

FOR SALE

# 26740 TOWNE CENTRE DR

*±4,400 SF Freestanding Medical  
Office Condo Located in Foothill Ranch*

FOOTHILL RANCH, CA 92610



KIDDER.COM

**km** Kidder  
Mathews





#### PROPERTY HIGHLIGHTS

±4,400 SF freestanding building

Located in the Foothill Ranch Medical Center

Built in 2005

Current Lease Expires 3/31/2026

Parcel # 612-162-07

Association Fees Approx \$2,500/mo.

Building designed to accommodate a wide range of medical specialties

Available for Owner/User at current lease end (3/31/2026)

Abundant parking

±16 miles to John Wayne Airport

*Contact listing broker for pricing details*

**±4,400 SF**  
AVAILABLE



## LOCATION HIGHLIGHTS

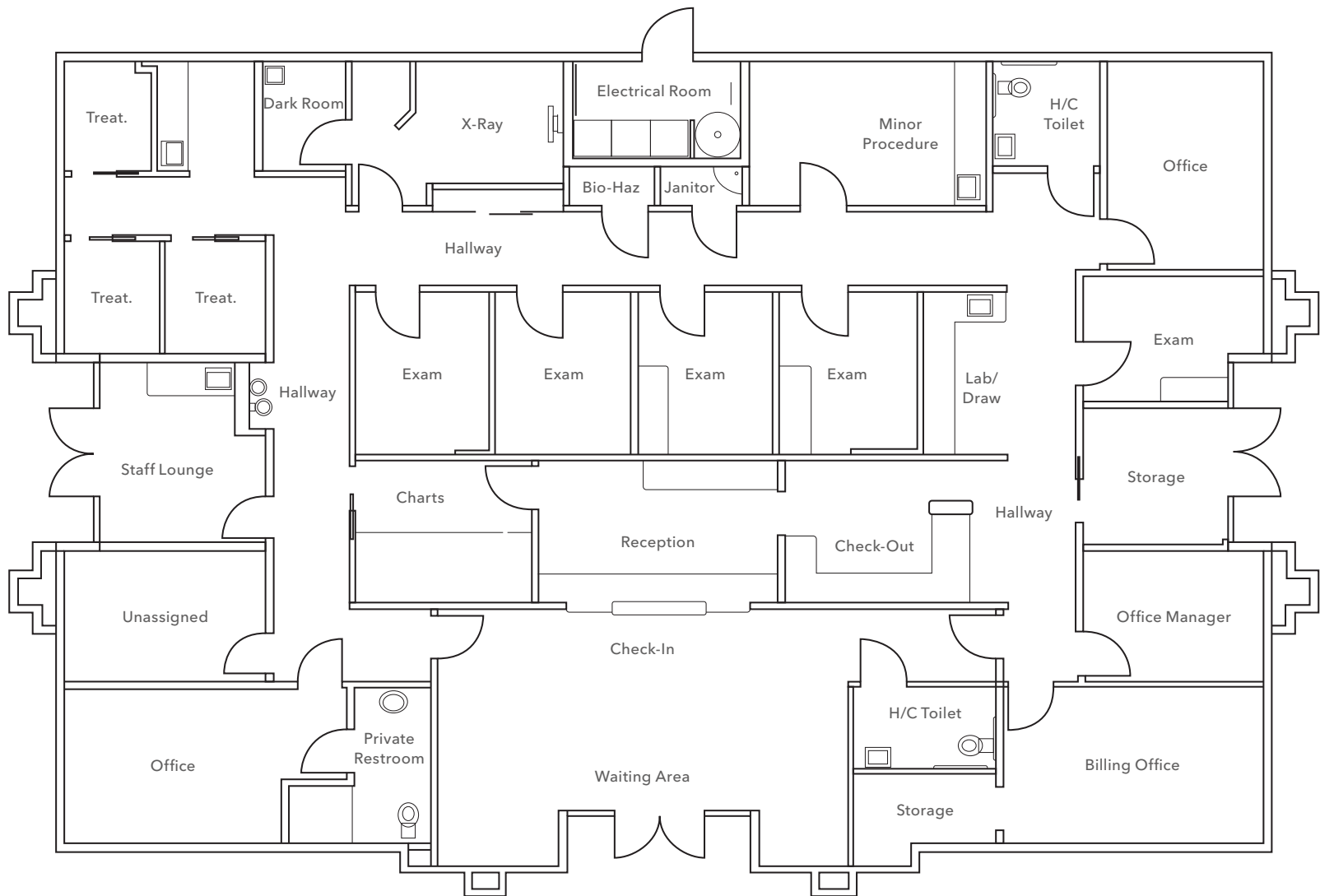
Foothill Ranch is a master-planned community in Lake Forest and within Southern Orange County. The location's combination of thriving commercial areas and luxurious residential neighborhoods is perfect for both work and residential life. Nearby is Whiting Ranch Wilderness Park with its scenic trails for hiking and biking, it is conveniently located for locals, residents, and visitors. There is also Foothill Ranch Towne Centre and it is a vibrant commercial district with some shops and dining establishments.

The region is strategically located near the 241 Toll Road, with easy access to the I-5 and I-405 freeways. The access to these freeways results in major cities like Anaheim, Santa Ana, Irvine, and Mission Viejo easily accessible.

The presence of corporate headquarters for major companies such as Oakley and Kawasaki boosts the local economy with varied opportunities for employment and business opportunities. The blend of a serene suburban atmosphere and readily available metropolitan amenities makes Foothill Ranch a prime location for professionals pursuing career opportunities and an elevated standard of living.



# FLOOR PLAN



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS POPULATION	9,571	78,994	182,935
2020 CENSUS POPULATION	14,430	92,250	219,714
2025 ESTIMATED POPULATION	15,120	98,202	232,168
2030 PROJECTED POPULATION	14,981	97,711	230,746
MEDIAN AGE	36.2	40.1	41.0

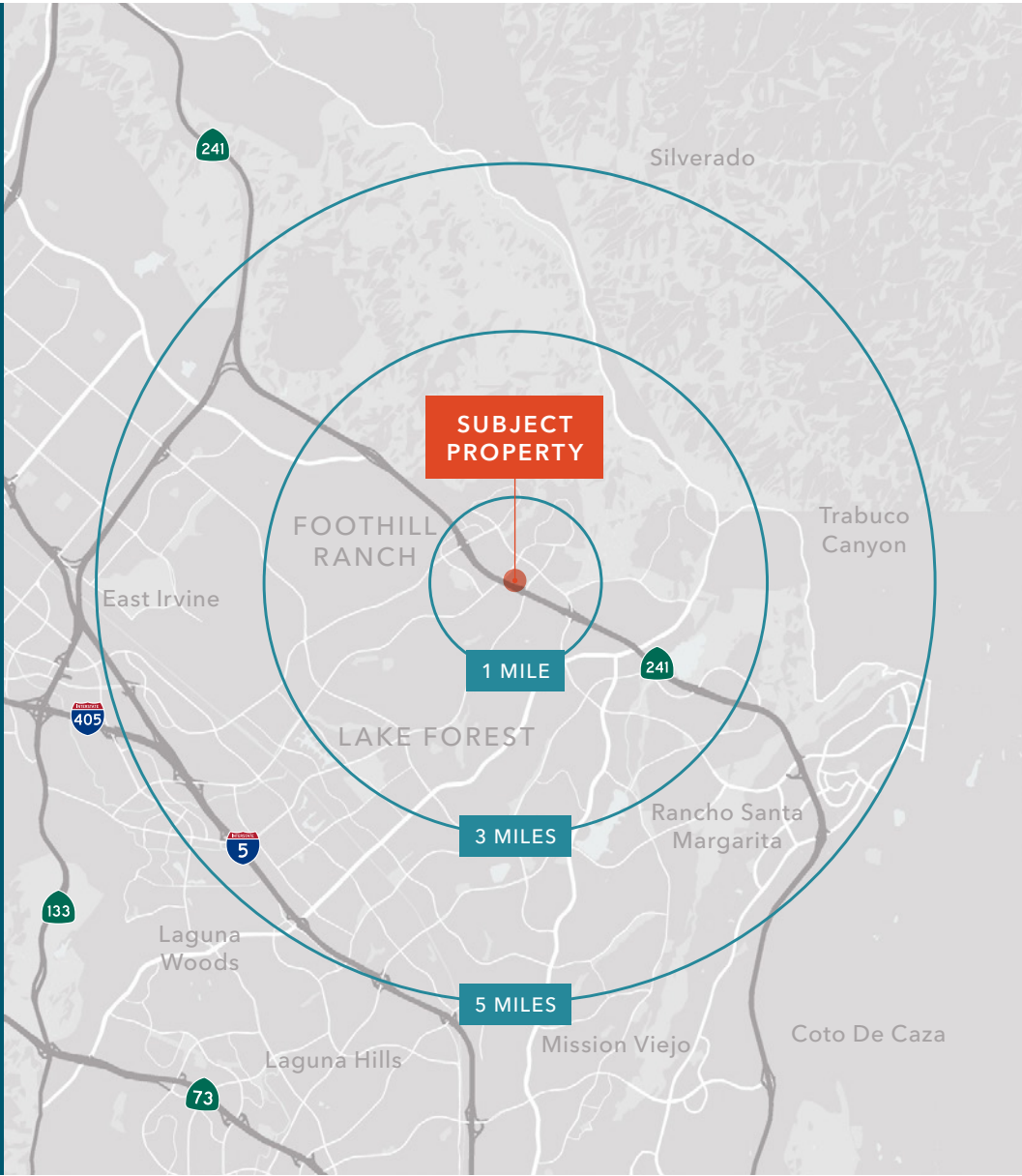
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED HOUSEHOLDS	5,309	35,238	83,469
OWNER-OCCUPIED MEDIAN HOME VALUE	\$1.07 M	\$1.03 M	\$993,449
MEDIAN HOUSEHOLD INCOME	\$178,858	\$154,978	\$149,151
AVERAGE HOUSEHOLD INCOME	\$206,257	\$190,222	\$182,673

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,175	3,878	13,536
TOTAL EMPLOYEES	19,478	42,341	139,599

Data Source: Regis Online, ©2025, Sites USA







## 26740 TOWNE CENTRE DR

*For more information on  
this property, please contact*

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