

# AVAILABLE FOR LEASE



**±13,488 SF CVS SURPLUS**  
27702 CROWN VALLEY PKWY, STE 1, LADERA RANCH, CA



## PROPERTY FEATURES

- ±13,488 SF former CVS pharmacy available.
- Drive thru on West side of building.
- Easy access to I-5 freeway.
- Located at the gateway to the Ladera Ranch Community with over 24,000 residents.
- Strong density and demographics
- Directly across the street from Cox Sports Park.
- Just East of Providence Mission Hospital.

## 3 MILE RADIUS DEMOS

**91,380**  
POPULATION



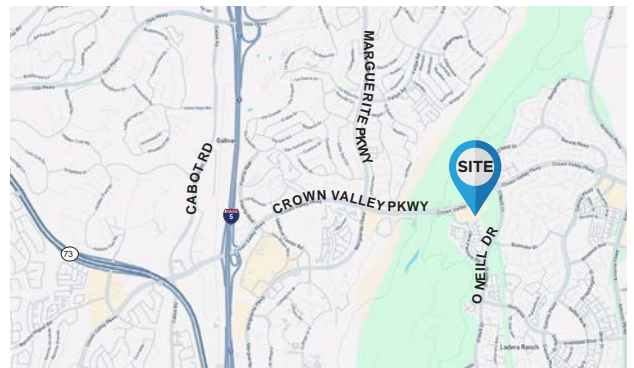
**\$214,406**  
AVERAGE  
HOUSEHOLD  
INCOME

**DAYTIME  
DEMOGRAPHICS**

**59,085**

## TRAFFIC COUNTS

±31,314 CPD on Crown Valley Pkwy and  
±27,093 CPD on O'Neill Dr



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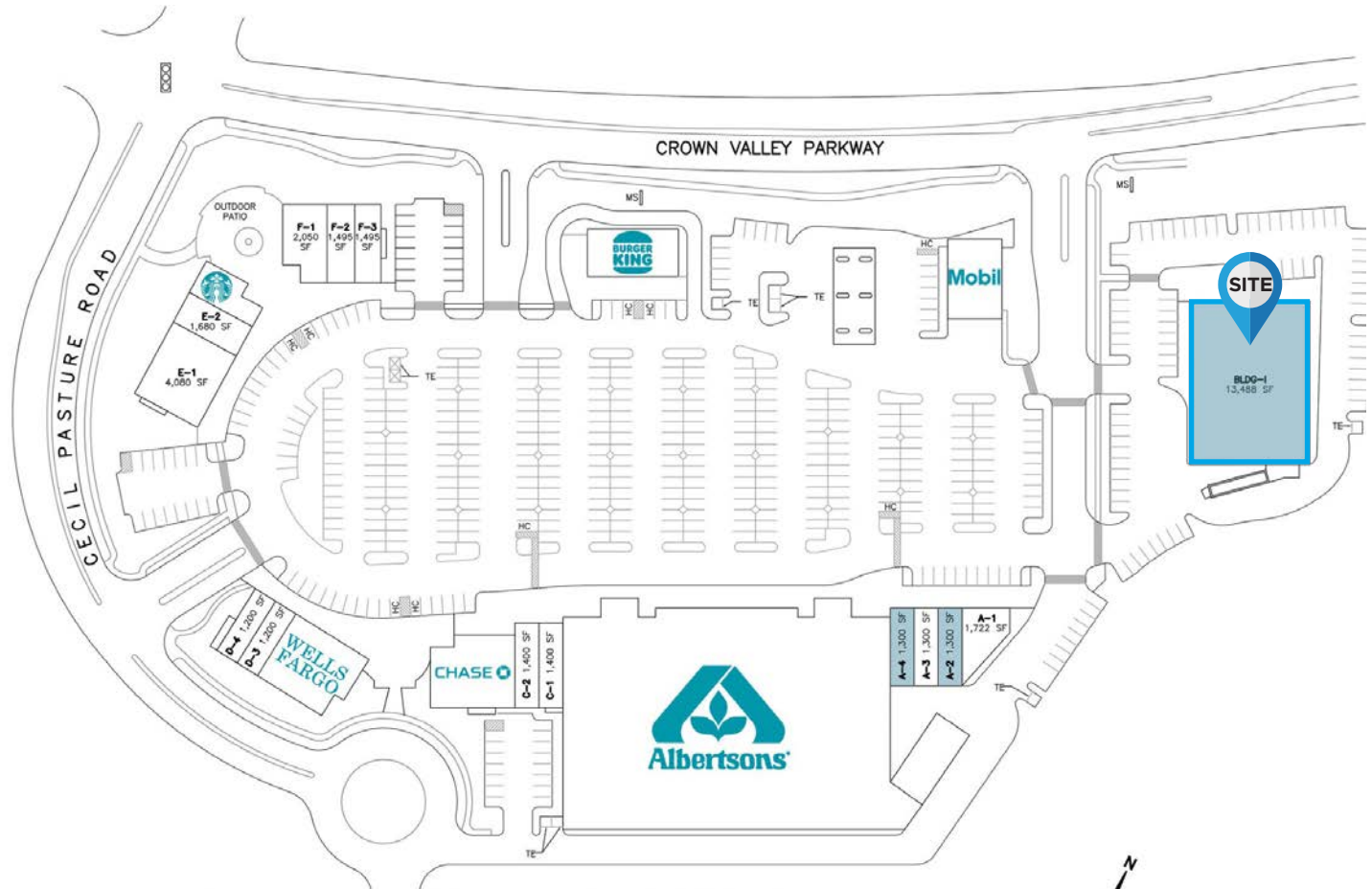
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Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



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27702 Crown Valley Pkwy Ladera Ranch, CA 92694	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	19,336	91,380	269,611
2029 Projected Population	19,013	88,504	261,762
2020 Census Population	19,719	95,093	275,567
2010 Census Population	17,810	83,587	256,926
Projected Annual Growth 2024 to 2029	-0.3%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	0.6%	0.7%	0.4%
2024 Median Age	37.4	41.4	43.3
<b>Households</b>			
2024 Estimated Households	6,327	32,174	100,678
2029 Projected Households	6,302	31,546	99,148
2020 Census Households	6,282	32,290	99,882
2010 Census Households	5,789	27,881	91,347
Projected Annual Growth 2024 to 2029	-	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.7%	1.1%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	58.5%	60.7%	59.2%
2024 Estimated Black or African American	1.9%	1.8%	2.0%
2024 Estimated Asian or Pacific Islander	17.9%	17.1%	16.4%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2024 Estimated Other Races	21.3%	19.8%	21.8%
2024 Estimated Hispanic	24.6%	23.3%	25.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$195,837	\$214,406	\$191,445
2024 Estimated Median Household Income	\$169,487	\$169,922	\$153,306
2024 Estimated Per Capita Income	\$64,084	\$75,561	\$71,617
<b>Business</b>			
2024 Estimated Total Businesses	427	5,182	14,230
2024 Estimated Total Employees	2,049	34,645	107,026
2024 Estimated Employee Population per Business	4.8	6.7	7.5
2024 Estimated Residential Population per Business	45.2	17.6	18.9



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