

FOR LEASE

RETAIL SPACE

AVAILABLE SPACE 2,973 SF

Retail Opportunity at Foothill Town Center Drive

26592 Towne Centre Drive, Foothill Ranch, CA 92610



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Property Highlights



26592 Towne Centre Drive,
Foothill Ranch, CA 92610



Available Square Feet:
2,973 SF (Guidepost Montessori School)



Formerly Guidepost Montessori School and
Firehouse Subs



Pricing Details for Each Property:
Pricing: Asking \$4.00 PSF/month NNN
Est. Property Tax \$1.20 PSF/month
Est. Cam \$1.20 PSF/month
Est. Insurance \$0.15 PSF/month



Parking: Ample shared parking with anchor
tenants supports easy access



Access: Excellent frontage along Foothill
Town Center Drive and proximity to major
thoroughfares ensures high visibility.

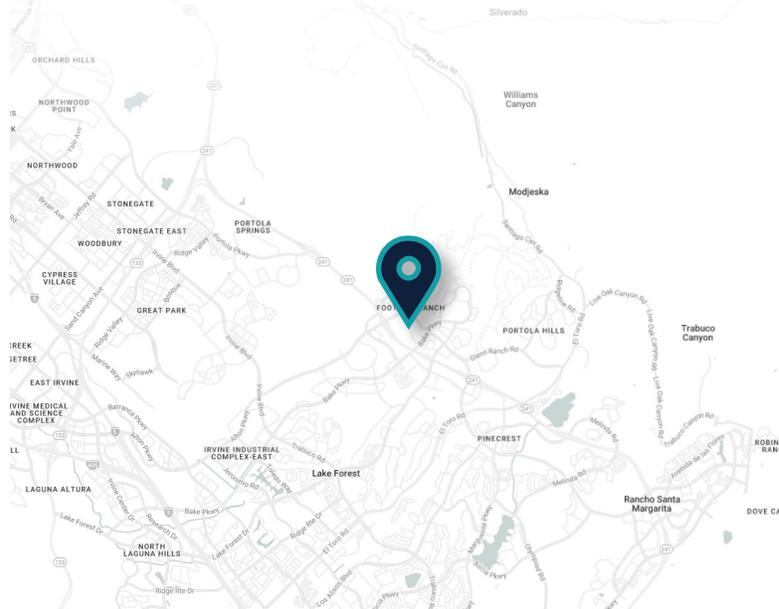


Anchor Tenants: Walmart, Target,
At Home, Hobby Lobby, Michaels,
Sephora, Planet Fitness, PetSmart, CVS,
Wells Fargo, t



RETAIL OPPORTUNITY AT FOOTHILL TOWN CENTER DRIVE

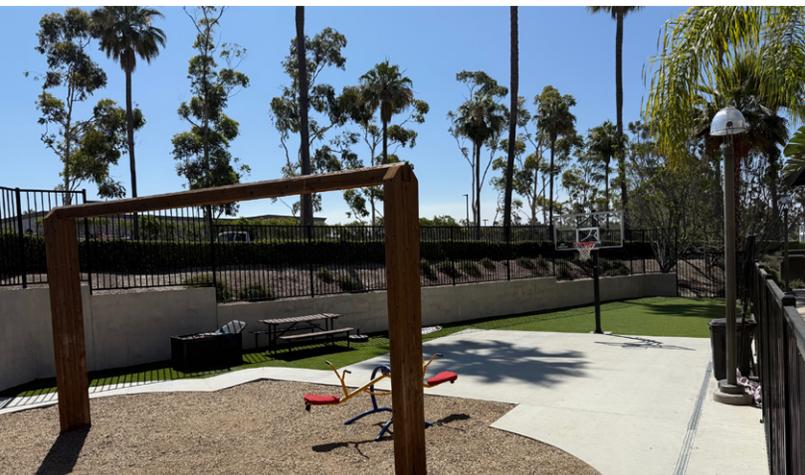
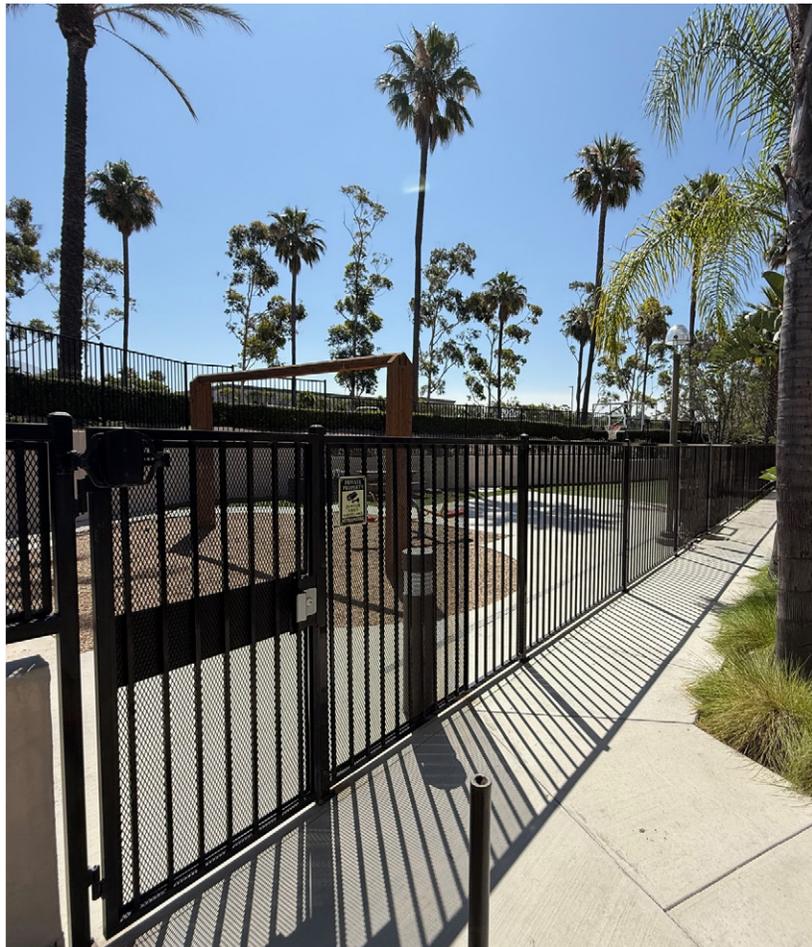
A spacious retail suite, formerly occupied by Guidepost Montessori, will be available starting July 1, 2025, in the bustling Foothill Town Center, a rapidly growing retail hub. The center is welcoming a new 160,800± Sq Ft Costco warehouse with a fire center, located on a 16-acre site that once housed a theater. The city-approved plan includes ground-level parking and is expected to generate over \$250 million in annual sales, driving significant increases in foot traffic and tax revenue. The retail corridor attracts tens of thousands of vehicles daily, with Costco anticipated to boost traffic by 20–30%, alongside established anchors like Walmart and Target. The surrounding area includes over 100,000 residents within a three-mile radius, with median household incomes exceeding \$90,000. This demographic features many young families, affluent households, and commuters using nearby freeways, making the location ideal for family-focused and service-oriented businesses. Excellent frontage on Foothill Town Center Drive, proximity to major thoroughfares, ample shared parking, and Costco's large parking lot enhance accessibility and convenience for visitors.



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Interior Pictures



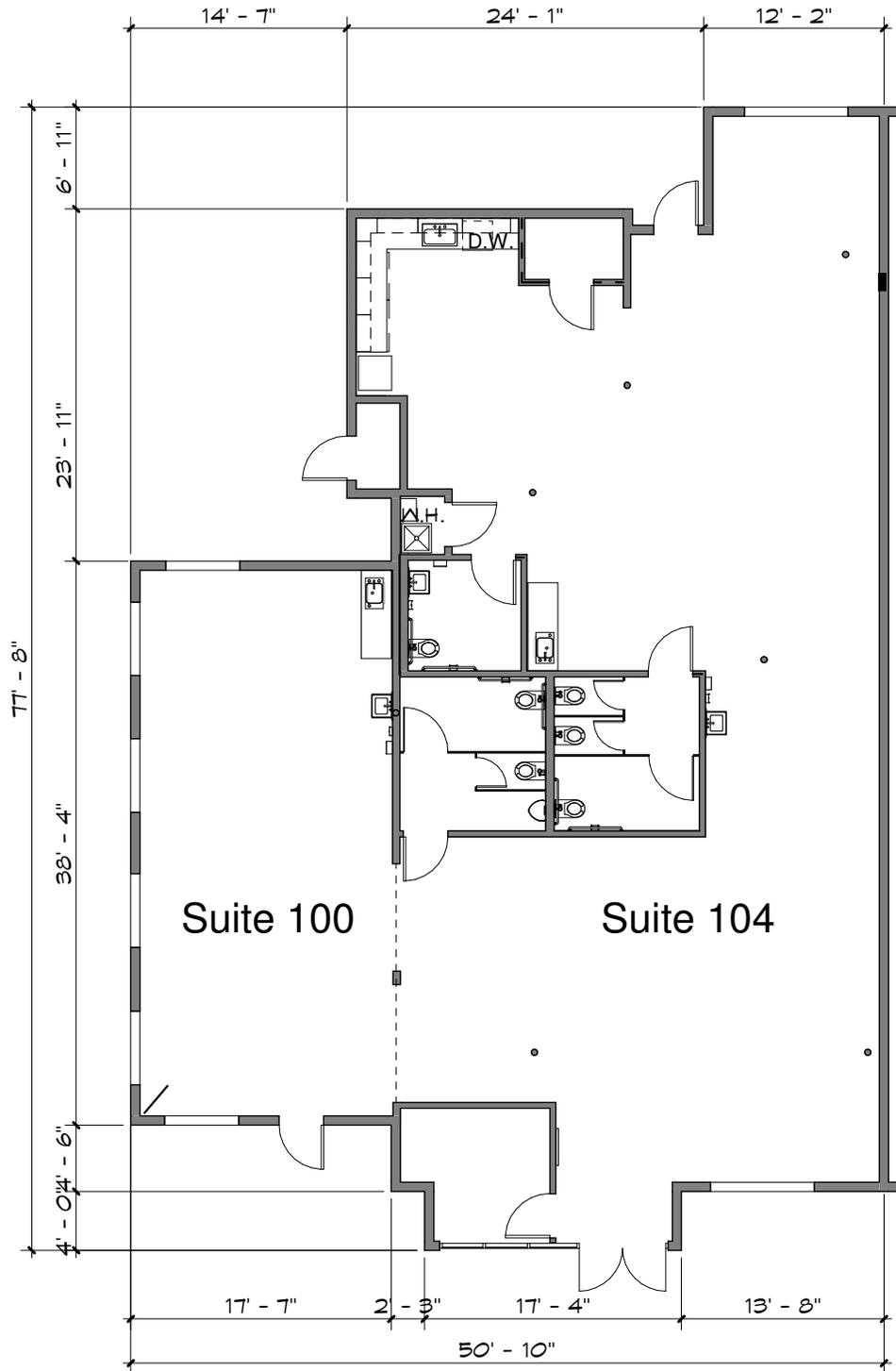
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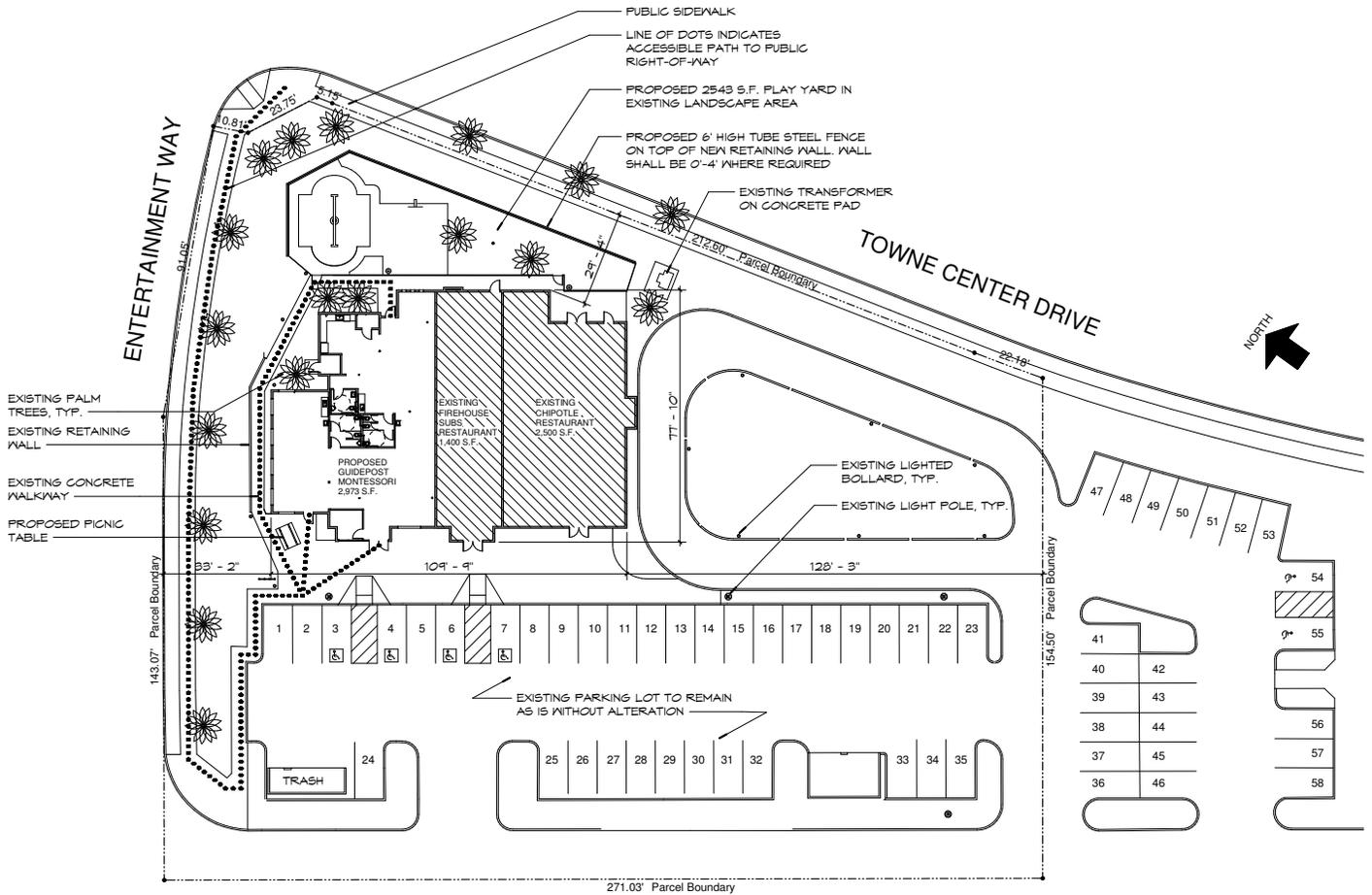
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Floor Plan

Suites 100 and 104 26592 Towne Center Drive, Lake Forest



Site Plan



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