

# RETAIL SPACES AVAILABLE FOR LEASE

## FOOTHILL RANCH TOWNE CENTRE SOUTH



SEPHORA



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



PORTOLA PKWY

TOWN CENTRE DR

KOBE BUFFET

LEASED

AVAILABLE



**HOBBY LOBBY**

6C 6B 6A

**JOANN**

4D 4C 4B 4A

*Michaels*

2D 2C 2A/B

**TARGET**

1A 1B 1C 1D 1E 1F

## HIGHLIGHTS

- » Target anchored center
- » Join national concepts: Raising Cane's, Target, Chick-fil-A, Denny's, Hobby Lobby, Michaels, JOANN, Del Taco, Dunkin Donuts.
- » Very high daytime populations
- » Large residential density
- » Large multifamily developments within 5 miles sourcing over 5,000 new living units
- » Proximity to Foothill Ranch Elementary School and Trabuco Hills High School





Asking Rent:  
**Varies**



Size:  
**1,600 SF**  
**2,800 SF**

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2021 Population	16,149	76,501	193,238
2026 Population	17,366	78,278	197,499
Daytime Population	12,054	28,817	89,309
Household Income	\$177,625	\$150,841	\$146,649
Age	36.84	39.90	40.47





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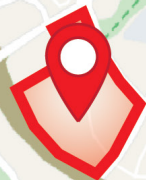
± 43,000 VPD



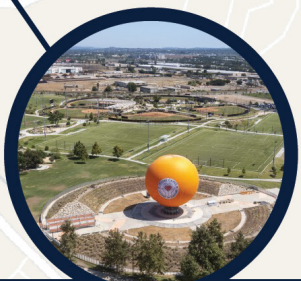
**PORTOLA**  
HIGH SCHOOL

241

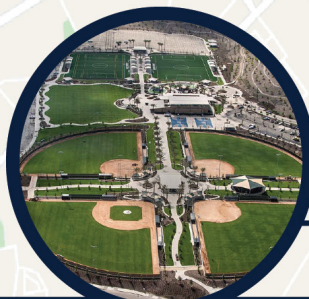
± 34,000 VPD



**TRABUCO HILLS**  
HIGH SCHOOL



**ORANGE COUNTY GREAT PARK**  
CITY PARK



**LAKE FOREST SPORTS PARK**  
RECREATION CENTER



**RANCHO SANTA MARGARITA**  
CITY

INTERSTATE  
405

± 224,000 VPD

INTERSTATE  
5

± 344,000 VPD

# LAKE FOREST

PORTOLA PKWY  
± 20,000 VPD



**EL PASEO**  
LUXURY TOWNHOMES

**CAMDEN SQUARE**  
SINGLE FAMILY HOMES

241

± 34,000 VPD

**THE MEADOWS  
BY TOLL BROTHERS**  
LUXURY COMMUNITY

**SILVEROAK  
BY LANDSEA HOMES**  
LUXURY TOWNHOMES

# AREA ATTRactions

## WHITING RANCH TRAILHEAD

Whiting Ranch Wilderness Park encompasses approximately 2,500 acres of riparian and oak woodland canyons, rolling grassland hills and steep slopes of coastal sage scrub and chaparral. The park is highlighted by scenic rock formations, including the beautiful Red Rock Canyon. The park contains 23 trails totaling approximately 17 miles of graded roads and single-track trails, providing excellent opportunities for hikers, mountain bikers and equestrians. The park also provides connectivity to other trails belonging to the OC Parks Regional Trails system, including the Edison Riding and Hiking Trail, Aliso Creek Riding and Hiking Trail, Aliso Creek Bikeway, and Aliso-Serrano Riding and Hiking Trail.



## FOOTHILL RANCH

Nestled at the base of the beautiful Saddleback Mountains, Foothill Ranch offers the best of quality living in South Orange County. The perfect balance of residential, commercial, and open space in our community provides all of the comforts and necessities one expects in the 21st century, with an easy California hometown feel. A community of caring neighbors, families, and friends. Foothill Ranch sits on the “urban edge,” enjoying picturesque views of the Saddleback Mountains in one direction and coastal Orange County in another, and borders world class mountain biking and hiking in Whiting Ranch. With charming groups of homes along tiered hillsides, a flourishing offering of parks and amenities, it’s easy to see what makes Foothill Ranch so appealing.



## CO-TENANTS





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# FOOTHILL RANCH TOWNE CENTRE SOUTH

26732-26762 PORTOLA PKWY  
FOOTHILL RANCH, CA 92610

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## CONFIDENTIALITY & DISCLAIMER STATEMENT

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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