

Walmart*
Supercenter

COSTCO
BUSINESS CENTER
(Coming Soon)

PETSMART


crumbl
cookies

Red Robin
GOURMET BURGERS AND BREWS



FOOTHILL RANCH TOWNE CENTRE

26532 TOWNE CENTRE DRIVE
LAKE FOREST, CALIFORNIA 92610

at home

NEWMARK | PACIFIC

84,766 SF ANCHOR
AVAILABLE FOR LEASE



FOOTHILL RANCH TOWNE CENTRE

Foothill Ranch Towne Centre is a major retail destination located in Foothill Ranch, Orange County, CA. The center features a variety of national retailers, grocery stores, restaurants, and service providers, offering a convenient mix of shopping and dining options for the local community. With easy access to nearby neighborhoods and major freeways, the Towne Centre serves as a central hub for both daily needs and specialty shopping. Ample parking and a pedestrian-friendly layout make it accessible for families and individuals. The shopping center continues to attract steady customer traffic, reflecting the growing residential and business presence in the area.

Traffic Counts

±36,556

ADT along
SR 241 Toll Road

±19,614

ADT along
Alton Parkway

±10,157

ADT along
Towne Centre Drive

Property Highlights



Adjacent to Walmart Supercenter and Costco Business Center (Coming Soon)



Excellent Access, Visibility and Signage Along California Route 241 Toll Road



Major Area Retailers Include Walmart Supercenter, Target, Petsmart, Ralphs, Hobby Lobby, CVS Pharmacy, and More



644 Parking Stalls With a Parking Ratio of 5/1,000 SF

Site Plan & Tenant Roster



SUITE	TENANT	SF
1A	AVAILABLE	84,766
1C	PetSmart	26,895
PAD 1A	Crumbl Cookies	2,200
Pad 1B	GG Luxury Nail Spa	1,300
Pad 2	Red Robin	6,722
NAP	Costco Business Center (Coming Soon)	
NAP	Walmart Supercenter	
NAP	Big Brand Tire & Service	
NAP	In-N-Out	
NAP	AutoZone	
NAP	Guidepost Montessori	
NAP	Goodwill (Coming Soon)	
NAP	Chuck E. Cheese's	

Tenants in the Market

CVS pharmacy **hoag** **planet fitness** **THE SALVATION ARMY**

Ralphs

Walmart

AVAILABLE
PETSMART

TARGET **Michaels** **HOBBY LOBBY**
SEPHORA **DOLLAR TREE**

COSTCO BUSINESS CENTER
Coming Soon
(Under Entitlement Process)

24 FITNESS **THE HOME DEPOT**

petco **SPROUTS FARMERS MARKET**

Ralphs
CVS pharmacy

LA FITNESS

Ralphs fresh fare **CVS pharmacy**
TJ-maxx



Demographics

97,064

3-MILE TOTAL POPULATION

88,459

3-MILE DAYTIME POPULATION

\$193,673

3-MILE AVG. HOUSEHOLD INCOME

\$1,194,793

3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	16,656	97,064	231,294
2030 Population	17,231	98,608	231,755
Total Businesses	1,129	3,513	13,524
Total Employees	13,264	36,149	131,117
Total Daytime Population	21,059	88,459	259,273
2025 Median Age	37.4	39.4	40.6
HOUSEHOLDS			
2025 Total Households	5,917	34,832	84,204
2025 Housing Units	6,140	37,333	89,348
Owner Occupied Housing Units	66.8%	65.6%	63.8%
Renter Occupied Housing Units	29.6%	27.7%	30.5%
Vacant Housing Units	3.6%	6.7%	5.8%
2025 Median Home Value	\$1,214,141	\$1,101,131	\$1,068,913
INCOME			
2025 Average Household Income	\$227,833	\$193,673	\$184,339
<\$15,000	1.7%	5.1%	5.4%
\$15,000 - \$24,999	1.7%	2.0%	2.4%
\$25,000 - \$34,999	1.4%	1.7%	2.2%
\$35,000 - \$49,999	3.3%	5.0%	5.4%
\$50,000 - \$74,999	6.3%	8.1%	8.8%
\$75,000 - \$99,999	6.2%	9.2%	8.7%
\$100,000 - \$149,999	16.5%	17.7%	17.7%
\$150,000 - \$199,999	15.2%	15.1%	15.4%
\$200,000+	47.7%	36.2%	34.1%
2025 Median Household Income	\$190,444	\$153,070	\$148,097
2025 Per Capita Income	\$79,268	\$69,358	\$67,182



FOOTHILL RANCH TOWNE CENTRE

26532 TOWNE CENTRE DRIVE
LAKE FOREST, CALIFORNIA 92610

PET SMART

For more information contact:

KEVIN HANSEN

Senior Managing Director

t 949-608-2194

kevin.hansen@nmrk.com

CA RE License #01937047

JOHN JENNINGS

Senior Managing Director

t 858-875-5927

john.jennings@nmrk.com

CA RE License #01215740

18401 Von Karman Avenue, Suite 150

Irvine, CA 92612

t 949-608-2000

Corporate License #01796698

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.