



For Lease Dove Canyon Plaza

31911-31991 Dove Canyon Dr.
Rancho Santa Margarita, CA 92679

NOW OPEN! **hoag.**



NOW OPEN! **MARINERSCHURCH**



Property Specifications

RETAIL/OFFICE/MEDICAL AVAILABLE

1,200 SF - 5,200 SF

DO NOT DISTURB EXISTING TENANTS



2025 Est Demographics

	1 MILE
Population	15,777
Avg Household Income	\$180,185
Daytime Population	3,854
	3 MILE
Population	51,462
Avg Household Income	\$197,862
Daytime Population	19,753
	5 MILE
Population	114,547
Avg Household Income	\$198,189
Daytime Population	33,494

About the Property

- Highest ranked regional health care anchored center
- Affluent demographics: \$180K-\$198K average household income within 1-5 miles
- Adjacent to Santa Margarita Catholic High School: over 1,700 students and ranked #1 as the best Catholic High School in Orange County
- Convenient customer access with ample parking in an established neighborhood shopping center serving Dove Canyon and nearby residential communities

Traffic Counts

Dove Canyon Drive	±14,100 CPD
Santa Margarita Parkway	±23,300 CPD

Year: 2025 | Source: Caltrans

Contact

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No.	Tenant	SF
31911	Goddard Schools	5,580
31931	Goddard Schools	7,200
31941	Mariners Church	16,000
31951	Hoag Memorial Hospital	8,576
BUILDING 31961		
A	Domino's Pizza	1,320
B	Sunrise Martial Arts	1,800
C	All About Flowers	900

No.	Tenant	SF
D	Maya Pharmaceuticals	1,750
E	My Gym	3,200
G	Something Special Catering	1,290
31971	Available	5,200
31981	Allstar Events	1,500
BUILDING 31991		
A	South County Microspa	1,200
B	Juste Ruzelyte, DDS PC	1,200

No.	Tenant	SF
C	Available	1,200
D	Edward Jones	1,000
E	Brazilia Tailors	613
F	OC Music Shop	800
G	Dove Cafe	2,487



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