



# For Lease The Village

41-45 Auto Center Dr  
Foothill Ranch, CA 92680



SECOND GENERATION RESTAURANT OPPORTUNITY

± 2,070 SF

Please Do Not Disturb Existing Tenants

## 2025 Est Demographics

	1 MILE
Population	13,885
Avg Household Income	\$190,419
Daytime Population	16,328
	3 MILE
Population	100,502
Avg Household Income	\$151,694
Daytime Population	43,019
	5 MILE
Population	236,422
Avg Household Income	\$146,145
Daytime Population	140,924

Year: 2025 | Source: Ersi

## About the Property

- Well-maintained center featuring upgraded, modern façades
- Prominent street-facing signage available along the rear building elevations
- Exceptional demographics with high average household incomes across 1-, 3-, and 5-mile radii, complemented by a strong daytime population
- Located adjacent to new multifamily residential developments currently under construction, driving future growth and built-in demand

## Traffic Counts

Cherry Ave	±37,200 CPD
Willow St	±36,000 CPD

Year: 2025 | Source: Costar

## Contact

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SRS REAL ESTATE PARTNERS

The information presented was obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy.



## The Village Tenant Directory

Total GLA: 32,572

NO.	TENANT	(SF)
101	The Garden Mediterranean Restaurant	2,000
103	Mustard Café	1,850
105	The Row House	2,550
107	Stretchlab	1,490
109A	Presotea	1,238
109B	Club Pilates	1,654
111	V's Barber Shop	1,308
113	Casita Olvera	2,492
101-102	Red Persimmon Salon	3,700
104	Zemiya	1,400
106	Goya Chai	1,300
108	Fauna Veterinary Collective	2,000
110	Towne Center Dental	2,600
112	Jersey Mike's Sub	1,430
<b>A</b> 116	<b>2nd Generation Restaurant Available</b>	<b>2,070</b>
118	Smoke Shop	1,430
120	Ahi Ahi Sushi	2,060

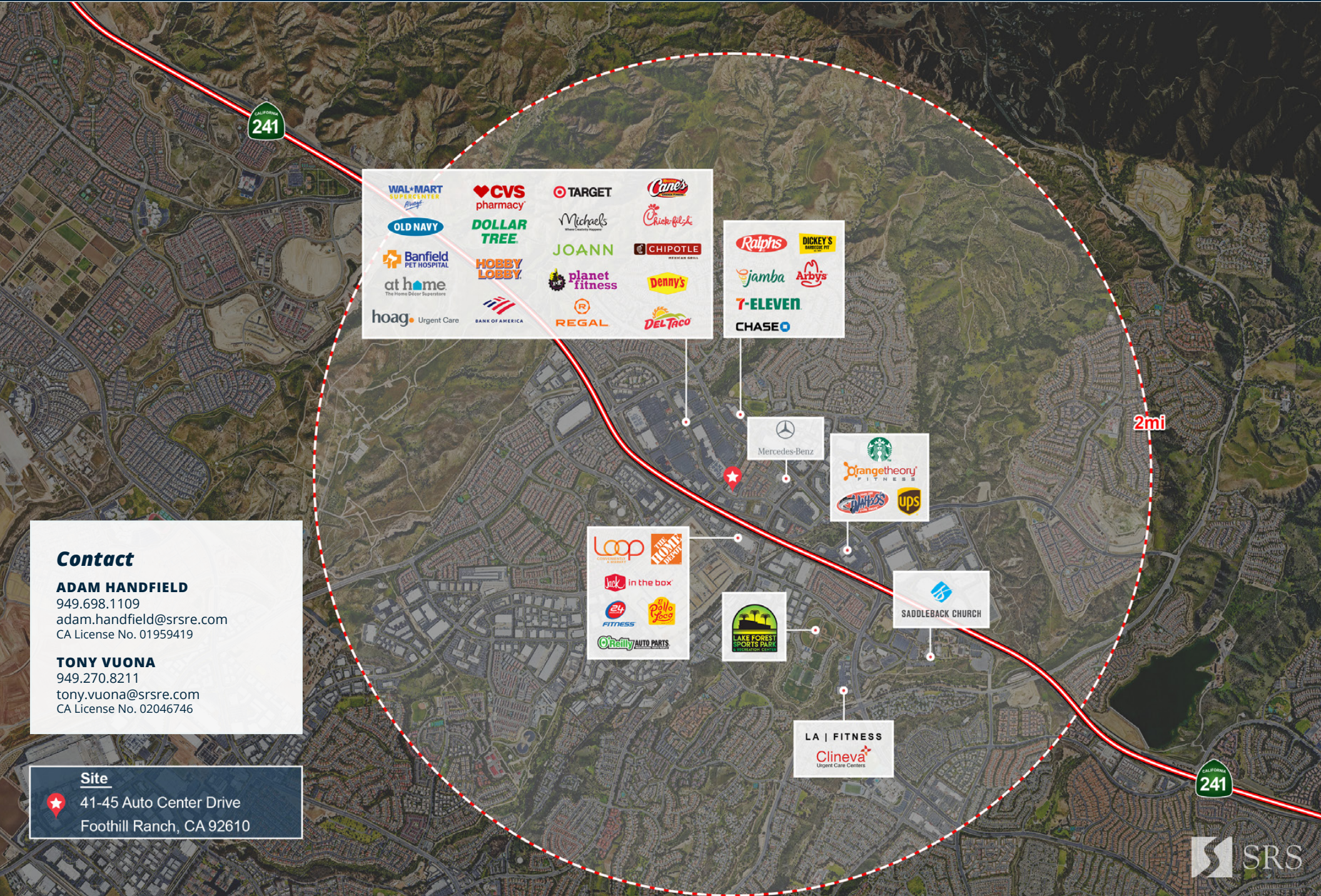


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**Site**

★ 41-45 Auto Center Drive  
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