



For Lease The Village

**41-45 Auto Center Dr
Foothill Ranch, CA 92680**

PLEASE DO NOT DISTURB EXISTING TENANT

Property Specifications

LIGHT FOOD USE AVAILABLE

±1,238 SF

Est Demographics

Population	13,885
Avg Household Income	\$190,419
Daytime Population	16,328

1 MILE

Population	100,502
Avg Household Income	\$151,694
Daytime Population	43,019

3 MILE

Population	236,422
Avg Household Income	\$146,145
Daytime Population	140,924

5 MILE



About the Property

- Well-maintained center featuring upgraded, modern façades
- Prominent street-facing signage available along the rear building elevations
- Exceptional demographics with high average household incomes across 1-, 3-, and 5-mile radii, complemented by a strong daytime population
- Located adjacent to new multifamily residential developments currently under construction, driving future growth and built-in demand

Traffic Counts

Bake Pkwy	±22,000 CPD
Towne Center Drive	±11,000 CPD

Source: CoStar

Contact

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The Village Tenant Directory

Total GLA: 32,572

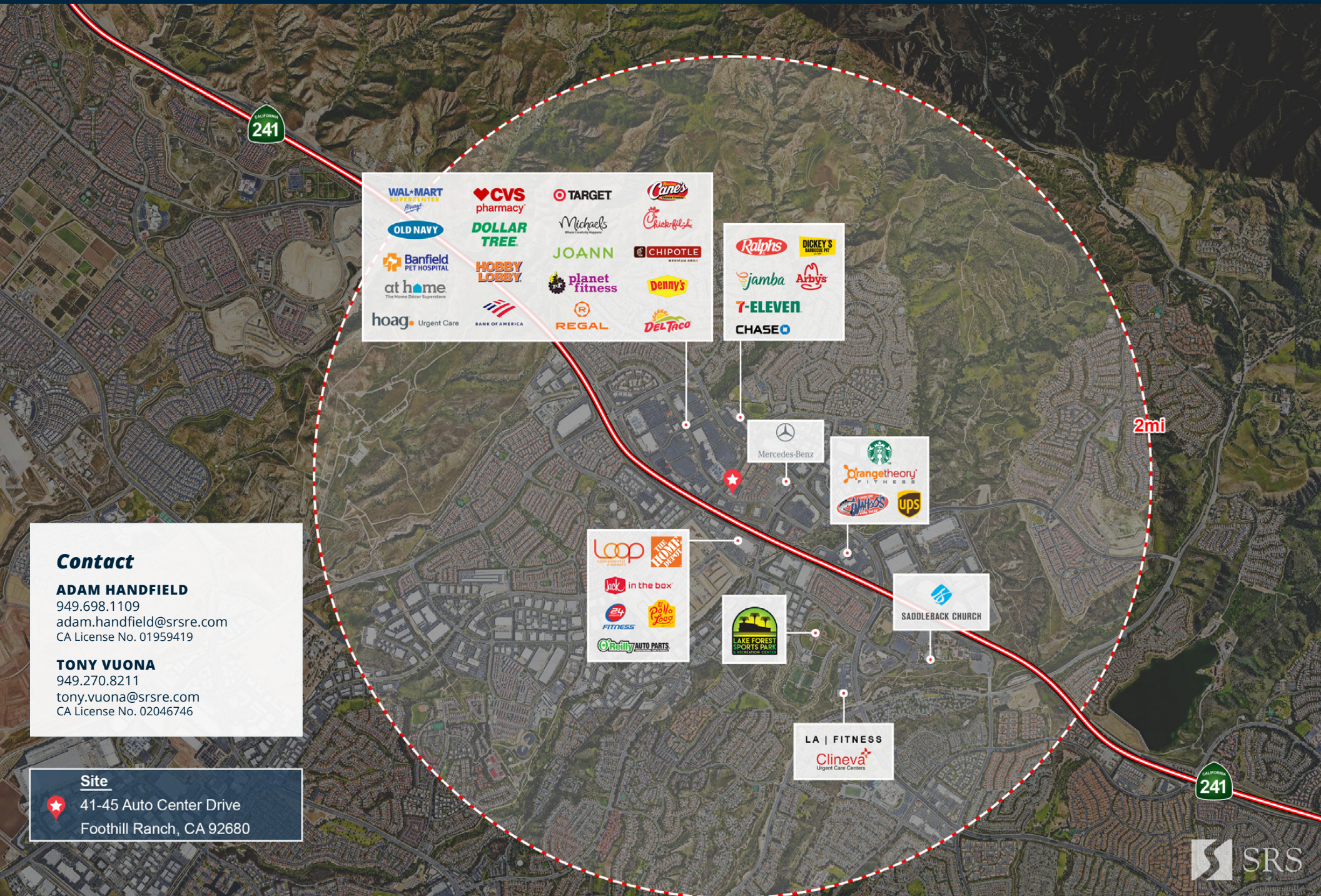
NO.	TENANT	(SF)
101	The Garden Mediterranean Restaurant	2,000
103	Mustard Café	1,850
105	The Row House	2,550
107	StretchLabzzz	1,490
A 109A	Light Food Use	1,238
109B	Club Pilates	1,654
111	V's Barber Shop	1,308
113	Casita Olvera	2,492
101-102	Red Persimmon Salon	3,700
104	Zemiya	1,400
106	Goya Chai	1,300
108	Fauna Veterinary Collective	2,000
110	Towne Center Dental	2,600
112	Jersey Mike's Subs	1,430
116	K-Pot Korean BBQ and Hot Pot	2,070
118	Smoke Shop	1,430
120	Ahi Ahi Sushi	2,060



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