

# RETAIL SPACES AVAILABLE FOR LEASE

## FOOTHILL RANCH TOWNE CENTRE SOUTH



SEPHORA



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



LEASED  
AVAILABLE

PORTOLA PKWY

TOWN CENTRE DR



**HOBBY LOBBY**

*Michaels*



26712

6C

6B

6A

5A

4D

4C

4B

4A

2D

2C

## HIGHLIGHTS

- » Target anchored center
- » Join national concepts: Raising Cane's, Target, Chick-fil-A, Hobby Lobby, Michaels, 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**  
**22,500 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





133

± 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

405

± 224,000 VPD

5

± 344,000 VPD

# LAKE FOREST

PORTOLA PKWY  
± 20,000 VPD



HOBBY LOBBY

Michaels



REGAL



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





RETAIL SPACES AVAILABLE FOR LEASE

# FOOTHILL RANCH TOWNE CENTRE SOUTH

26732-26762 PORTOLA PKWY  
FOOTHILL RANCH, CA 92610

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