



Yorba Linda Retail Property Purchased for \$15.8 Mil by Beverly Hills Investment Entity

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Home Ranch Center comprises three buildings that are home to national and regional tenants, including Blue Agave; Edible Arrangements; Dr. John Kim, DDS; Luxe; State Farm Insurance; KC Salon; YL Family Chiropractic; Crepe Maker and Papa John's. It is situated on 4.9 acres at 18601-18659 Yorba Linda Blvd, north of the 91 Fwy and just east of Imperial Hwy.

Situated on 4.9 acres at 18601-18659 Yorba Linda Blvd, the center is in an infill location surrounded by an affluent demographic of more than 104,480 residents living within a three-mile radius with an average annual household income of over \$122,800. Just north of Anaheim in the northeastern part of Orange County, the center's Yorba Linda location puts the center in one of CNN's "Best Places to Live" and one of Money Magazine's "America's Best Small Cities."

CJ Osbrink and Gleb Lvovich with HFF represented the seller in the deal. The acquisition was financed by an affiliate of Thorofare Capital Inc, who provided a five-year, floating rate commercial mortgage to the buyer. It was arranged by Newmark Knight Frank Capital Markets, out of New York.

"With an attractive submarket vacancy of roughly seven percent, very high barriers-to-entry and affluent demographics, this opportunity was incredibly appealing to investors who saw the immediate upside through the lease-up of the available anchor space, formerly occupied by Jo-Ann Fabrics," Osbrink said. "Today, more than ever, we are seeing a much higher demand for value-add retail properties in dense and affluent locations."

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