

RETAIL FOR LEASE

± 2,200 SF AVAILABLE
2nd GENERATION RESTAURANT

PROPERTY HIGHLIGHTS

- Adjacent to both the newly expanded Super Walmart and the Foothill Ranch Entertainment Center with Regal Cinemas and food court.
- Excellent access, visibility and signage along California Route 241 Toll Road.
- Located in the master planned community of Foothill Ranch.
- Major area retailers include Super Walmart, Target, PetSmart, Regal Cinemas, Ralphs, Michaels, Old Navy, Hobby Lobby, Jo-Ann Fabrics, CVS/pharmacy and more!
- 644 parking stalls with a parking ratio of 5/1,000 SF.

TRAFFIC COUNTS

Interstate 241 Toll Road ±31,662

Alton Parkway ±12,767

Source: COSTAR 2019



FOOTHILL RANCH TOWNE CENTRE

26532 TOWNE CENTRE DRIVE, LAKE FOREST, CA 92610



KEVIN HANSEN
Associate Director

T +1 949 608 2194
khansen@ngkf.com
CA RE Lic #01937047

JOHN JENNINGS
Senior Managing Director

T +1 858 875 5927
jjennings@ngkf.com
CA RE Lic #01215740

18401 Von Karman Avenue, Suite 150
Irvine, CA 92612
T + 949 608 2000
CA RE Lic #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOOTHILL RANCH TOWNE CENTRE

SITE PLAN AND TENANT ROSTER



TENANT ROSTER

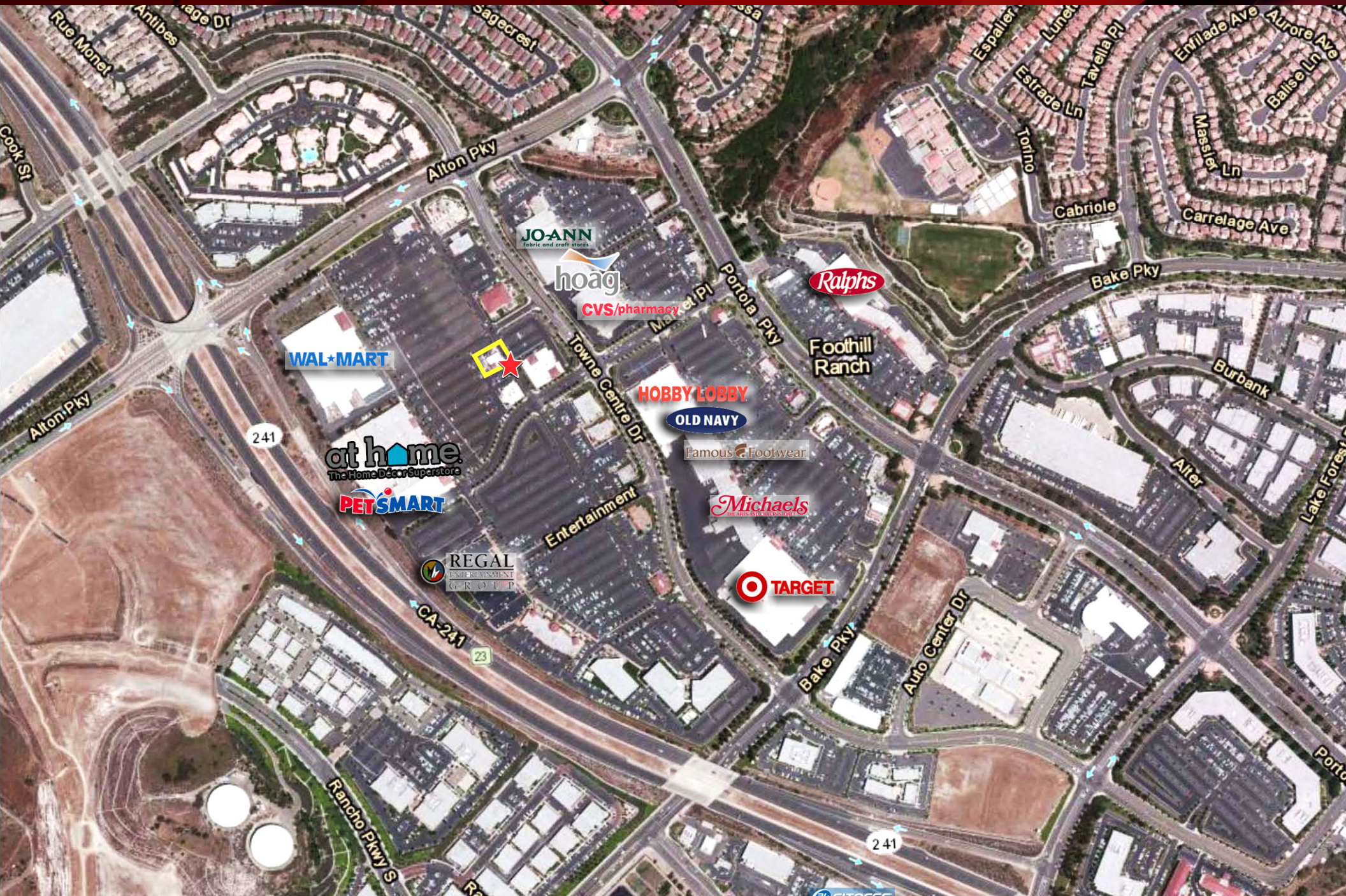
SUITE	TENANT	SF
1A	AtHome	84,766
1C	PetSmart	26,895
PAD 1A	RESTAURANT AVAILABLE	2,200
Pad 1B	The Nail Bar & Spa	1,300
Pad 2	Red Robin	6,722
	Walmart Supercenter	NAP
	Goodyear	NAP
	In-N-Out	NAP
	Union Bank	NAP
	KinderCare Learning Center	NAP
	99 Cent Only Store	NAP
	Chuck E. Cheese's	NAP



KEVIN HANSEN
Associate Director
T +1 949 608 2194
khansen@ngkf.com
CA RE Lic #01937047

JOHN JENNINGS
Senior Managing Director
T +1 858 875 5927
jjennings@ngkf.com
CA RE Lic #01215740

FOOTHILL RANCH TOWNE CENTRE AERIAL



FOOTHILL RANCH TOWNE CENTRE AERIAL



	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Total Population	14,991	78,320	196,242
2024 Total Population	17,427	83,782	208,622
Total Businesses	941	3,387	12,143
Total Employees	13,350	40,857	127,601
HOUSEHOLDS			
2019 Households	5,200	27,864	70,500
2019 Housing Units	5,371	28,578	72,613
Owner Occupied Housing Units	74.3%	67.8%	69.9%
Renter Occupied Housing Units	22.5%	29.7%	27.2%
Vacant Housing Units	3.2%	2.5%	2.9%
2019 Median Home Value	\$692,346	\$677,599	\$689,433
INCOME			
2019 Average Household Income	\$146,910	139,199	136,574
<\$15,000	5.3%	4.6%	4.9%
\$15,000-\$24,999	1.0%	2.2%	3.3%
\$25,000-\$34,999	3.6%	3.0%	4.1%
\$35,000-\$49,999	4.8%	5.9%	6.0%
\$50,000-\$74,999	9.4%	12.6%	12.6%
\$75,000-\$99,999	8.2%	12.8%	12.8%
\$100,000-\$149,999	24.0%	23.7%	22.8%
\$150,000-\$199,999	25.8%	17.9%	15.8%
\$200,000+	17.8%	17.4%	17.8%
2019 Median Household Income	\$132,112	\$113,957	\$109,684
2019 Per Capita Income	\$51,397	\$50,059	\$48,967

KEVIN HANSEN
Associate Director

T +1 949 608 2194
khansen@ngkf.com
CA RE Lic #01937047

JOHN JENNINGS
Senior Managing Director

T +1 858 875 5927
jjennings@ngkf.com
CA RE Lic #01215740