

# BRIDGEPARK PLAZA

27702 Crown Valley Parkway | Ladera Ranch



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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 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
<b>Population:</b>	18,820	92,741	275,358
<b>Average Household Income:</b>	\$163,879	\$168,120	\$149,912
<b>Employee Population:</b>	4,230	38,451	109,964



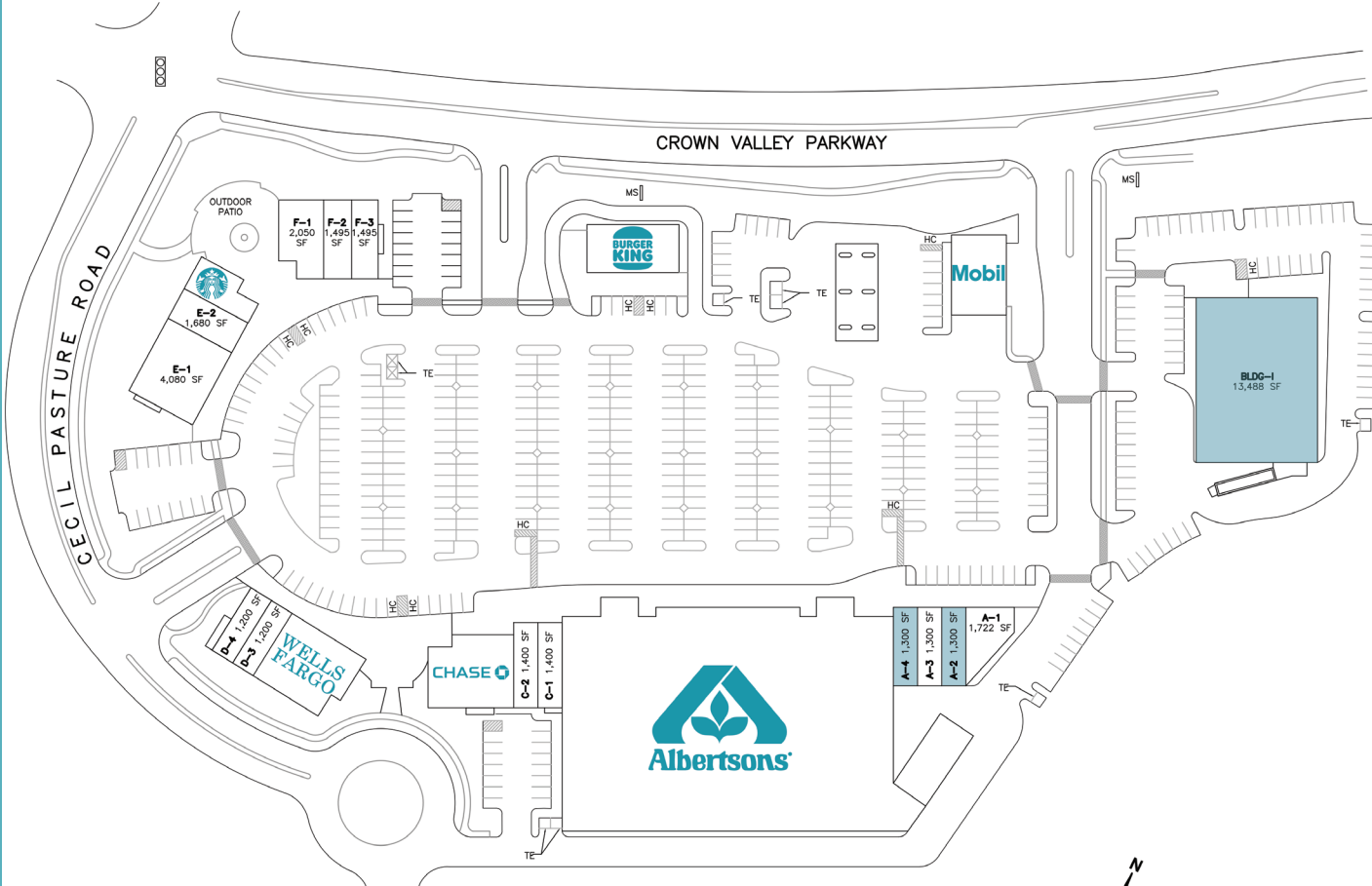
WELCOME TO LADERA RANCH



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UNIT	TENANT	SQ. FT.
BLDG-B	Albertson's	50,000sf
<b>BLDG-I</b>	<b>CVS/pharmacy (AVAILABLE)</b>	<b>13,444sf</b>
PAD-G	Burger King	3,000sf
PAD-H	Mobil / Circle K	3,055sf
A-1	Rancho Viejo Animal Hospital	1,722sf
<b>A-2</b>	<b>AVAILABLE</b>	<b>1,300sf</b>
A-3	Excel Optometry	1,300sf
<b>A-4</b>	<b>AVAILABLE</b>	<b>1,300sf</b>
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.



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