

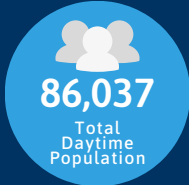
NEW NEIGHBORHOODS

Over the last decade, the City has experienced significant population growth through the development of new neighborhoods. The new neighborhoods include a mix of single-family homes, multi-family condominiums, and family and senior affordable housing apartments. These new residents add to the City's consumer base and will shop, dine, and support local business.



Proximity to Transportation Services

Including 4 nearby airports (OC and LAX) and 2 major ports (Long Beach and Los Angeles)



Regional Access

Proximity to Communities and Businesses in North and South Orange County, including Irvine, Mission Viejo, and coastal cities

Estimated 2026 Total Population: **86,959**

1. EL PASEO DEVELOPMENT

- 147 Multi-Family Dwelling Units

2. CAMDEN SQUARE

- 72 Single-Family Residences

3. SERRANO SUMMIT

- 247 Single-Family Residences
- 290 Multi-Family Dwelling Units

4. TERESINA*

- 85 Single-Family Residences

5. PORTOLA CENTER*

- 617 Single-Family Residences
- 251 Multi-Family Dwelling Units
- 58 Senior Apartments

6. BAKER RANCH

- 1,258 Single-Family Residences
- 1,000 Multi-Family Dwelling Units

7. PARKSIDE

- 195 Single-Family Residences

8. ENCANTO

- 52 Single-Family Residences

9. THE MEADOWS

- 541 Single-Family Residences
- 65 Senior Apartments

10. MOUNTAIN VIEW

- 71 Apartment Units

