

FOR LEASE

# Trabuco Marketplace

21602-21702 Plano Trabuco Rd | Trabuco Canyon, CA 92679



## Retail Opportunity

993 SF

Available

2,800 SF

Available (1/2/26) PLEASE DO NOT DISTURB

## TRAFFIC COUNTS

Plan Trabuco Rd approx. 12,700 cpd  
Santa Margarita Pkwy approx. 18,300 cpd  
Source: Costar

## CONTACT

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680 Newport Center Drive, Ste 300, Newport Beach, CA 92660

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## DESCRIPTION

- Smart & Final Extra and CVS anchored neighborhood center servicing the master planned Rancho Santa Margarita community
- Strategically position between two main thoroughfares (over 31,000 CPD) providing excellent accessibility to the trade area
- Superior demographics within 5-mile radius with high household incomes (over \$200,000) and dense population counts (over 112,000)
- Immediate proximity to Coto De Caza & Dove Canyon communities, as well as Santa Margarita Catholic High School & RSM Intermediate School
- Dedicated parking field with multiple convenient points of ingress

## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,242	48,864	112,520
Avg Household Income	\$185,876	\$208,460	\$204,233
Daytime Population	2,386	15,594	26,525

Source: Esri

SRSRE.COM

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Santa Margarita Pkwy  
(approx. 18,300 cpd)

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