

# BRIDGEPARK PLAZA

27702 Crown Valley Parkway | Ladera Ranch



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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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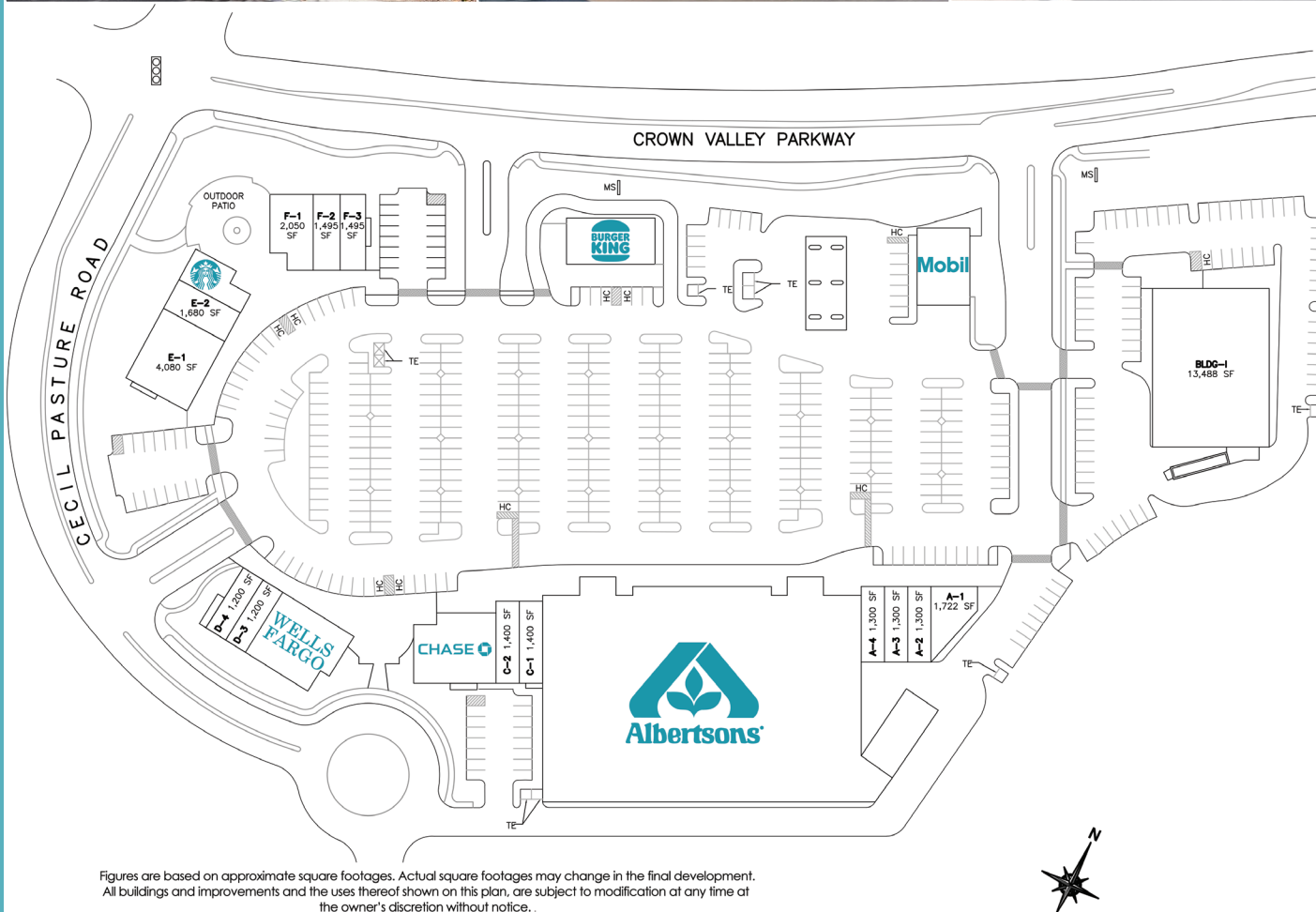
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UNIT	TENANT	SQ. FT.
BLDG-B	Albertson's	50,000sf
BLDG-I	CVS/pharmacy	13,488sf
PAD-G	Burger King	3,000sf
PAD-H	Mobil / Circle K	3,055sf
A-1	Rancho Viejo Animal Hospital	1,722sf
A-2	Lease Pending	1,300sf
A-3	Excel Optometry	1,300sf
A-4	Lease Pending	1,300sf
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

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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