

# RESTAURANT + RETAIL

±1,674SF AVAILABLE FOR LEASE

2095 E ORANGETHORPE AVE  
PLACENTIA, CA



Exclusively offered by:

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COMMERCIAL REAL ESTATE SERVICES

[lee-associates.com/newportbeach](http://lee-associates.com/newportbeach)

## RESTAURANT + RETAIL

### AVAILABLE FOR LEASE

#### THE OFFERING

Lee & Associates – Newport Beach is pleased to exclusively offer for lease the brand new multi-tenant retail building located just off Lakeview Avenue at 2095 E Orangethorpe Avenue in Placentia, CA. The subject property is adjacent to the Cobblestone Village retail center that boasts an eclectic mix of local and regional tenants.

The building was constructed in 2025 and is comprised of two spaces. Juan Pollo is under construction on the drive-thru restaurant side and the remaining vacancy has a grease trap allowing for either restaurant or traditional retail uses.

#### CONTACT

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## PROPERTY OVERVIEW

2095 E ORANGETHORPE AVE  
PLACENTIA, CA



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2095 E ORANGETHORPE AVE  
PLACENTIA, CA



## RESTAURANT + RETAIL

### AVAILABLE FOR LEASE

#### Lease Rate & NNN

- Restaurant/Retail: \$3.00psf + \$0.68psf NNN

#### PROPERTY HIGHLIGHTS

- ±1,674sf available for restaurant or retail use
- Large exclusive patio
- Existing grease trap
- Brand new building
- Contemporary architecture with brick accents and steel awnings
- Substantial 4-sided tower signage in addition to monument signage at the Lakeview Ave entrance

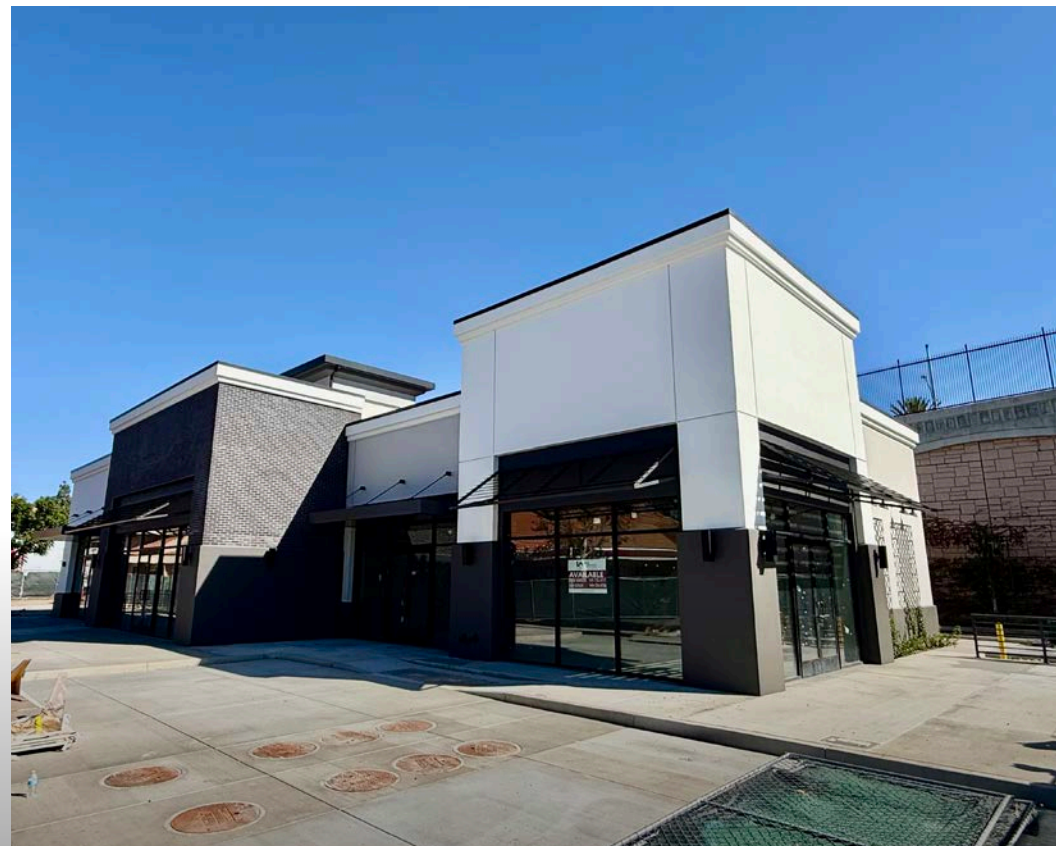
#### THE LOCATION

Located in the heart of north Orange County, the property benefits from a highly accessible and vibrant setting. The property sits along a major commercial corridor with immediate access to the 57 and 91 freeways, connecting tenants to neighboring business hubs like Anaheim, Fullerton, and Brea within minutes. The area is supported by a strong residential base, quality schools, and a diverse labor pool, making it ideal for both customer-facing and professional uses. Nearby retail centers, dining, and service amenities enhance convenience for employees and visitors, while proximity to regional destinations such as Cal State Fullerton and the Anaheim Resort District underscores the property's strategic location within one of Southern California's most dynamic submarkets.

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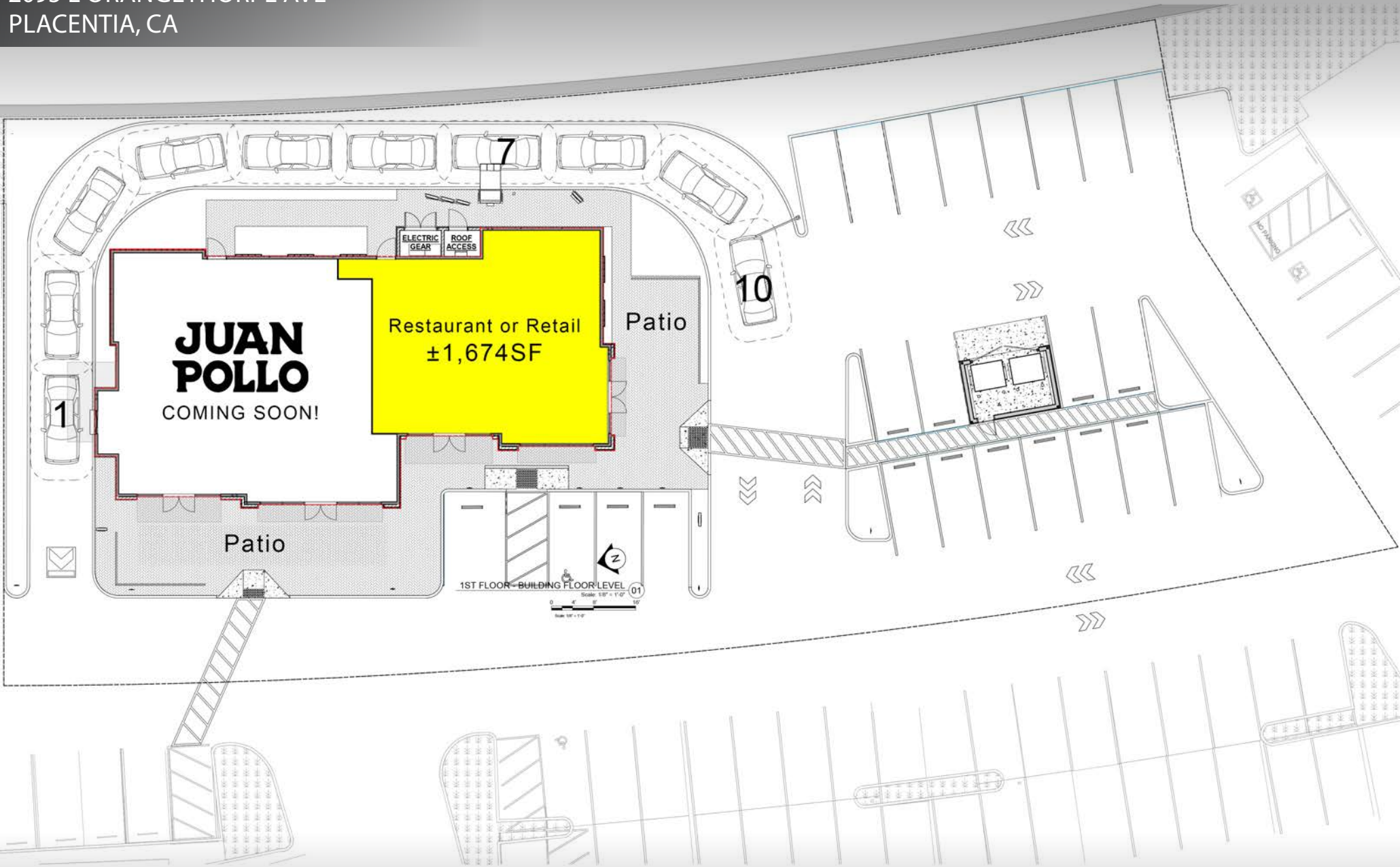
PROPERTY IMAGES

2095 E ORANGETHORPE AVENUE  
PLACENTIA, CA 92870



# SITE PLAN

2095 E ORANGETHORPE AVE  
PLACENTIA, CA



**PROPERTY AERIAL**

**2095 E ORANGETHORPE AVE  
PLACENTIA, CA**

**2095 E ORANGETHORPE AVE**

**COBBLESTONE VILLAGE  
(NOT A PART)**

**Orangethorpe Ave**

**Lakeview Ave**

# LOCATION MAP

2095 E ORANGETHORPE AVE  
PLACENTIA, CA

2095 E Orangethorpe Ave

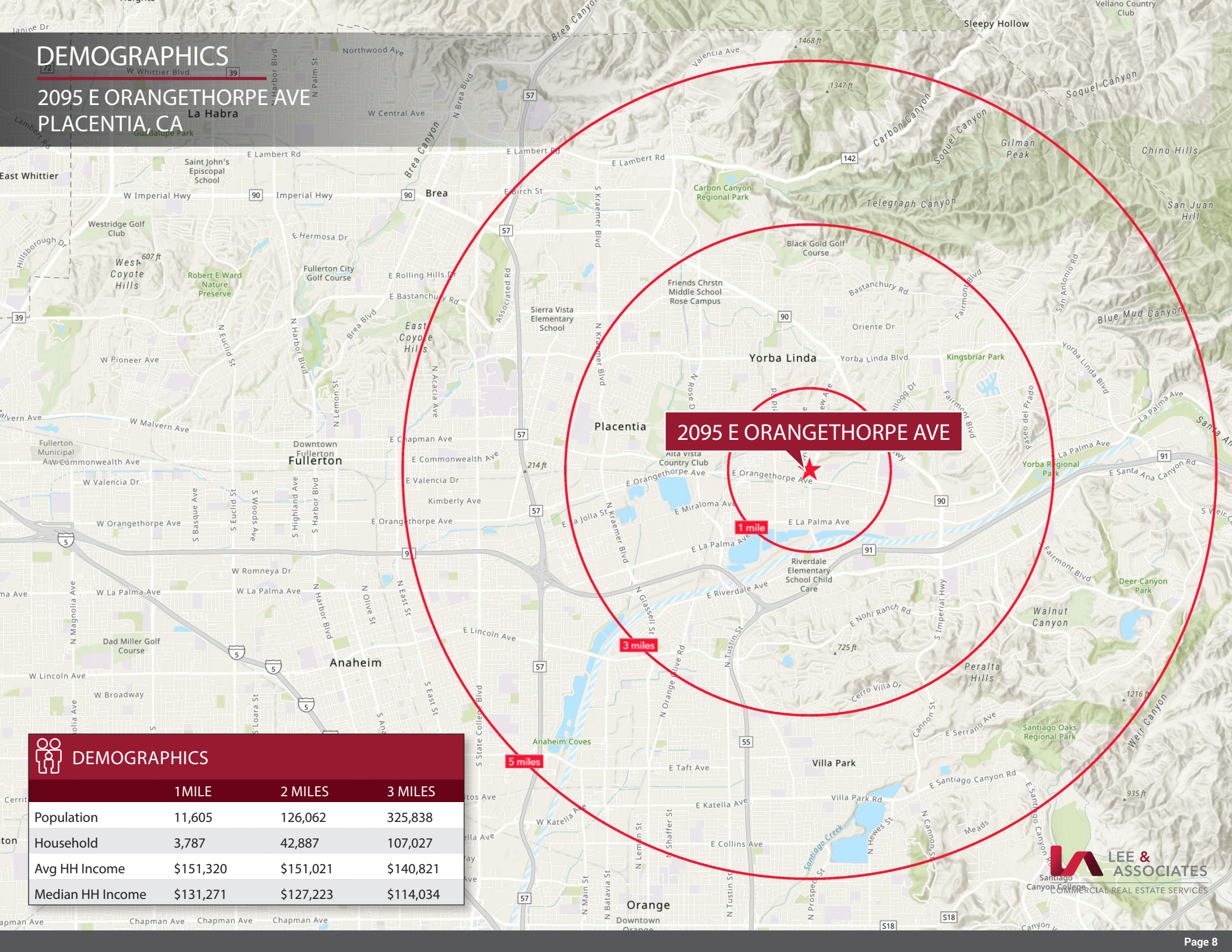


## DRIVETIME & DISTANCE

	DISTANCE/ MILES	DRIVETIME/ MINUTES
John Wayne Airport	17	18
Long Beach Airport	22	25
LAX Airport	35	40

# DEMOGRAPHICS

## 2095 E ORANGETHORPE AVE PLACENTIA, CA



### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	11,605	126,062	325,838
Household	3,787	42,887	107,027
Avg HH Income	\$151,320	\$151,021	\$140,821
Median HH Income	\$131,271	\$127,223	\$114,034



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