

BRIDGEPARK PLAZA

27702 Crown Valley Parkway | Ladera Ranch



FOR LEASING, PLEASE CONTACT:

800.353.7822

info@westar1.com

westarassociates.com

BRIDGEPARK PLAZA

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 at Bridgepark Plaza



WELLS FARGO

CHASE



Mobil

TRAFFIC COUNTS (PLACER.AI)

- + ± 92,200 average cars per day on Crown Valley Parkway
- + ± 41,000 customer visits per week

2023 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
Population:	18,820	92,741	275,358
Average Household Income:	\$163,879	\$168,120	\$149,912
Employee Population:	4,230	38,451	109,964



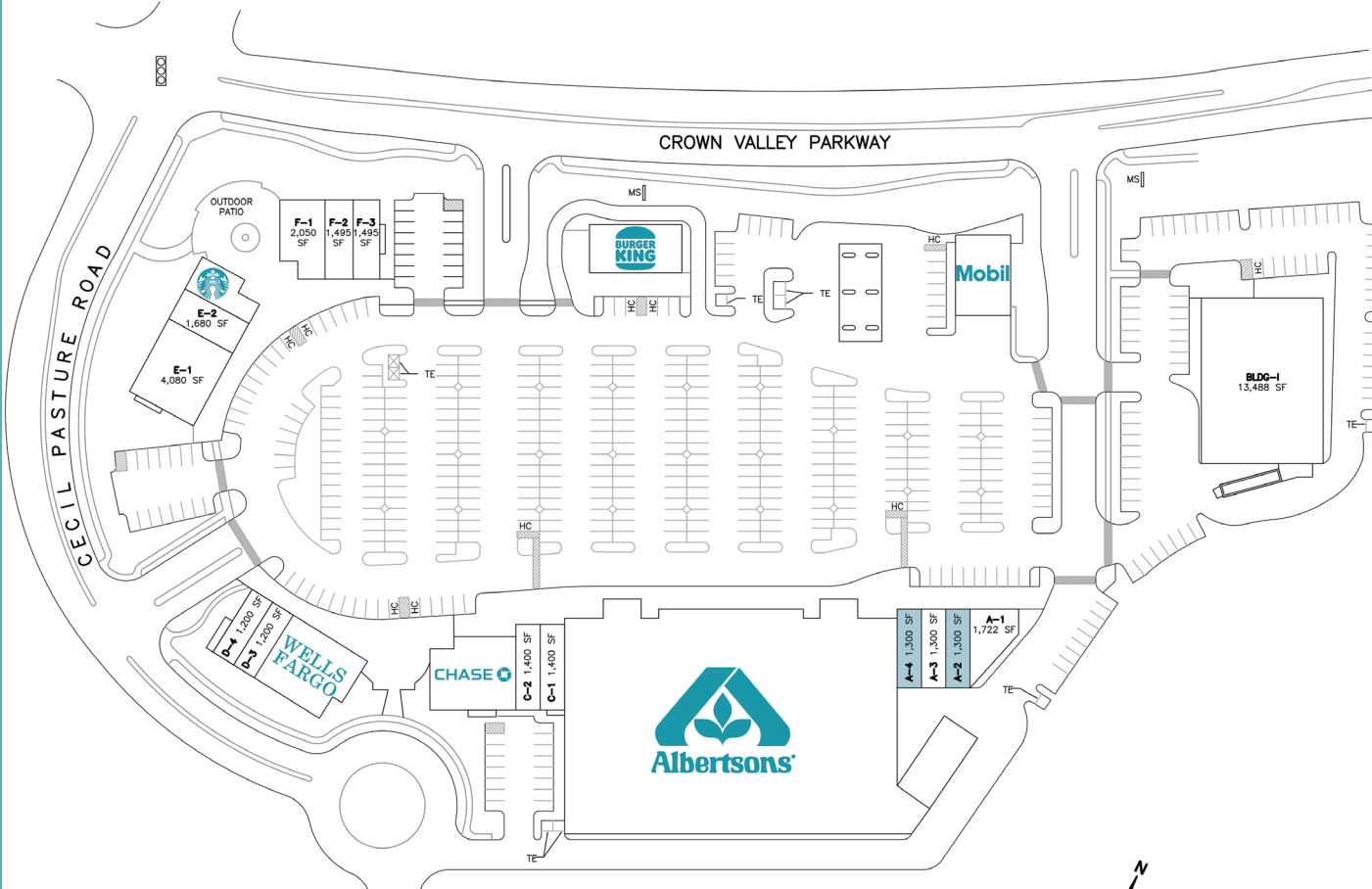
WELCOME TO LADERA RANCH



27702 Crown Valley Parkway | Ladera Ranch | 92694

WESTAR ASSOCIATES
 800.353.7822
 info@westar1.com
 westarassociates.com

BRIDGEPARK PLAZA



UNIT	TENANT	SQ. FT.
BLDG-B	Albertson's	50,000sf
BLDG-I	CVS/pharmacy (AVAILABLE)	13,444sf
PAD-G	Burger King	3,000sf
PAD-H	Mobil / Circle K	3,055sf
A-1	Rancho Viejo Animal Hospital	1,722sf
A-2	7 Day Dental (AVAILABLE 6/1/24)	1,300sf
A-3	Excel Optometry	1,300sf
A-4	Snappy Cleaners (AVAILABLE)	1,300sf
C-1	Planet Beauty	1,400sf
C-2	Salon Plum	1,400sf
C-3,4,5	Chase Bank	4,000sf
D-1,2	Wells Fargo Bank	4,120sf
D-3	The Nail Fix	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
F-2	Jersey Mike's	1,495sf
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.



27702 Crown Valley Parkway | Ladera Ranch | 92694

WESTAR ASSOCIATES
 800.353.7822
 info@westar1.com
 westarassociates.com

BRIDGEPARK PLAZA



27702 Crown Valley Parkway | Ladera Ranch | 92694

WESTAR ASSOCIATES
800.353.7822
info@westar1.com
westarassociates.com