

# FOR LEASE

## COBBLESTONE VILLAGE

2001 – 2099 E. ORANGETHORPE AVENUE, PLACENTIA CA 92870  
NWC LAKEVIEW AVENUE / ORANGETHORPE AVENUE

405 – 4,658 SF



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2001 – 2099 E. ORANGETHORPE AVE.

PLACENCIA, CA 92870

### SITE PLAN



SUITE	Tenant	SF
350	Dance	1,930
2007	Hair Salon	1460
2013	Nail Salon	741
2013A	Available	1660
2013B	Available	1,240
2019	Farmers Ins.	780
2019B	Available	405
2025	Dentist	1,350
2031	Dance	3,773
2049	Clubhouse Grill	3,100
2061	Eyelash Studio	900
2065	Indian Cuisine	3,051
2081	Barber Shope	1,006
2087	Acupuncture	1,000
2091	The Pizza Store	1,668
2093	Liquor	3,200
2001A	Flame Broiler	1,900
2001B	Lucky Seven	1,125
2001C	Donuts	1,009
2001D	Esthers Taco	4,231
2097	Jack in the Box	4,580
2099	Available	4,658



Investment Concepts, Inc.

1667 E. Lincoln Avenue  
Orange, CA 92862

(714) 519-6942

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## PHOTOS



Investment Concepts, Inc.



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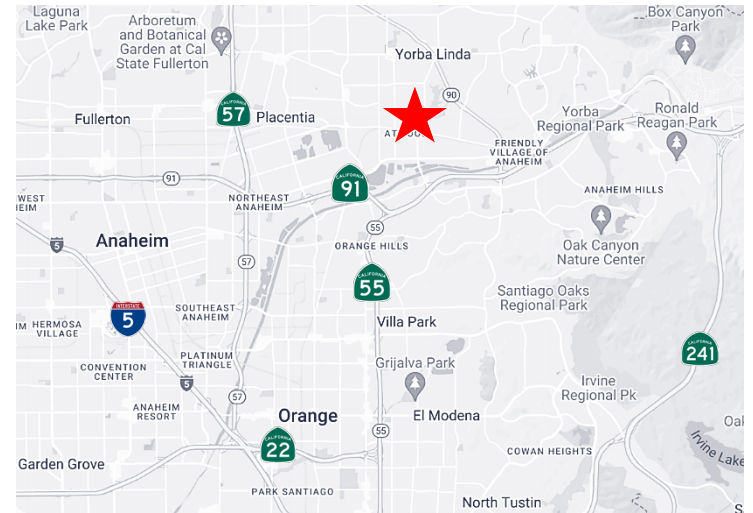
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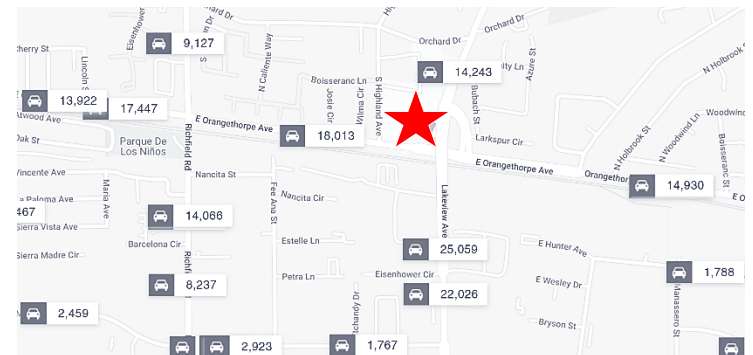
## PROPERTY INFO

- Rent negotiable
- NNN = \$0.70/SF/MO (ground floor units)
- NNN = \$0.10/SF/MO (second floor office units)
- Stairwell access to second floor offices
- Excellent tenant mix
- Densely-populated bedroom community
- Centrally located near the 55, 57 and 91 FWYs
- Bordered by the City of Orange, Yorba Linda, and Anaheim Hills



### Demographics >>

	1 mile	3 miles
Population	11,024	126,503
Households	3,653	43,340
Median Age	39.80	42.10
Median HH Income	\$127,246	\$125,284
Daytime Employees	16,204	78,655



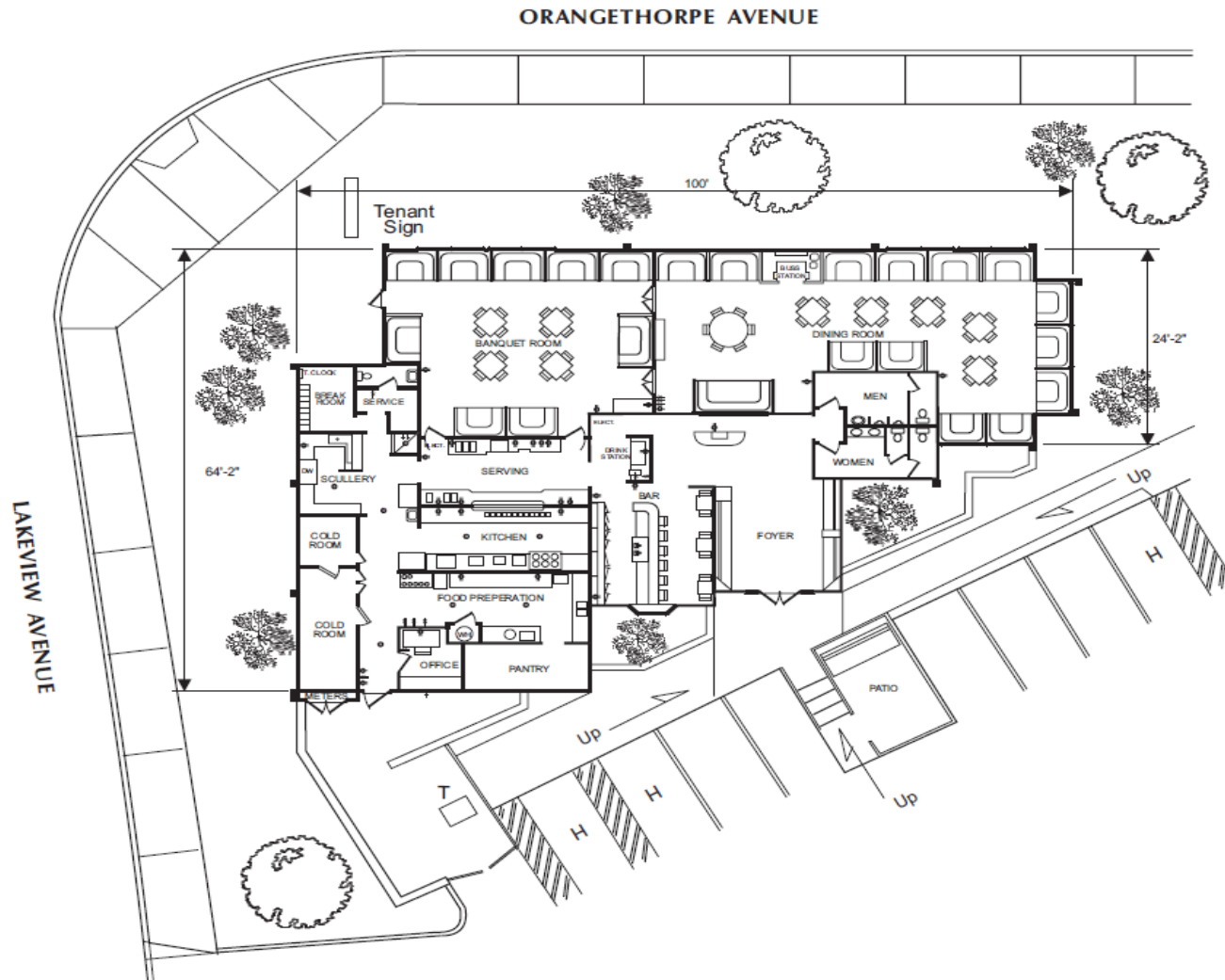
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## FLOOR PLAN

Suite 2099  
4,658 SF



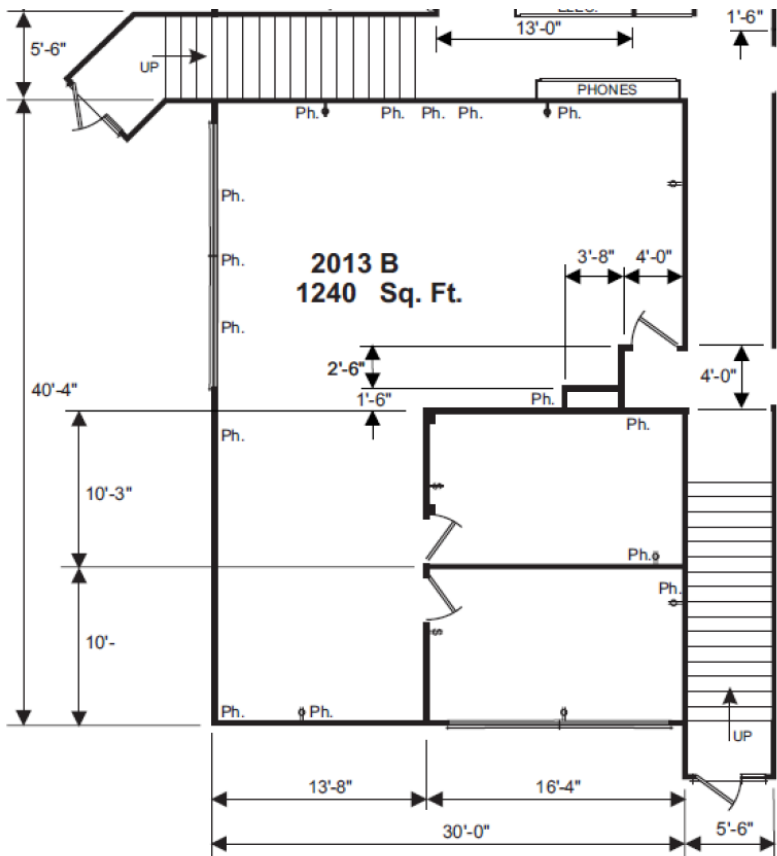
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# COBBLESTONE VILLAGE

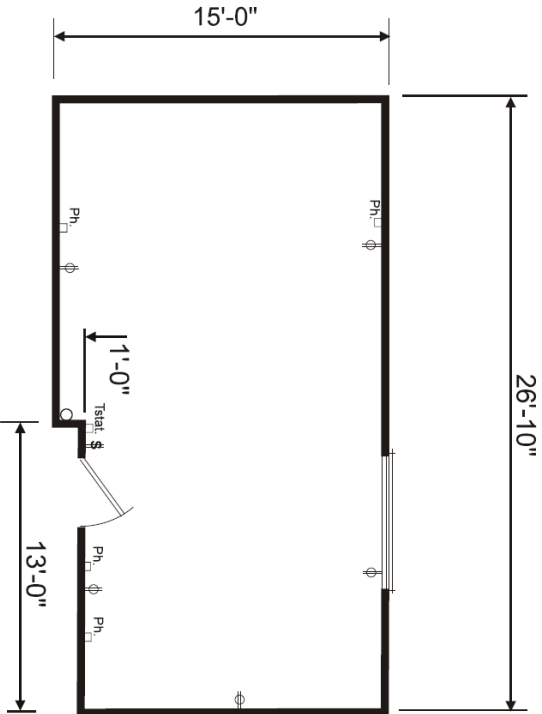
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## FLOOR PLAN

2013B – 1,240 SF (2<sup>nd</sup> Floor)



#2019B – 405 SF (2<sup>nd</sup> Floor)



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## FLOOR PLAN

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#2013A - 1,660 SF  
(2<sup>nd</sup> Floor)

