

# FOR LEASE OR FOR SALE



## 8,939 SF Freestanding Restaurant with Enclosed Patio

### IMPROVED RESTAURANT AVAILABLE AT FOOTHILL RANCH TOWN CENTRE

26772 Portola Pkwy | Foothill Ranch, CA 92610



## Property Highlights

- Ground lease with term available through July 3, 2047
- Well positioned in South OC fully improved second generation restaurant opportunity
- Flexibility in uses for the property (ie. Food, Medical, etc.)
- Located at the intersection of Portola Parkway and Bake Parkway (approx. 38,600 cars per day)
- Baker Ranch development in close proximity nearing completion ~ 2400 single-family homes, 430 high end apartments with average household incomes over \$150,000
- Co-Tenants include Walmart, Target, Old Navy, Staples, Jo-Ann, Michaels, Hobby Lobby, and PetSmart

## Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	14,766	83,164	201,979
Average Household Income	\$159,749	\$145,533	\$142,131
Daytime Population	13,832	37,555	119,567

Source: Esri

## TRAFFIC COUNT

Portola Parkway	approx. 22,500 cars per day
Alton Parkway	approx. 12,800 cars per day
241 Toll Road	approx. 31,700 cars per day
Bake Parkway	approx. 16,100 cars per day

Source: CoStar

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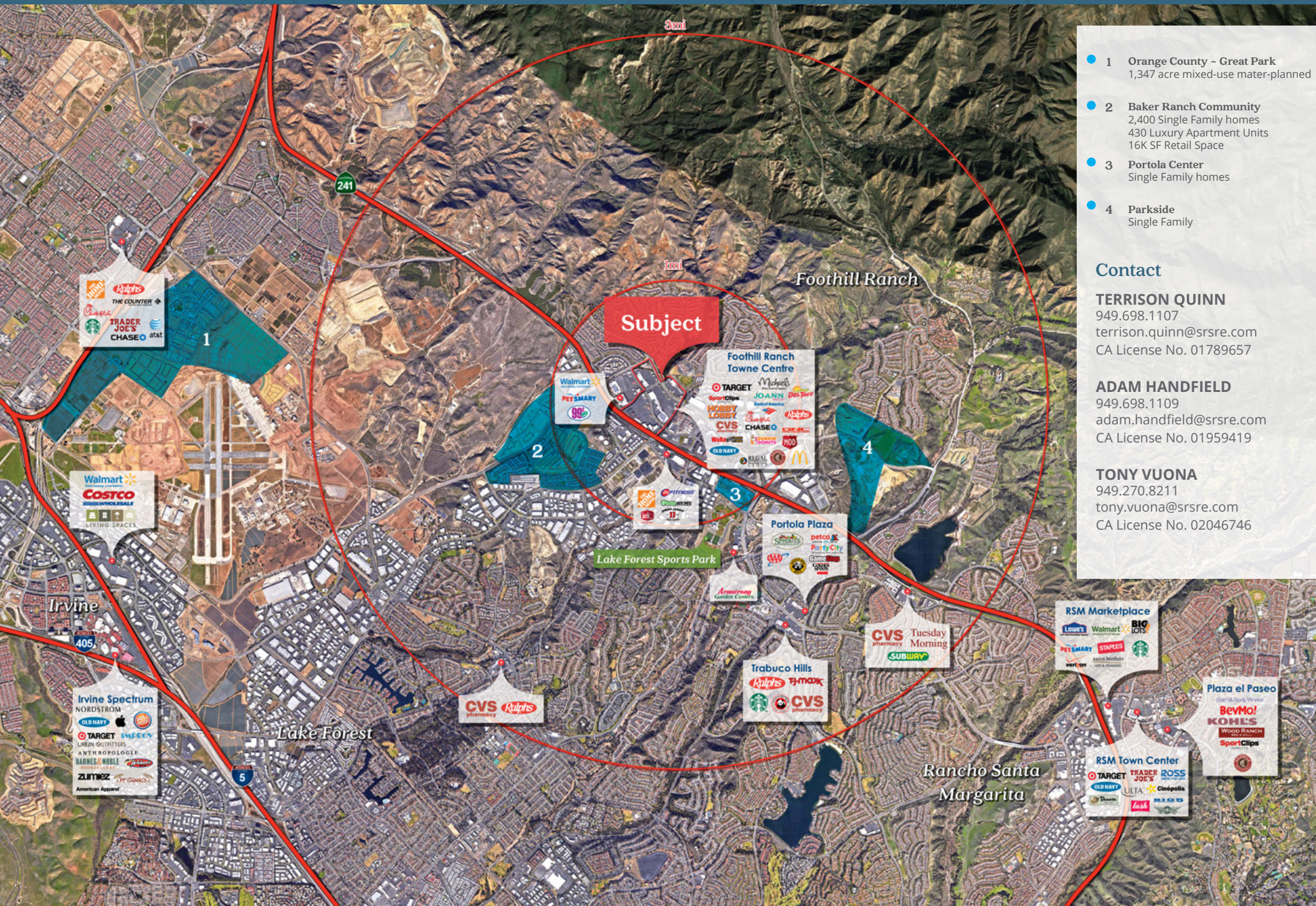
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- 1 Orange County ~ Great Park  
1,347 acre mixed-use mater-planned
- 2 Baker Ranch Community  
2,400 Single Family homes  
430 Luxury Apartment Units  
16K SF Retail Space
- 3 Portola Center  
Single Family homes
- 4 Parkside  
Single Family

### Contact

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**Subject**

**Foothill Ranch Towne Centre**  
TARGET, Michaels, JOANN, Petco, PetSmart, CVS, CHASE, SWEET, MOD, OLD NAVY, REGAL, McDonald's

**Portola Plaza**  
petco, Party City, CVS, Rite Aid, Walgreens, Dunkin', Starbucks

**Trabuco Hills**  
Ralphs, tj-maxx, CVS pharmacy, Starbucks

**RSM Marketplace**  
Lowe's, Walmart, BIG LOTS, PET SMART, STAPLES, Starbucks, Verizon

**Plaza el Paseo**  
Uber & Lyft, BeVMo!, KOHL'S, WOOD RANCH, Sport Clips

**RSM Town Center**  
TARGET, TRADER JOE'S, ROSS, Old Navy, ULTA, Cinépolis, Lululemon, The Home Depot