

# YORBA LINDA TOWN CENTER

— 4893 VALENCIA AVE, YORBA LINDA, CA —

*Bristol Farms*

**2,341 SF AVAILABLE FOR LEASE**

**RI** RETAIL INSITE



# YORBA LINDA TOWN CENTER

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The Yorba Linda Town Center stands as a vibrant hub in the heart of Yorba Linda, offering a diverse array of retail, dining, and service options designed to cater to the community's needs.

Anchored by Bristol Farms and Regal Cinemas, the Town Center includes over 125,000 square feet of upscale entertainment and a variety of local boutiques and eateries. Its modern design incorporates inviting public spaces, perfect for gathering with friends and family, and regularly hosts community events and activities, fostering a strong sense of local engagement.



# THE SITE

4893 VALENCIA AVE,  
YORBA LINDA, CA



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



# STOREFRONT

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## AVAILABLE

- Former AKT Fitness Studio
- Size: 2,341 SF
- Seeking restaurant, fitness, or service use







SITE

THE LOCATION



# THE NEIGHBORHOOD







# DEMOGRAPHICS

4893 VALENCIA AVE, YORBA LINDA, CA 92886

## EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	12,372	105,919	267,311
Forecasted Population (2029)	12,514	102,865	259,796
Daytime Demos			
Total Employees	4,493	53,702	143,987
Total Businesses	795	5,879	15,082
Household Income			
Estimated Median Household Income	\$144,462	\$146,928	\$136,689
Estimated Average Household Income	\$181,718	\$180,741	\$170,743
Number of Households			
Estimated Number of Households	4,239	36,441	92,357
Projected Number of Households (2029)	4,316	35,592	90,211
Age			
Median Age	44.6	42.9	40.8

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