

FOR LEASE

Old Ranch Town Center

12420-B Seal Beach Blvd | Seal Beach, CA 90740



Great Opportunity Available

2,500 SF

Improved Restaurant End Cap + Patio Available

PLEASE DO NOT DISTURB EXISTING TENANTS

CONTACT

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DESCRIPTION

- Platinum demographics
- Phenomenal co-tenancy
- Very strong sale volumes
- Elevated parapet signage for subject vacancy
- Located in prime retail hub serving Seal Beach, Rossmoor, Long Beach, Los Alamitos, etc.
- Across the street from the Shop at Rossmoor: Kohl's, Sprout's, Homegoods, Chicos, Ann Taylor, CPK, etc.
- Come join: Ralphs Fresh Fare, Target, CVS, Crate&Barrel Outlet, Blaze Pizza, Dave's Hot Chicken, The Habit Burger, Starbucks, Jersey Mike's Subs and more

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,881	117,268	460,657
Avg Household Income	\$204,930	\$160,893	\$143,491
Daytime Population	5,109	68,352	204,183

Source: Esri 2025

TRAFFIC COUNTS

Seal Beach Boulevard

Source: Costar

approx. 47,300 cpd

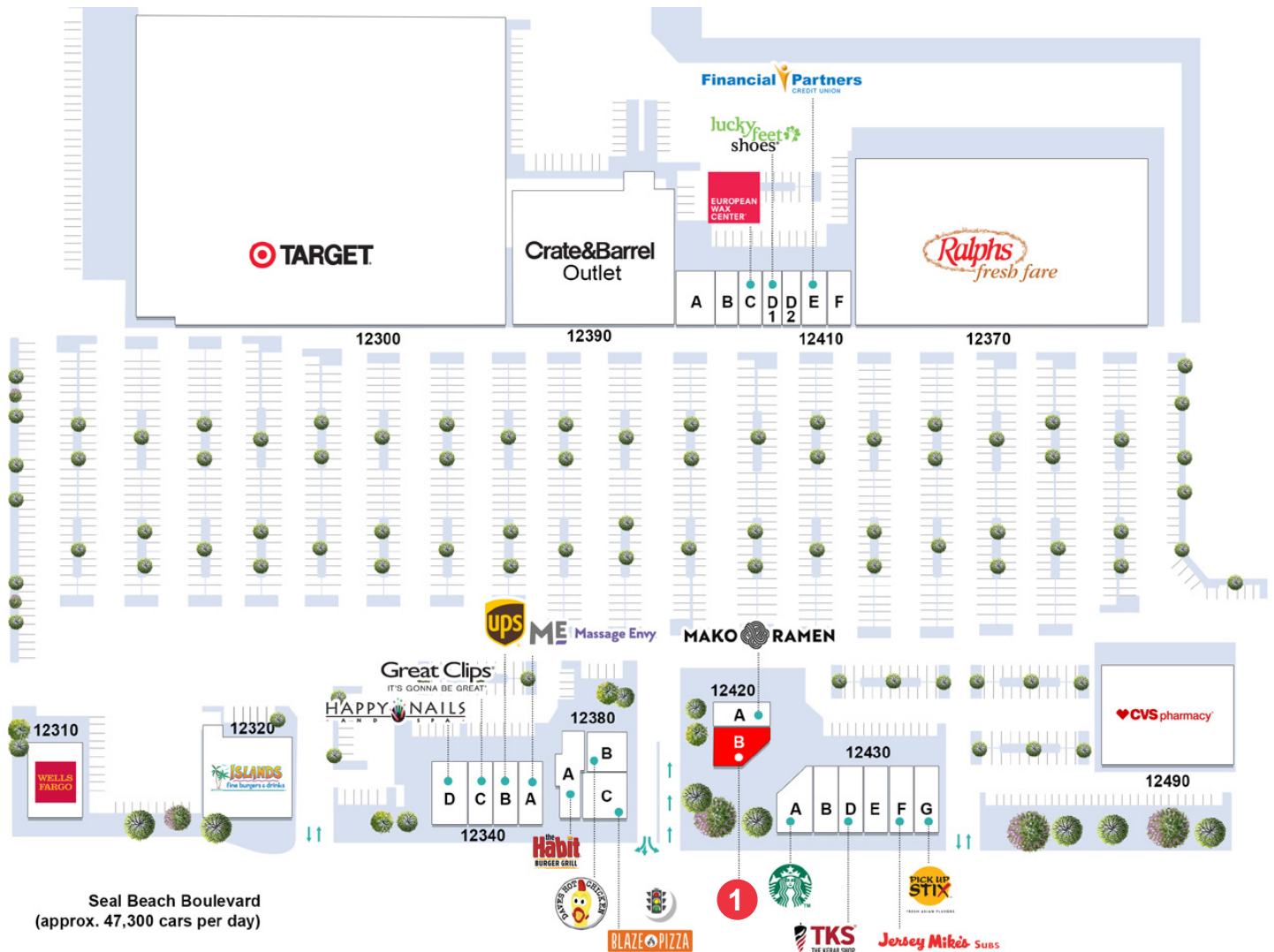
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680 Newport Center Drive, Suite 300
Newport Beach, CA 92660

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1 Space 12420-B | 2,500 SF Improved Restaurant End Cap + Patio | **Available**

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Old Ranch Town Center Tenant Roster Total GLA: 277,422

NO	TENANT		SF	NO	TENANT		SF	NO	TENANT		SF
12320		Island's Burger	5,500	12410	C	European Wax	1,000	12430	B	Santa Fe Importers	1,800
12340	A	Massage Envy	3,000	12410	D1	Lucky Feet	1,797	12430	A	Starbucks	1,700
12340	B	UPS	1,200	12410	D2	Rossmoor Family Dentistry	1,735	12370		Ralphs Fresh Fare	57,541
12340	C	Great Clips	1,000					12490		CVS	14,884
12340	D	Happy Nails & Spa	2,200	12410	E	Financial Partners	1,100	12420		Wells Fargo ATM	120
12380	A	The Habit Burger	2,650	12410	F	MedX Urgent Care	1,991	12300		Target	128,106
	B	Blaze Pizza	2,265	12420	B	Improved Restaurant	2,500	12310		Wells Fargo	4,200
	C	Dave's Hot Chicken	2,306	12420	A	Mako Ramen	1,850				
12390		Crate & Barrel Outlet	27,060	12430	G	Pick Up Stix	1,800				
12410	A	Ocean Veterinary Hospital	2,400	12430	F	Jersey Mike's	1,000				
				12430	E	EggBred	1,400				
12410	B	Nora's Cleaners	1,000	12430	D	The Kebab Shop	2,000				

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