

# BRIDGEPARK PLAZA

27702 Crown Valley Parkway | Ladera Ranch



**FOR LEASING, PLEASE CONTACT:**

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## HIGHLIGHTS

- + A ± 100,000 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)

- + ± 70,000 average cars per day on Crown Valley Parkway
- + ± 47,500 customer visits per week

## 2024 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	18,755	90,339	269,497
<b>Average Household Income:</b>	\$160,790	\$166,421	\$151,782
<b>Employee Population:</b>	4,410	41,823	115,469



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>13,488sf</b>
PAD-G	Burger King	3,000sf
PAD-H	Mobil / Circle K	3,055sf
A-1	Rancho Viejo Animal Hospital	1,722sf
A-2	Lease Pending	1,300sf
A-3	Excel Optometry	1,300sf
A-4	Lease Pending	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



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