



YORBA LINDA COMMERCE CENTER

PRIME MULTI-TENANT INDUSTRIAL PARK

Yorba Linda, CA



YorbaLindaCommerceCenter.com

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

EXECUTIVE SNAPSHOT

The Yorba Linda Commerce Center is a premier 279,229 SF multi-tenant industrial park spanning 14 buildings across 16.5 acres. With 99% historical occupancy, diverse tenant mix, and institutional grade improvements, this property delivers stability, cash flow, and long-term growth in one of Southern California's most supply-constrained industrial market.

Quick Facts:

- **Total Size:** ±279,229 SF across 14 buildings
- **Lot Size:** ±16.9 acres (2 parcels)
- **Total Units:** 83
- **Year Built:** 1987 - 1989
- **Occupancy:** 99% historical average
- **Location:** Yorba Linda, CA - North Orange County

Capital Improvements:

- New roofs
- 48 upgraded HVAC units
- Repaved asphalt & new parking striping
- Fresh exterior paint
- LED lighting upgrades throughout
- Major ADA upgrades
- Renovated Units





INVESTMENT HIGHLIGHTS

Rental Upside

- Below-market rents create immediate mark-to-market potential.
- All leases expire within three years, allowing resets to market levels.

Long-Term Optionality

- 83-unit layout suitable for industrial condo conversion at premium pricing.
- Prime infill site offers residential redevelopment potential in affluent Yorba Linda.

Location Strength

- Orange County industrial vacancy is very low.
- Affluent demographics (median home value ~\$1.4M).
- Near major freeways, ports, and airports.

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CONTACT INFORMATION



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