

BRIDGEPARK PLAZA

27702 Crown Valley Parkway | Ladera Ranch

LINK
TO
VIDEO



FOR LEASING, PLEASE CONTACT:

800.353.7822

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westarassociates.com

BRIDGEPARK PLAZA

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
Population:	18,755	90,339	269,497
Average Household Income:	\$160,790	\$166,421	\$151,782
Employee Population:	4,410	41,823	115,469



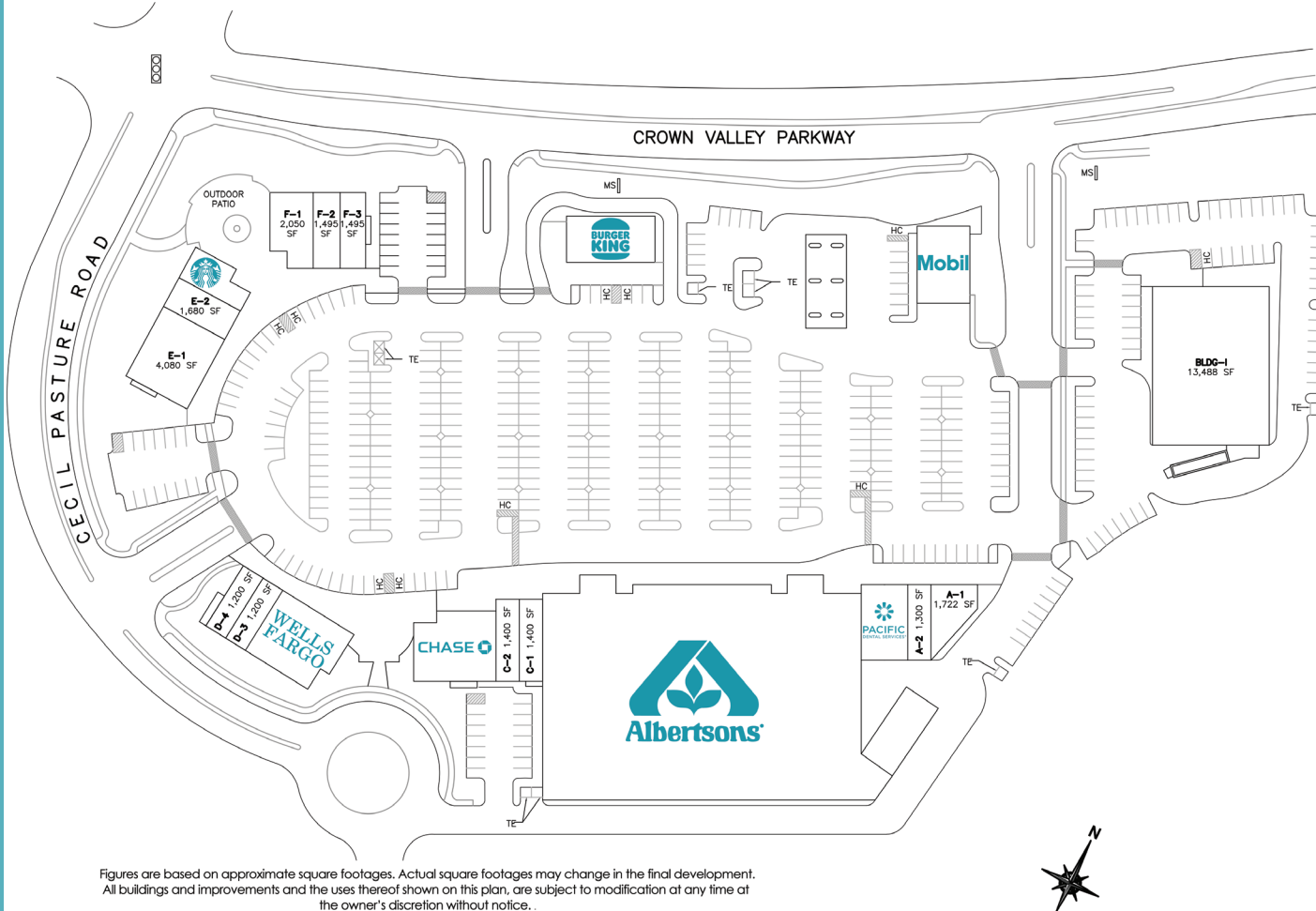
WELCOME TO LADERA RANCH



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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	Excel Optometry	1,300sf
A-3,4	Pacific Dental Services	2,600sf
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



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