

FREESTANDING OUTPARCEL BUILDING FOR LEASE

26472 TOWNE CENTRE DR | FOOTHILL RANCH, CA 92610



Walmart 

at home
via a home depot partnership
PET SMART

BIG BRAND
TIRE & SERVICE

IN-N-OUT
BURGER

UnionBank

AVAILABLE

guidepost
monksport

crumbl
cakes

Red Robin
CLUBHOUSE STEAKS & BREWERY

99¢ only
STORES

TOWNE CENTRE DR

PROPERTY OVERVIEW

HIGHLIGHTS

- Freestanding Outparcel Building For Lease with a Drive-Thru
- Join Tenants such as Wal-Mart, In-N-Out, At Home, Petsmart, Big Brand Tire, Red Robin, and many more!
- Lot Area- ±44,078 SF (1.01 Acres)
- Building Size- ±5,687SF
- Around 30 Parking Spaces
- Possible to do Car wash, Drive-thru etc.
- Prime Location with excellent visibility and signage
- Very High daytime populations
- Large residential density
- Terrific Ingress and Egress



CONTACT BROKER
ASKING RENT



±5,687SF
GLA

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	26,740	163,257	483,593
Current Year Estimate	26,591	161,330	479,506
2010 Census	26,617	160,222	472,874
Growth Current Year-Five-Year	0.56%	1.19%	0.85%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,266	55,212	153,663
Current Year Estimate	8,099	53,597	150,060
2010 Census	7,878	51,792	140,537
Growth Current Year-Five-Year	2.06%	3.01%	2.40%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$129,356	\$140,722	\$123,708
AGE	1-MILE	3-MILE	5-MILE
Average Age	35	34	36
































SUBJECT PROPERTY







Kawasaki Motors Corp., U.S.A.



241

±40,000 VPD






















CADENCE PARK

MODJESKA CANYON

SUBJECT PROPERTY

PORTOLA HILLS

Walmart **at home** Supercenter The Home Decor Superstore

WELLS FARGO planet fitness PET SMART CVS pharmacy

HOBBY LOBBY target

SOUTHWEST CALIFORNIA'S PREMIER WATERPARK

WILD RIVERS WATERPARK • RESORTS

ALTON PKWY
±31,000 VPD

Chevron CUBESMART self storage

ELEVEN CALIBER COLLISION CARQUEST

ARCO Carl's Jr. O'Reilly AUTO PARTS

241
±40,000 VPD

UPPER OSO RESERVOIR

SUBWAY Residence Inn Marriott Pollo Loco

KFC Public Storage BRAKE MASTERS ExtraSpace Storage

Mobil

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. Whiting Ranch Trailhead 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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EXCLUSIVE LEASING AGENT

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