

FOR LEASE

Old Ranch Town Center

12380 Seal Beach Blvd, Seal Beach, CA 90740

±2,650 SF Restaurant with Patio Available

Multi-Tenant Pad Building Development Under Construction Now ~ Delivery of 9/2022



*Conceptual Rendering

Property Highlights

- 7,193 SF multi-tenant pad building development on approx. 15,000 SF Land with reciprocal parking & access
- Platinum demographics
- Phenomenal co-tenancy
- Very strong sale volumes
- Located in prime retail hub serving Seal Beach, Rossmoor, Long Beach, Los Alamitos, etc.
- Across the street from the Shop at Rossmoor: Kohl's, Sprout's, Homegoods, Chicos, Ann Taylor, CPK, etc.
- Great monument signage available!

Contact

TERRISON QUINN

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

CASEY MAHONY

949.698.1108 | casey.mahony@srsre.com
CA License No. 01886184

TONY VUONA

949.270.8211 | tony.vuona@srsre.com
CA License No. 02046746



Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	13,400	119,249	475,932
Average Household Income	\$170,484	\$131,678	\$115,596
Daytime Population	4,884	50,093	173,089

Source: Esri

TRAFFIC COUNT

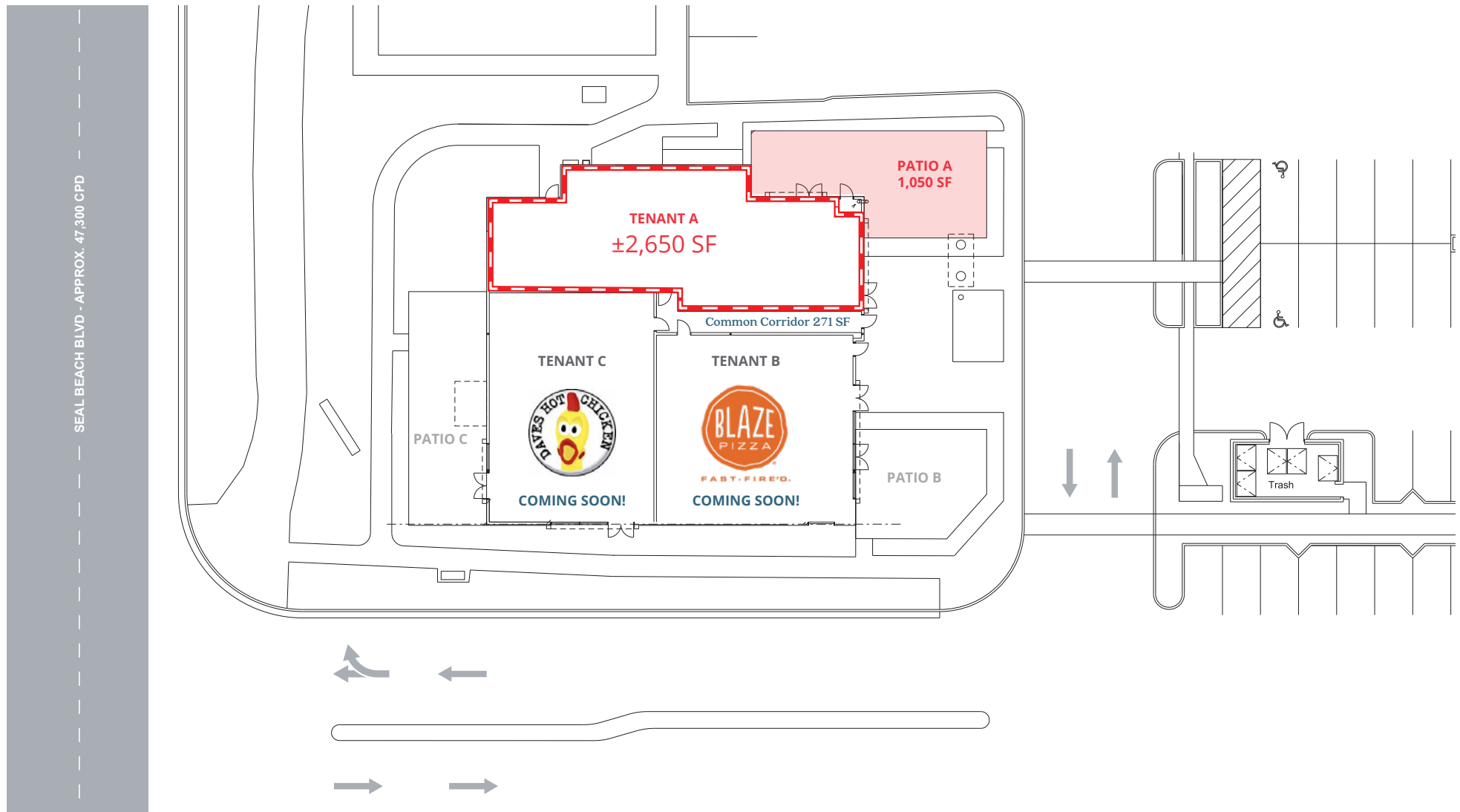
Seal Beach Boulevard approx. 47,300 cars per day

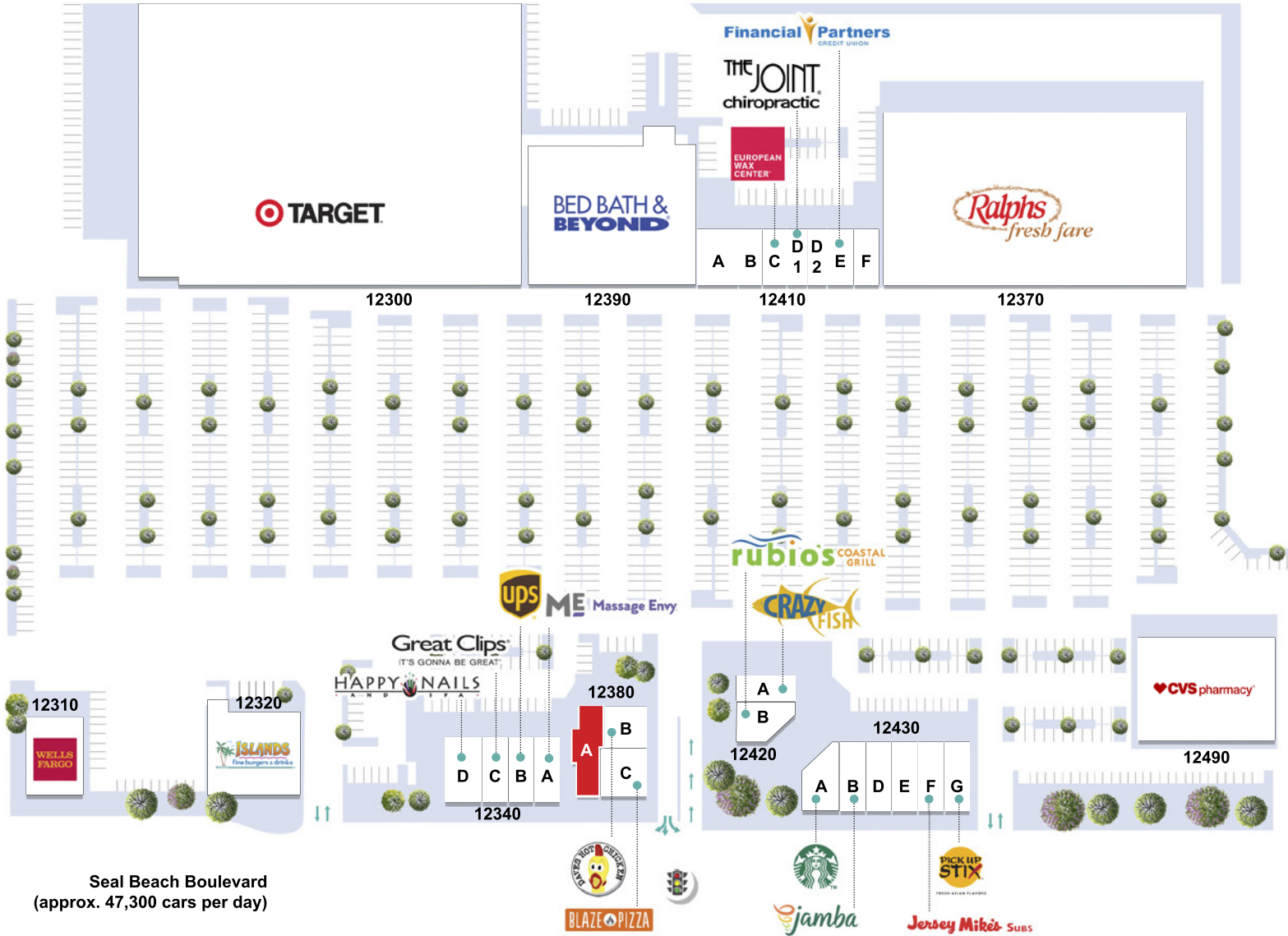
Source: CoStar

SRS REAL ESTATE PARTNERS 610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

A Restaurant Endcap Available | $\pm 2,650$ SF + $1,050$ SF Patio





A Restaurant Endcap Available | ±2,650 SF + 1,050 SF Patio

Old Ranch Town Center Tenant Roster Total GLA: 277,422

NO	TENANT	SF	NO	TENANT	SF	NO	TENANT	SF
12320	Island's Burger	5,500	12410	C European Wax	1,000	12430	E Bamboo Grill & Sushi	1,400
12340	A Massage Envy	3,000	12410	D1 The Joint	1,735	12430	D Jamba Juice	2,000
12340	B UPS	1,200	12410	D2 Rossmoor Family Dentistry	1,735	12430	B Santa Fe Importers	1,800
12340	C Great Clips	1,000	12410	E Financial Partners	1,100	12430	A Starbucks	1,700
12340	D Happy Nails & Spa	2,200	12410	F Yoga Six	1,991	12370	Ralphs Fresh Fare	57,541
12380	A Available	2,650	12410	F Nora's Cleaners	1,000	12490	CVS	14,884
	B Blaze Pizza	2,265	12420	B Rubio's Baja Grill	2,500	12420	Wells Fargo ATM	120
	C Dave's Hot Chicken	2,306	12420	A Crazy Fish	1,850	12300	Target	128,106
12390	Bed, Bath & Beyond	27,060	12430	G Pick Up Stix	1,800	12310	Wells Fargo	4,200
12410	A Private Sneakers	2,400	12430	F Jersey Mike's	1,000			
12410	B Nora's Cleaners	1,000						

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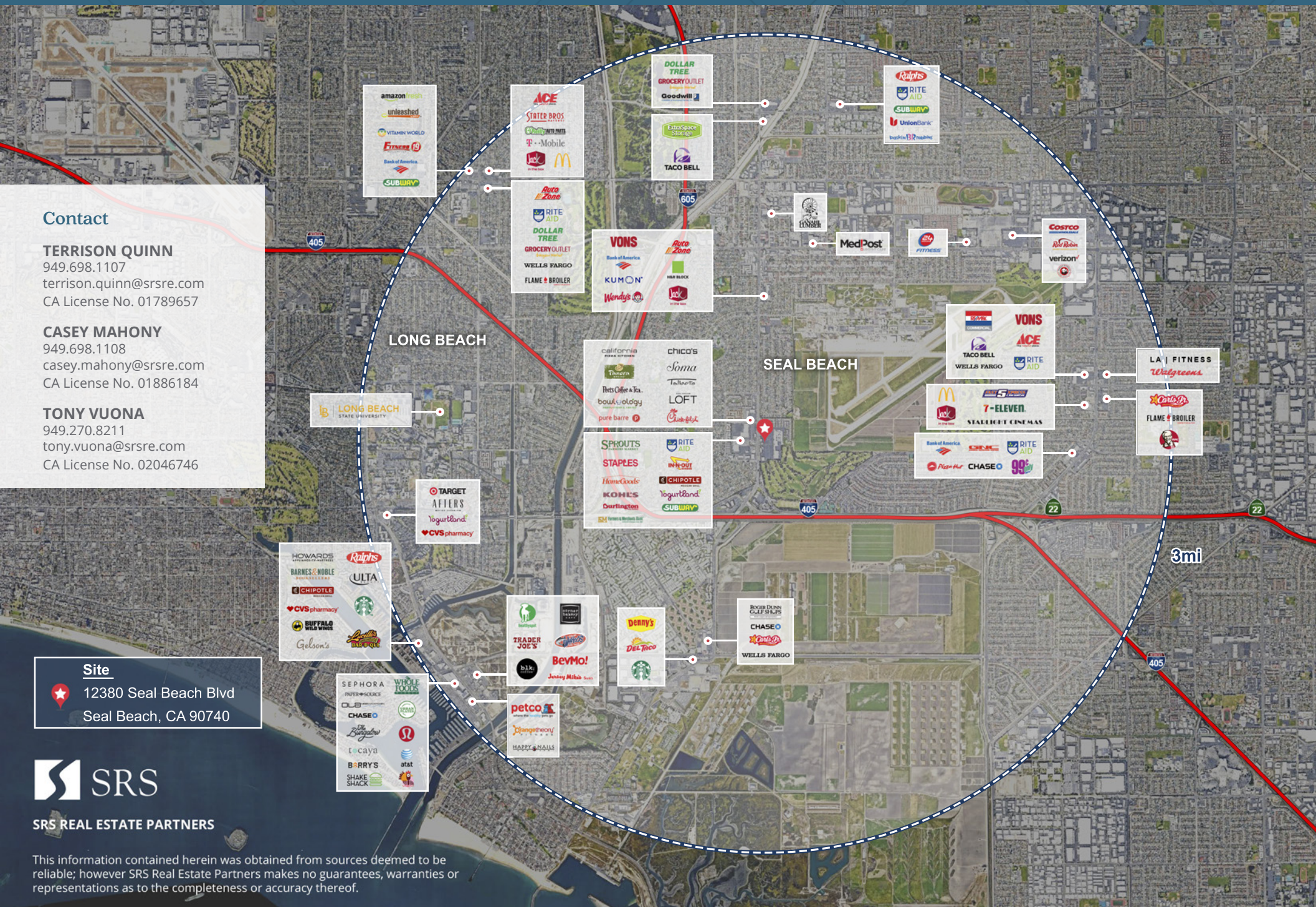
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Site
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amazon fresh
unleashed
VITAMIN WORLD
Fitness 19
Bank of America
SUBWAY

ACE
STER BROS
Greenery with Plants
T-Mobile
Jack in the Box
McDonald's

DOLLAR TREE
GROCERY OUTLET
Goodwill
ExtraSpace Storage
TACO BELL

Ralph's
RITE AID
SUBWAY
UnionBank
bachira | T3 | hubbly

Rite Zone
RITE AID
DOLLAR TREE
GROCERY OUTLET
WELLS FARGO
FLAME & BROILER

VONS
Bank of America
KUMON
Wendy's
Rite Zone
HAR BLOCK
Jack in the Box

MedPost

CVS

Costco
Rite Aid
verizon

LONG BEACH STATE UNIVERSITY

california pizza express
chico's
Taverna
Pete's Office & Tea
bookology
pure barre
Soma
Tadpole Tea
LOFT
Chick-fil-A

SEAL BEACH

VONS
ACE
TACO BELL
WELLS FARGO
RITE AID

LA | FITNESS
Walgreens

TARGET
AFTERS
Yogurtland
CVS pharmacy

SPROUTS
STAPLES
HomeGoods
KOHLS
Dorling Kindersley
RITE AID
IN-HOUT
CHIPOTLE
Yogurtland
SUBWAY

WELLS FARGO
VONS
ACE
TACO BELL
7-ELEVEN
STARBUCKS CINEMAS
Bank of America
CVS
RITE AID
Chase
99c ONLY

LA | FITNESS
Walgreens
FLAME & BROILER

HOWARDS
BARNES & NOBLE
CHIPOTLE
CVS pharmacy
BUFFALO WILD WINGS
Gelson's
Ralph's
ULTA
Starbucks
Lotto Mart

TRADER JOE'S
BevMo!
b2k
Jenny Mikis

Denny's
DEL TACO
Starbucks

BEVER DINK GULF SHIPS
CHASE
Dorling Kindersley
WELLS FARGO

SEPHORA
PAPER SOURCE
CLUB CHASE
The Bargain
Caya
BARRY'S
SHAKE SHACK
WHOLE FOODS
LEON'S
HAPPY HOURS

petco
HAPPY HOURS

3mi