

SANTA MARGARITA MARKETPLACE

30501-30505 AVENIDA DE LAS FLORES | RANCHO SANTA MARGARITA, CA

FOR LEASE

±1,881 - 4,556 SF Retail



PROPERTY HIGHLIGHTS

- 275,000 SF power center servicing the trade areas of Rancho Santa Margarita and Foothill Ranch, as well as the neighboring communities of Coto De Caza and North Mission Viejo.
- Major area retailers include Lowe's, Target, Walmart Neighborhood Market, Staples, PetSmart, Kohl's, Bed Bath & Beyond, Walgreens, Trader Joe's, Cinepolis Luxury Cinemas and more.
- Excellent visibility and convenient access to CA-241.

TRAFFIC COUNTS

- ± 54,000 average daily traffic on Santa Margarita Parkway
- ± 35,000 average daily traffic on CA-241



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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CURRENT AVAILABILITIES

STE.	TENANT	SF
30451-A	Luna Grill	2,408
30451-B	F45 Training (Available)	2,682
30451-C	Tropical Smoothie Cafe	1,015
30451-D	Pink My Nails	1,361
30451-E	Available	1,881
30461-A	Pick Up Stix	2,000
30461-B	Selma's Pizza	4,732
30461-D	Philly's Best	1,345
30461-E	Everbowl	1,345
30465-A	Verizon Wireless (Available)	4,556
30465-B	Rubios Baja Grill	2,216
30465-C	Spike's Fish House	1,801
30465-D	Starbucks	2,000
30471	Wendy's	2,350
30481	Lowe's	135,197
30485-A	Planet Beauty	1,500
30485-B	Paradise Cleaners	2,000
30485-C	Sit 'N Sleep	4,892
30491	Walmart Neighborhood Market	32,000
30501-A	Phenix Salon Suites	5,982
30501-B	Big Lots!	34,200
30505-A	LensCrafters	5,189
30505-B	O'Reilly Auto Parts	6,521
30511	Staples	23,584
30515	Petsmart	21,400

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RANCHO SANTA MARGARITA SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	14,419	79,624	173,685
	2010 Population	14,779	80,735	175,460
	2019 Population	15,370	84,646	184,486
	2024 Population	15,733	86,779	189,257
	2010-2019 Annual Rate	0.42%	0.51%	0.54%
	2019-2024 Annual Rate	0.47%	0.50%	0.51%
	2019 Median Age	35.9	40.5	40.2
	Total Businesses	1,101	2,516	6,347
	Total Employees	10,024	18,122	53,491
	HOUSEHOLDS	2000 Households	5,478	28,072
2010 Households		5,657	28,949	61,370
2019 Total Households		5,796	29,939	63,582
2024 Total Households		5,901	30,525	64,833
2010-2019 Annual Rate		0.26%	0.36%	0.38%
2019-2024 Annual Rate		0.36%	0.39%	0.39%
2019 Average Household Size		2.65	2.82	2.89
INCOME	2019 Median Household Income	\$91,159	\$115,005	\$115,595
	2024 Median Household Income	\$103,185	\$125,615	\$127,770
	2019 Average Household Income	\$110,556	\$149,554	\$148,147
	2024 Average Household Income	\$126,705	\$167,416	\$166,893
	2019 Per Capita Income	\$40,270	\$52,909	\$51,058
HOUSING	2019 Housing Units	6,037	30,699	65,086
	2019 Owner Occupied Housing Units	53.2%	71.3%	72.4%
	2019 Renter Occupied Housing Units	42.8%	26.2%	25.3%
	2019 Vacant Housing Units	4.0%	2.5%	2.3%
	2019 Median Home Value	\$581,264	\$682,204	\$679,778
	2019 Average Home Value	\$591,568	\$752,729	\$738,340



49,317

Total Population



16,922

Total Households



\$140,737

Avg. H.H. Income



63,104

Daytime Population

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