

# FOR LEASE

# The Village

41-45 Auto Center Drive | Foothill Ranch, CA 92610

2,492 SF Improved Restaurant End-Cap Available ~ *Please Do Not Disturb*  
 1,430 SF & 2,550 SF Retail Space Available



Improved Restaurant  
 End-Cap + Patio  
 Available



## Property Highlights

- High visibility improved restaurant end-cap w/patio & shop space available
- Well maintained center with upgraded modern facades
- Street facing signage available on rear of buildings
- Platinum demographics with high average incomes within 1,3, & 5 mile radiuses and strong daytime population in immediate area
- Immediate proximity to new multi-family residential under development



## Contact

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## Demographics

EST. 2017	1 MILE	3 MILE	5 MILE
Population	8,831	82,834	195,070
Average Household Income	\$136,301	\$126,024	\$119,632
Daytime Population	14,037	39,247	116,494

## TRAFFIC COUNT

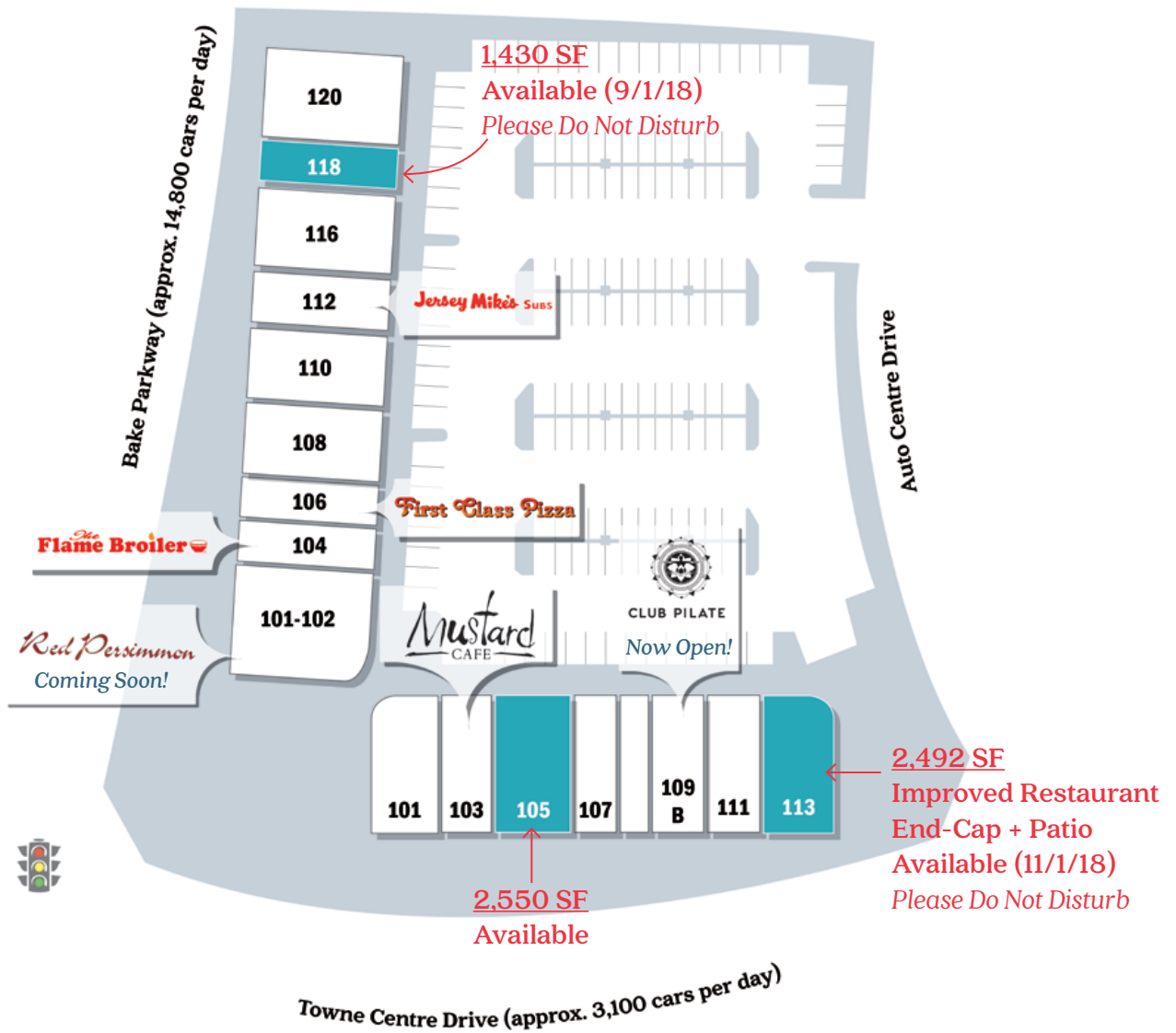
Bake Parkway approx. 14,800 cars per day  
 Portola Parkway approx. 24,400 cars per day

Source: Esri 2016

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The Village Tenant Directory					
Total GLA: 32,572					
NO.	TENANT	(SF)	NO.	TENANT	(SF)
101	Dau Luau	2,000	104	Flame Broiler	1,400
103	Mustard Café	1,850	106	First Class Pizza	1,300
105	Available	2,550	108	Dantian Therapy	2,000
107	Foothill Cleaners	1,490	110	Towne Center Dental	2,600
109A	Tropical Smoothie Café	1,238	112	Jersey Mike's Sub	1,430
109B	Club Pilates	1,654	116	Halves Grill & Boil	2,070
111	V's Barber Shop	1,308	118	Available (9/1/2018)	1,430
113	Improved Restaurant Available + Patio (11/1/2018)	2,492	120	Ahi Ahi Sushi	2,060
101-102	Red Persimmon Salon Coming Soon!	3,700			



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