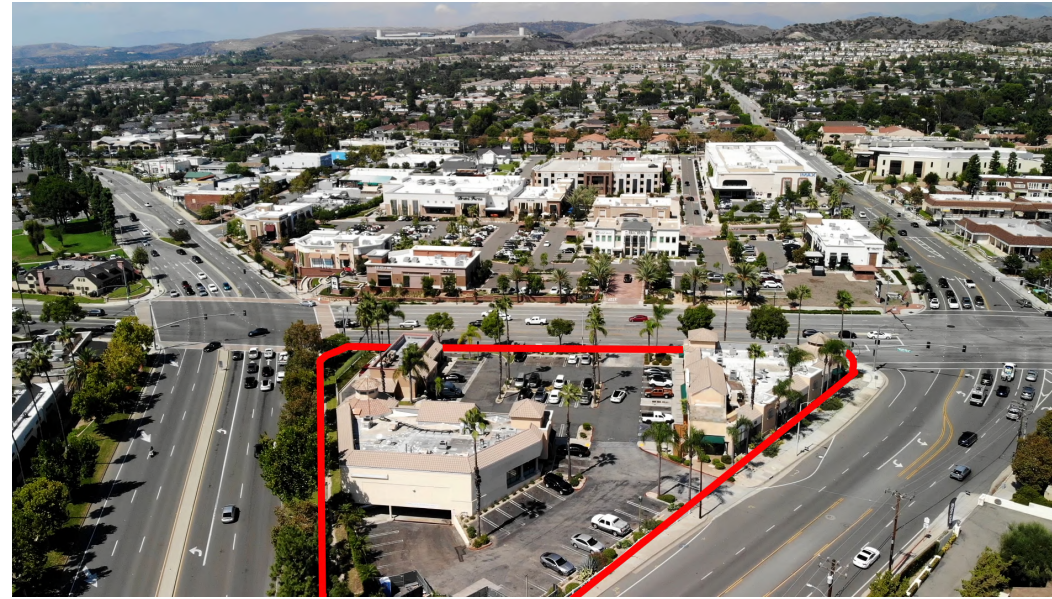
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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PROPERTY OVERVIEW



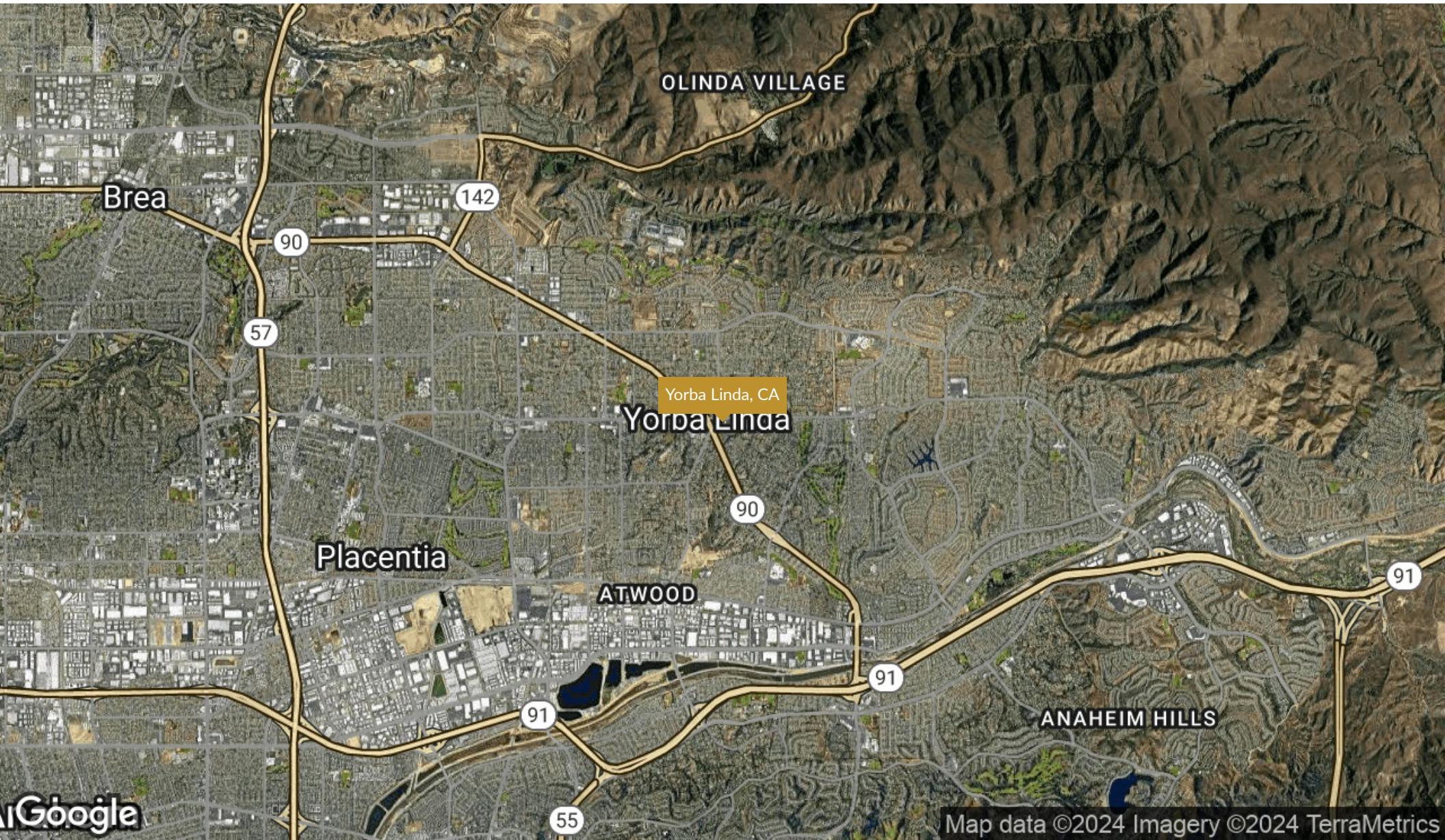
HIGHLIGHTS

- ±2,244 SF Prime End Cap available for lease.
- Galleria De Yorba is located between two major signalized intersections.
- Cars Per Day at Yorba Linda Blvd & Imperial Highway ± 80,791 and CPD at Yorba Linda Blvd & Lakeview Ave. ± 60,237.
- ±108,672 people reside & ± 54,573 people work within a three-mile radius.
- Huge average household income of \$181,866 within a three-mile radius.
- Bristol Farms, Stater Bros, Regal Cinemas are immediately across the street.

SITE PLAN



REGIONAL MAP



RETAILER & TRAFFIC GENERATOR MAP



ADDITIONAL PHOTOS



INTERIOR PHOTOS - PRIME END CAP ($\pm 2,244$ SF)



DEMOGRAPHICS

POPULATION

	1 mi	3 mi	5 mi
2022 Total Population	12,291	108,672	275,634
2022 Median Age	43.9	42.8	39.4
2022 Total Households	4,123	36,622	93,486
2022 Average Household Size	2.91	2.95	2.91

INCOME

2022 Average Household Income	\$171,465	\$181,866	\$163,976
2022 Median Household Income	\$126,662	\$136,222	\$119,260
2022 Per Capita Income	\$56,948	\$61,287	\$55,652

BUSINESS SUMMARY

2022 Total Businesses	835	6,151	15,647
2022 Total Employees	5,784	54,573	147,501