

# BRIDGEPARK PLAZA

27702 Crown Valley Parkway | Ladera Ranch



**FOR LEASING, PLEASE CONTACT:**

800.353.7822

[info@westar1.com](mailto:info@westar1.com)

[westarassociates.com](http://westarassociates.com)



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## HIGHLIGHTS

- + A 99,518 square foot neighborhood shopping center
- + SEC of Crown Valley Parkway & Cecil Pasture Road at West entrance to Ladera Ranch
- + 4,000 acre master planned community in South Orange County, California consisting of 8,100 homes
- + 1.5 miles East of San Diego Freeway (I-5)

Join these major tenants in Bridgepark Plaza



## TRAFFIC COUNTS (SITES USA)

- + 49,455 average cars per day on Crown Valley Parkway

## 2019 DEMOGRAPHICS (SITES USA)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	18,939	91,604	276,764
<b>Average Household Income:</b>	\$193,055	\$175,156	\$147,956
<b>Daytime Population:</b>	16,008	87,700	261,272



WELCOME TO LADERA RANCH

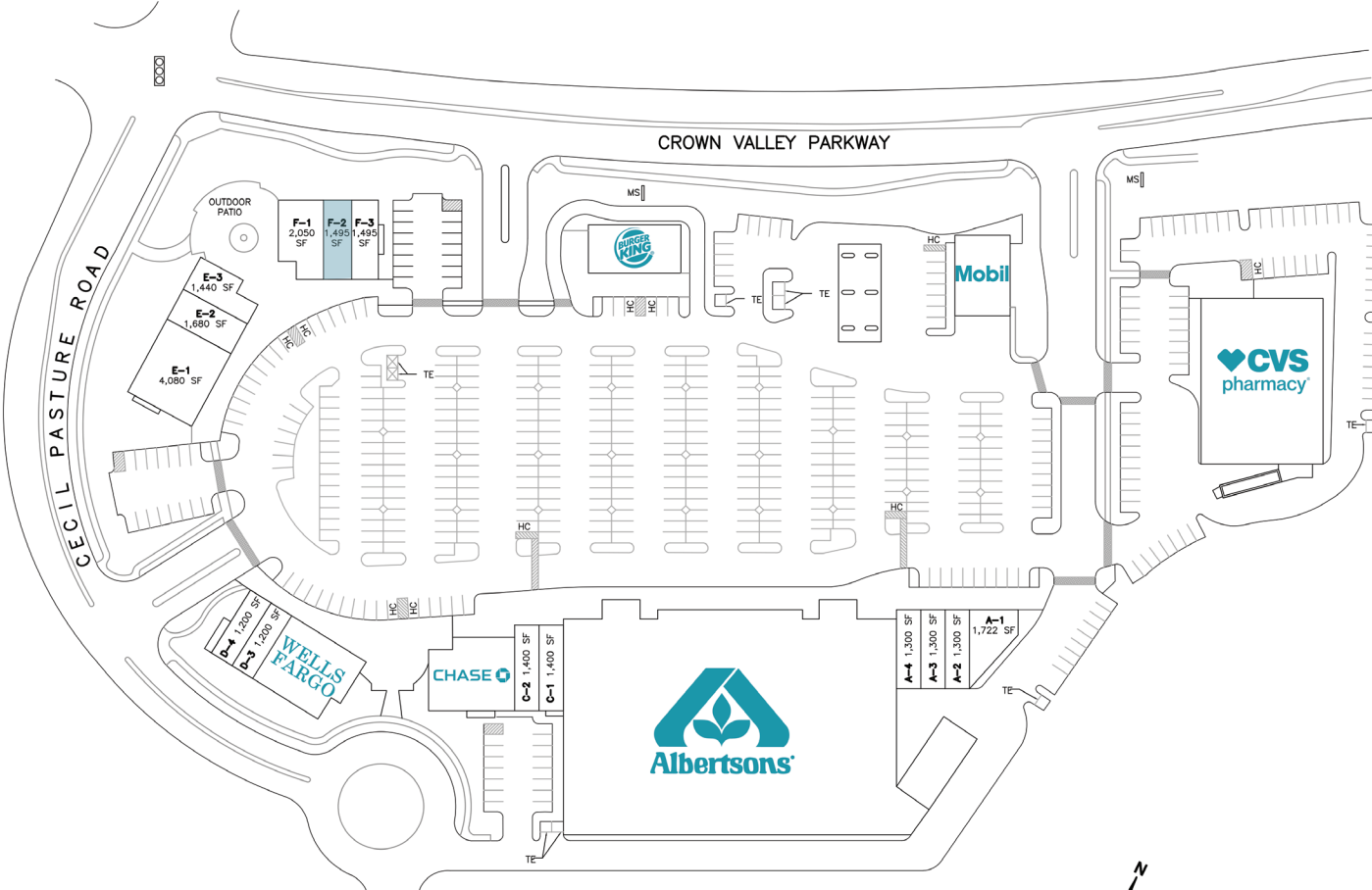


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UNIT	TENANT	SQ. FT.
BLDG. B	Albertson's	50,000sf
BLDG. I	CVS/pharmacy	13,444sf
PAD G	Burger King	3,000sf
PAD H	Mobil / Circle K	3,055sf
A-1	RV Animal Hospital	1,722sf
A-2	7 Day Dental	1,300sf
A-3	Excel Optometry	1,300sf
A-4	The Cleaners & Tailoring	1,300sf
C-1	Planet Beauty	1,400sf
C-2	Salon Plum	1,400sf
C-3-5	Chase Bank	4,000sf
D-1-2	Wells Fargo Bank	4,120sf
D-3	Happy Nails & Spa	1,200sf
D-4	AIM Mail Center	1,200sf
E-1	Selma's Chicago Pizzeria	4,080sf
E-2	DIHO Siam Thai & Chinese Cuisine	1,680sf
E-3	Starbucks Coffee	1,440sf
F-1	Taco Mesa	2,050sf
<b>F-2</b>	<b>AVAILABLE (6/1/2021)</b>	<b>1,495sf</b>
F-3	Bruegger's Bagels	1,495sf

Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



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