

FOR LEASE

The Village

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

2,492 SF Improved Restaurant End-Cap Available

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. 2018	1 MILE	3 MILE	5 MILE
Population	12,665	88,701	207,566
Average Household Income	\$143,672	\$138,102	\$132,942
Daytime Population	16,257	39,652	117,678

Source: Esri 2018

TRAFFIC COUNT

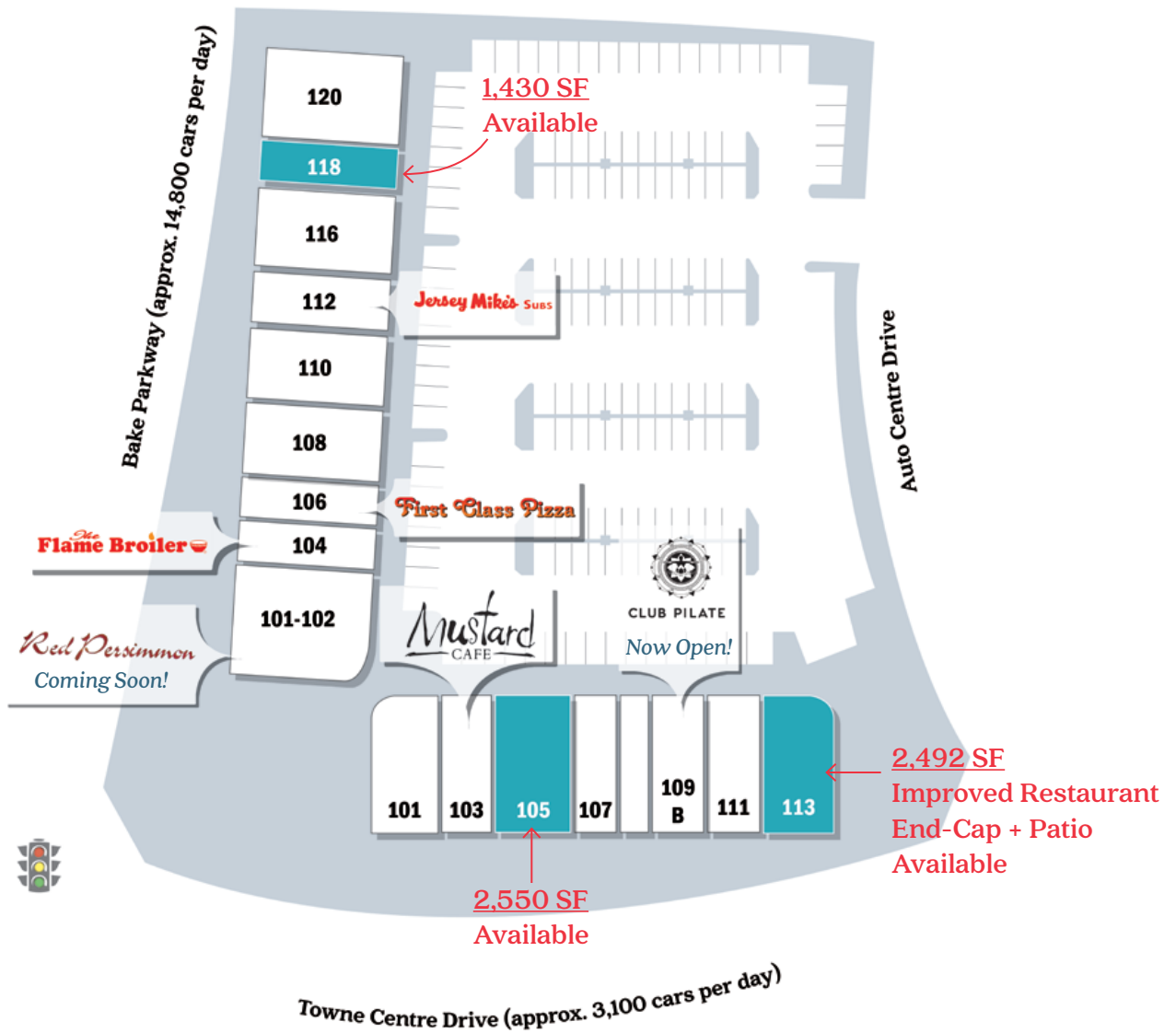
Bake Parkway	approx. 14,800 cars per day
Portola Parkway	approx. 24,400 cars per day

Source: Costar 2017

SRS REAL ESTATE PARTNERS | 610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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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	1,430
113	Improved Restaurant Available + Patio	2,492	120	Ahi Ahi Sushi	2,060
101-102	Red Persimmon Salon Coming Soon!	3,700			

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Interior Space





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