



FOOTHILL PLAZA

27422 & 27442 PORTOLA PARKWAY | FOOTHILL RANCH | CALIFORNIA

CBRE

BUILDING FEATURES



Beautifully Landscaped
Office Campus Environment



Excellent Access and Highly Visible
from the Foothill 241 Transportation
Corridor



Convenient Surface Parking at 4:1,000



High Image Class A Buildings
Totaling ±212,246 SF



Exterior Signage Available



Exceptional On-Site Amenities such as
Wahoo's Fish Tacos, Urban Grill, Sunrise
Bagel, Starbucks, Round Table Pizza,
Bowl of Heaven, Thai Garden, Professio
Nail Salon and The UPS Store



Large, Highly Efficient Floor Plans



Newly Completed Outdoor Area,
Complete with BBQ Area, Wood
Deck and Outdoor Seating



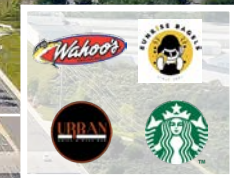
Eco-Friendly Landscaping



SURROUNDED BY ABUNDANT AMENITIES



FOOTHILL
PLAZA



PORTOLA PKWY

CLASS A OFFICE





WELCOME TO LAKE FOREST!

Position your business in one of South Orange County's most connected and amenity-rich office markets. Lake Forest delivers the accessibility, convenience, and professional environment today's companies demand.

Lake Forest combines a highly livable South Orange County setting with the workforce depth businesses need to grow. The city offers a mix of housing, strong schools and neighborhoods, extensive parks and recreation amenities, and convenient access to retail, dining, and regional transportation. Lake Forest's local labor force totals 46,800, while Orange County's labor force exceeds 1.6 million, giving tenants access to both local and regional talent. The city's educated population, stable residential base, and access to Orange County's large middle-skill workforce make it an attractive location for companies seeking strong office talent.



QUICK FACTS

**STRATEGIC SOUTH
OC LOCATION**

**30,466
HOUSEHOLDS**

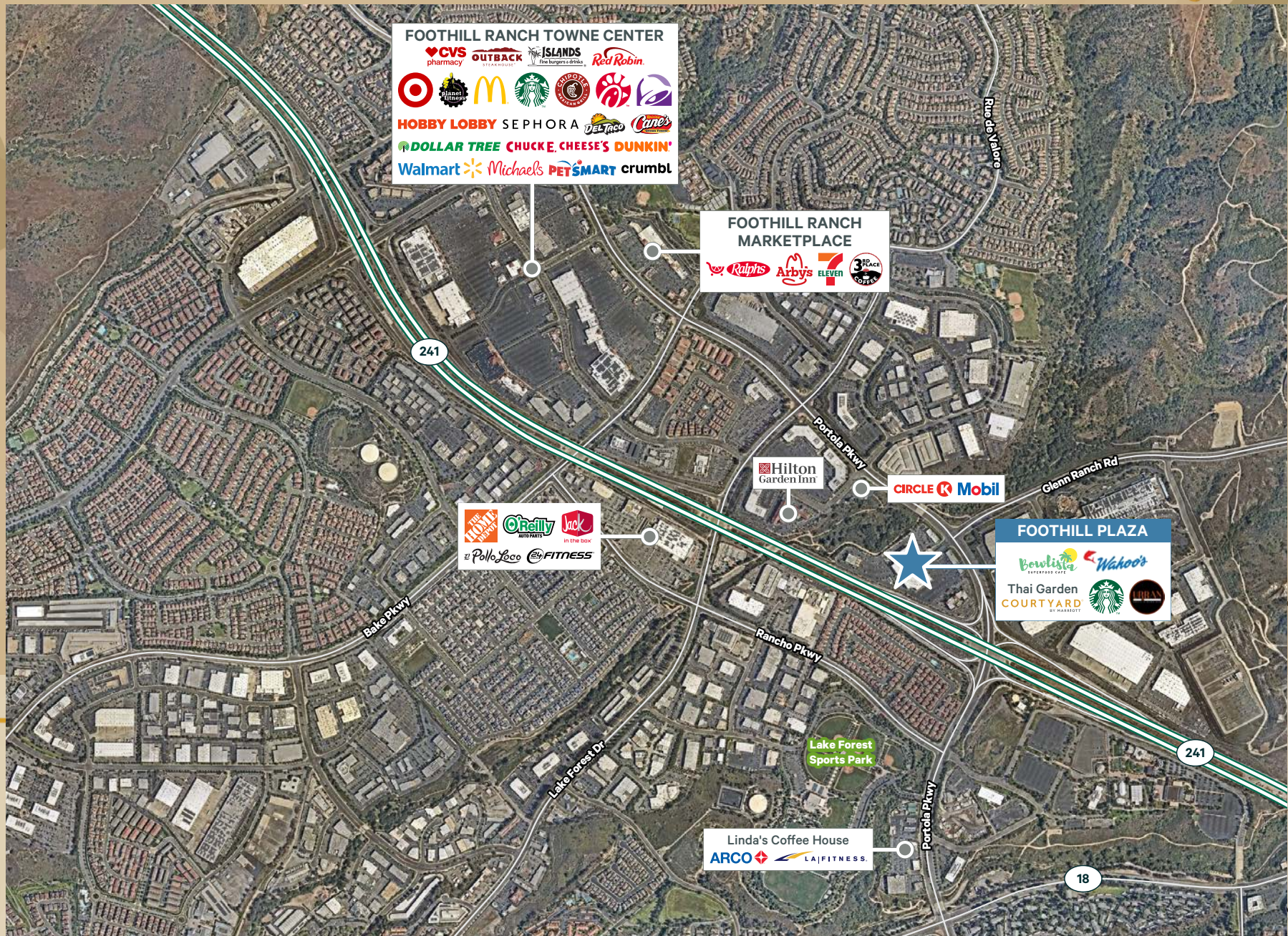
**30
PUBLIC
PARKS+
TRAIL
NETWORK**

**50.8% BACHELOR'S
DEGREE+**

**86,333
RESIDENTS**

SAFE, HIGH-QUALITY COMMUNITY

RETAIL AMENITIES





EXCLUSIVE AGENTS:

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CBRE

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