

# 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

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

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

## TRAFFIC COUNTS

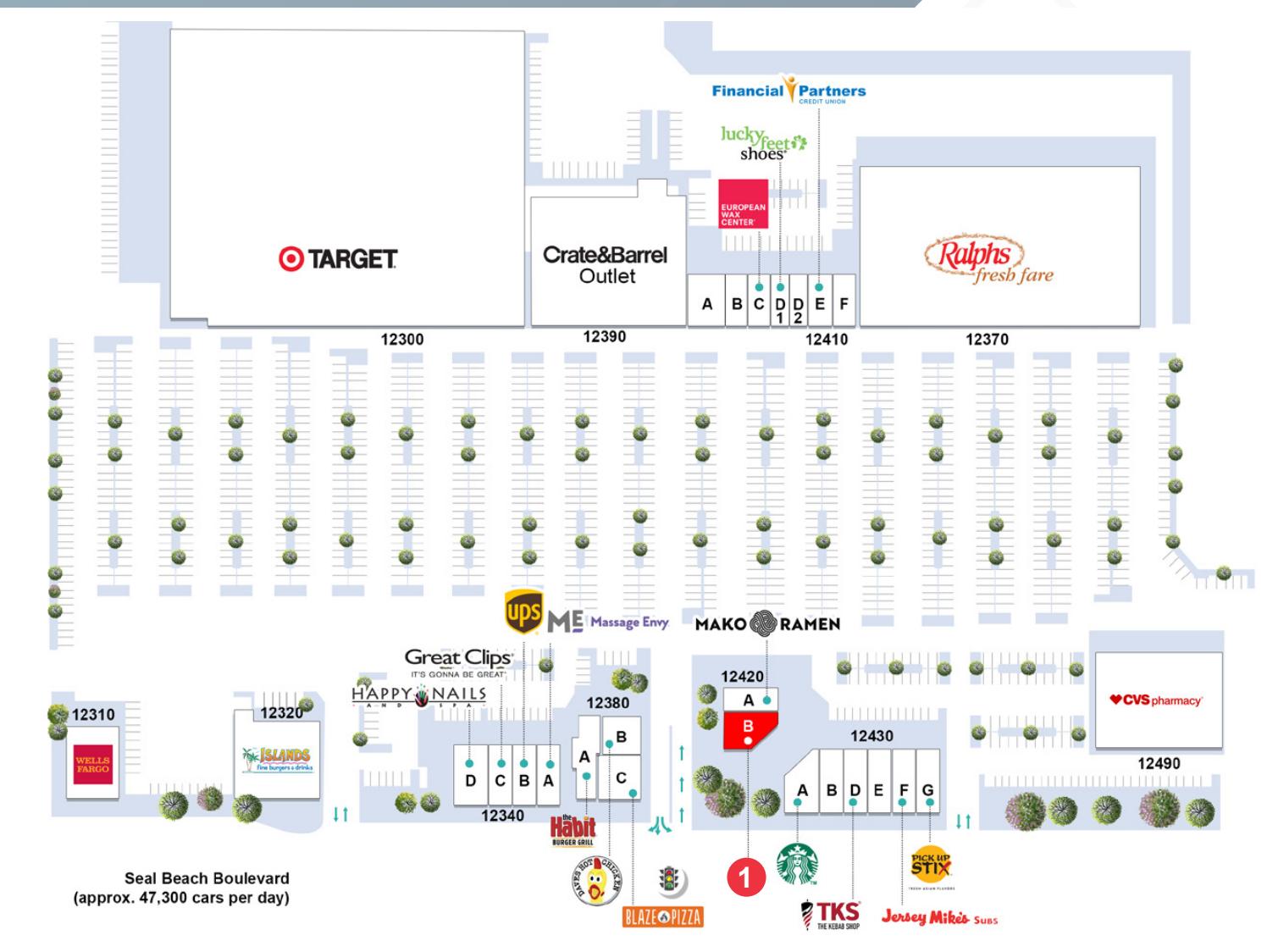
Seal Beach Boulevard

Source: Costar

approx. 47,300 cpd

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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	12410 E	Financial Partners	1,100	12490	CVS	14,884
12340 D	Happy Nails & Spa	2,200	12410 F	MedX Urgent Care	1,991	12420	Wells Fargo ATM	120
12380 A	The Habit Burger	2,650	12420 B	Improved Restaurant	2,500	12300	Target	128,106
	Blaze Pizza	2,265	12420 A	Mako Ramen	1,850	12310	Wells Fargo	4,200
	Dave's Hot Chicken	2,306	12430 G	Pick Up Stix	1,800			
12390	Crate & Barrel Outlet	27,060	12430 F	Jersey Mike's	1,000			
12410 A	Ocean Veterinary Hospital	2,400	12430 E	EggBred	1,400			
12410 B	Nora's Cleaners	1,000	12430 D	The Kebab Shop	2,000			

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## Site

12320-12430 Seal Beach Blvd  
Seal Beach, CA 90740



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