

# FORMER ARBY'S

26801 PORTOLA PKWY Foothill Ranch, CA



**FOR LEASE**  
RARE ORANGE COUNTY DRIVE-THRU OPPORTUNITY

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# FORMER ARBY'S

26801 PORTOLA PKWY FOOHILL RANCH, CA

## THE OFFERING

Lee & Associates – Newport Beach is pleased to exclusively offer for lease the single tenant drive-thru restaurant building located at 26801 Portola Pkwy in Foothill Ranch, CA. The property has been operating as an Arby's restaurant for ±30 years and will continue operations until a replacement tenant is secured.

The ±2,930 sq ft drive-thru restaurant building sits prominently at the entrance to the Foothill Marketplace shopping center anchored by Ralph's. The center's beautifully manicured landscaping and diverse tenant mix add to the appeal of this rare Orange County drive-thru restaurant opportunity.

**DO NOT DISTURB THE EMPLOYEES  
CONTACT BROKER FOR MORE INFORMATION**

## CONTACT

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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.





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## PROPERTY HIGHLIGHTS

Annual Rent	\$225,000/year NNN
Availability	±January 1, 2026
Address	26801 Portola Pkwy Foothill Ranch, CA 92610
Building Size	±2,930 SF + Patio
Parcel Size	±0.8 Acres
Built	1993
APN	612-044-11

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## THE LOCATION

Foothill Ranch is a community in the City of Lake Forest, located in south Orange County. The development of Foothill Ranch began in the early 1990's and has blossomed into a premier place to live in southern California. It has also attracted business and industry due to its convenient proximity to the 241 toll road and 5 and 405 freeways for commuters.

The subject property is located in Foothill Marketplace, anchored by Ralph's, Chase, Providence Medical Group and 7-Eleven. It is directly across from Foothill Ranch Towne Centre, a regional power center with tenants such as Target, Walmart, Hobby Lobby, PetSmart, CVS, Michael's, In-N-Out, Chick-fil-A and Raising Cane's.

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Portola Pkwy





Ralphs

KUMON  
MATH. READING. SUCCESS.

SportClips  
HAIRCUTS

H&R  
BLOCK

AVILA'S  
EL RANCHITO  
MEXICAN RESTAURANT

Waba Grill

Jamba  
SUBWAY

7  
ELEVEN

Arby's

CHASE

Providence  
Medical Group

Portola Pkwy

Bake Pkwy

McDonald's

DUNKIN'

DEL TACO

Chick-fil-A

Raising Cane's  
CHICKEN FINGERS

Alton Pkwy

HOBBY  
LOBBY

Michaels

DOLLAR TREE

TARGET





CALIFORNIA  
241

Alton Pkwy

at home

Walmart

PET SMART

IN-N-OUT  
BURGER

AutoZone

Bank of America

TACO BELL

TARGET

DOLLAR TREE

Michaels

ISLANDS  
fine burgers & drinks

CHUCK E.  
CHEESE

Red Robin

CVS

planet fitness

hoag.

TARGET

McDonald's

DUNKIN'

Chick-fil-A

DEL TACO

Portola Pkwy

7  
ELEVEN

On the Border  
Cane's  
CHICKEN FINGERS

Arby's

Ralphs

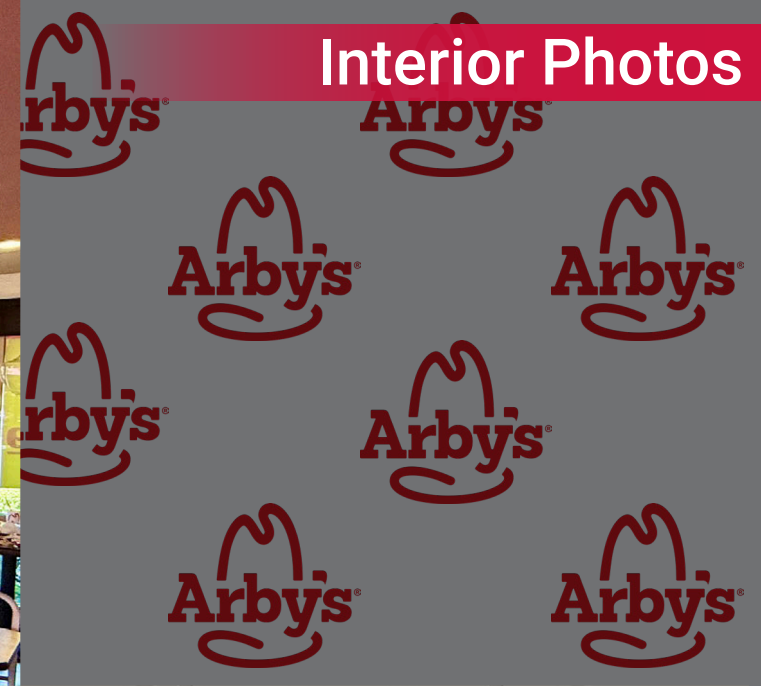
Providence  
Medical Group

CHASE

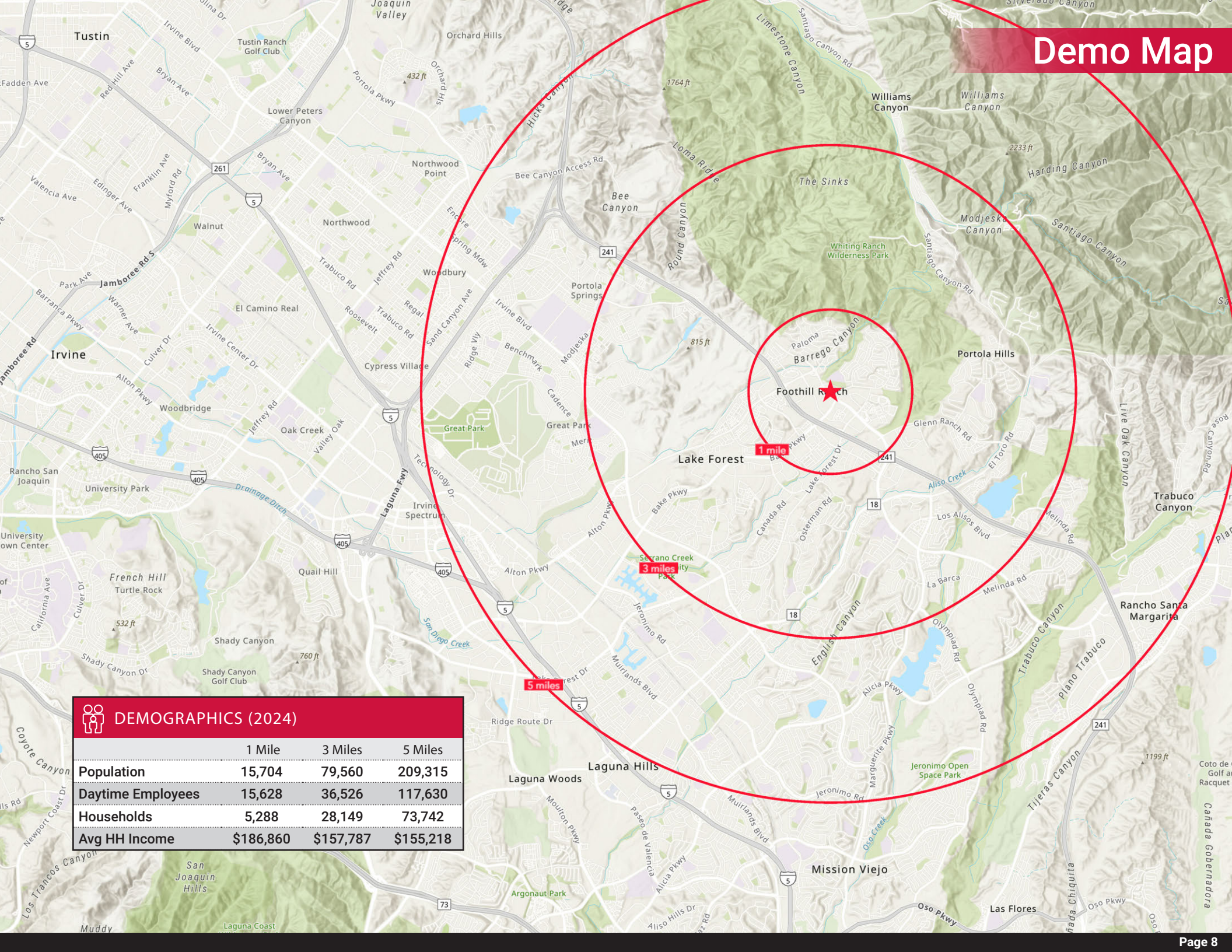
Bake Pkwy



# Interior Photos







Foothill Ranch

1 mile

3 miles

5 miles

	1 Mile	3 Miles	5 Miles
<b>Population</b>	15,704	79,560	209,315
<b>Daytime Employees</b>	15,628	36,526	117,630
<b>Households</b>	5,288	28,149	73,742
<b>Avg HH Income</b>	\$186,860	\$157,787	\$155,218



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