

# BRIDGEPARK PLAZA

SHOPPING CENTER

## LADERA RANCH



- 10 acre, 99,518 square foot shopping center
  - Anchored by **Albertsons** and **CVS/pharmacy**
  - SEC Crown Valley Parkway and Cecil Pasture Road at west entrance to Ladera Ranch
  - 4000 acre master planned community in South Orange County, California consisting of 8100 homes
  - 1½ miles east of San Diego Freeway (I-5)
  - 2007 Demographics
- |                           | 3 mile    | 5mile     |
|---------------------------|-----------|-----------|
| Population:               | 70,234    | 261,212   |
| Average household income: | \$133,789 | \$115,062 |
- Traffic counts: 47,613 cars/day



**WESTAR ASSOCIATES**

(800) 353-7822

(714) 241-0400

[www.WestarAssociates.com](http://www.WestarAssociates.com)

To I-5



CROWN VALLEY PARKWAY

CECIL PASTURE ROAD



**BRIDGEPARK  
PLAZA**

**LADERA RANCH**



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