



## 2<sup>ND</sup> GENERATION MEDICAL FOR SUBLEASE

30465 AVENIDA DE LAS FLORES #A  
RANCHO SANTA MARGARITA, CA

OFFICIAL LEASING BROCHURE



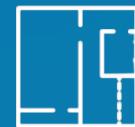
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# PROPERTY HIGHLIGHTS



## AVAILABILITY

4,556 SF sublease opportunity  
Rancho Santa Margarita Marketplace averages 325,000 monthly visitors



## TENANCY

Co-tenancy includes Lowe's, Starbucks, Luna Grill, Trader Joe's, and more



## 3 MILE RADIUS

2.5M SF Retail Space  
608K SF Office Space  
1.7M SF Industrial Space  
29,973 Households



## LOCATION

High traffic counts  
69,125 VPD combined



## PROPERTY FEATURES

2<sup>nd</sup> generation medical buildout  
High visibility endcap with Santa Margarita frontage



## TRAFFIC COUNTS

Avenida de las Flores  
15,839 VPD  
Santa Margarita Pkwy.  
53,286 VPD  
CA Route 241 40,870 VPD



## POPULATION

1 MILE 16,845  
2 MILES 47,267  
3 MILES 80,629



## MEDIAN HH INCOME

1 MILE \$107,788  
2 MILES \$132,805  
3 MILES \$133,813



## DAYTIME POPULATION

1 MILE 8,887  
2 MILES 15,194  
3 MILES 20,013

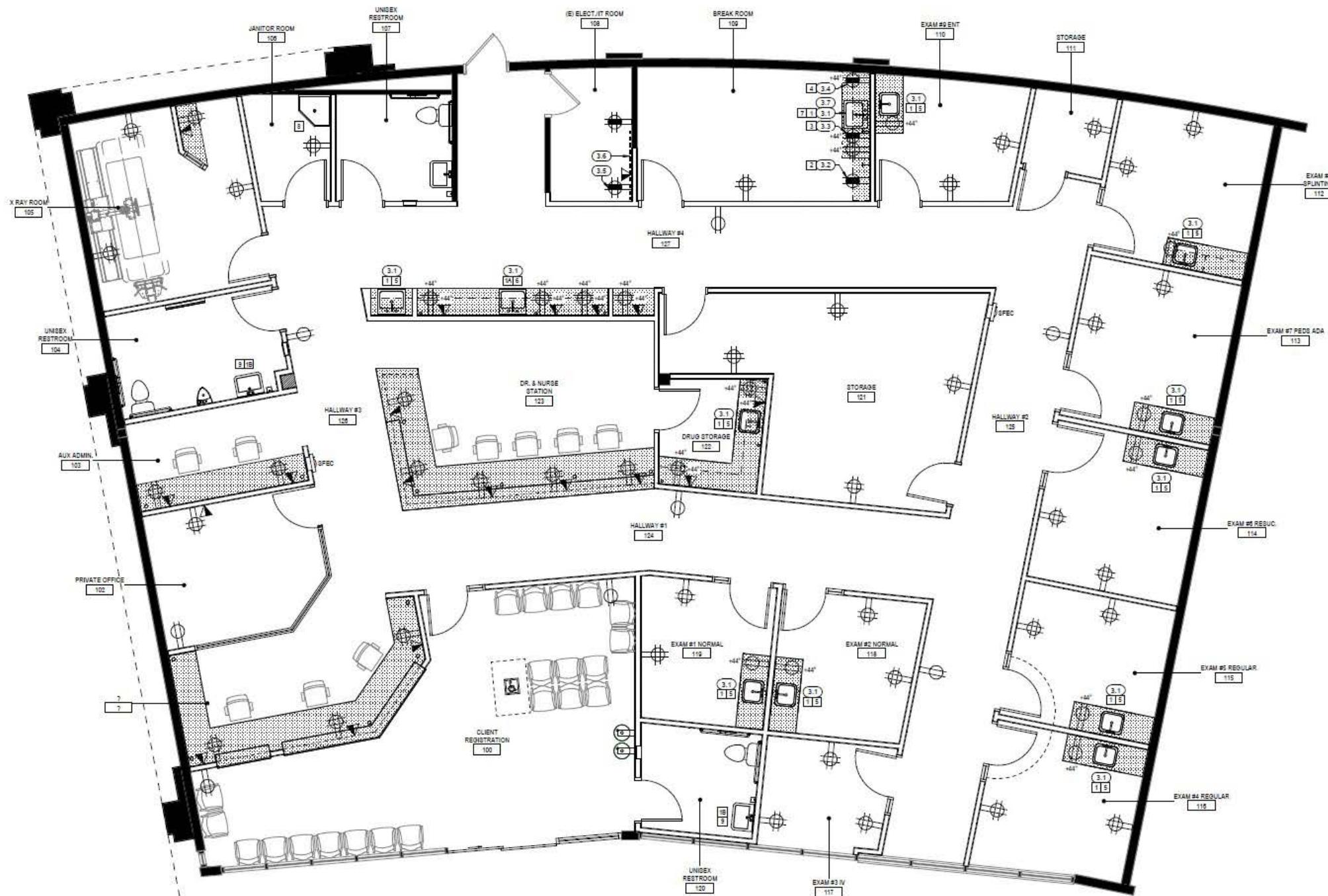


## INTERIOR PHOTOS





# SITE PLAN





## OVERVIEW

Rancho Santa Margarita, located in Orange County, California, is a picturesque city known for its scenic beauty, family-friendly environment, and a strong sense of community. Nestled in the foothills of the Santa Ana Mountains, Rancho Santa Margarita offers a tranquil and suburban setting with a variety of amenities and recreational opportunities.

The city is known for its well-planned neighborhoods, featuring a mix of single-family homes, townhouses, and apartments. The community takes pride in its well-maintained landscaping, parks, and green spaces, creating an aesthetically pleasing environment for residents to enjoy.

The local economy of Rancho Santa Margarita is diverse, with a range of industries contributing to its growth. The city is home to various professional services, technology, and healthcare companies, providing employment opportunities for its residents. Additionally, nearby commercial centers and retail districts offer a mix of shops, restaurants, and entertainment venues, providing convenient options for residents and visitors alike.

Professional services play a significant role in the economy of Rancho Santa Margarita, with numerous businesses offering consulting, legal, accounting, and other professional services to the community and beyond. These firms provide essential support to local businesses and individuals, contributing to the growth and development of the city.

The technology industry also thrives in Rancho Santa Margarita, with several technology companies and startups calling the city home. These companies are involved in various sectors, including software development, telecommunications, and digital services. The presence of technology firms not only stimulates innovation but also creates employment opportunities and drives economic growth in the city.

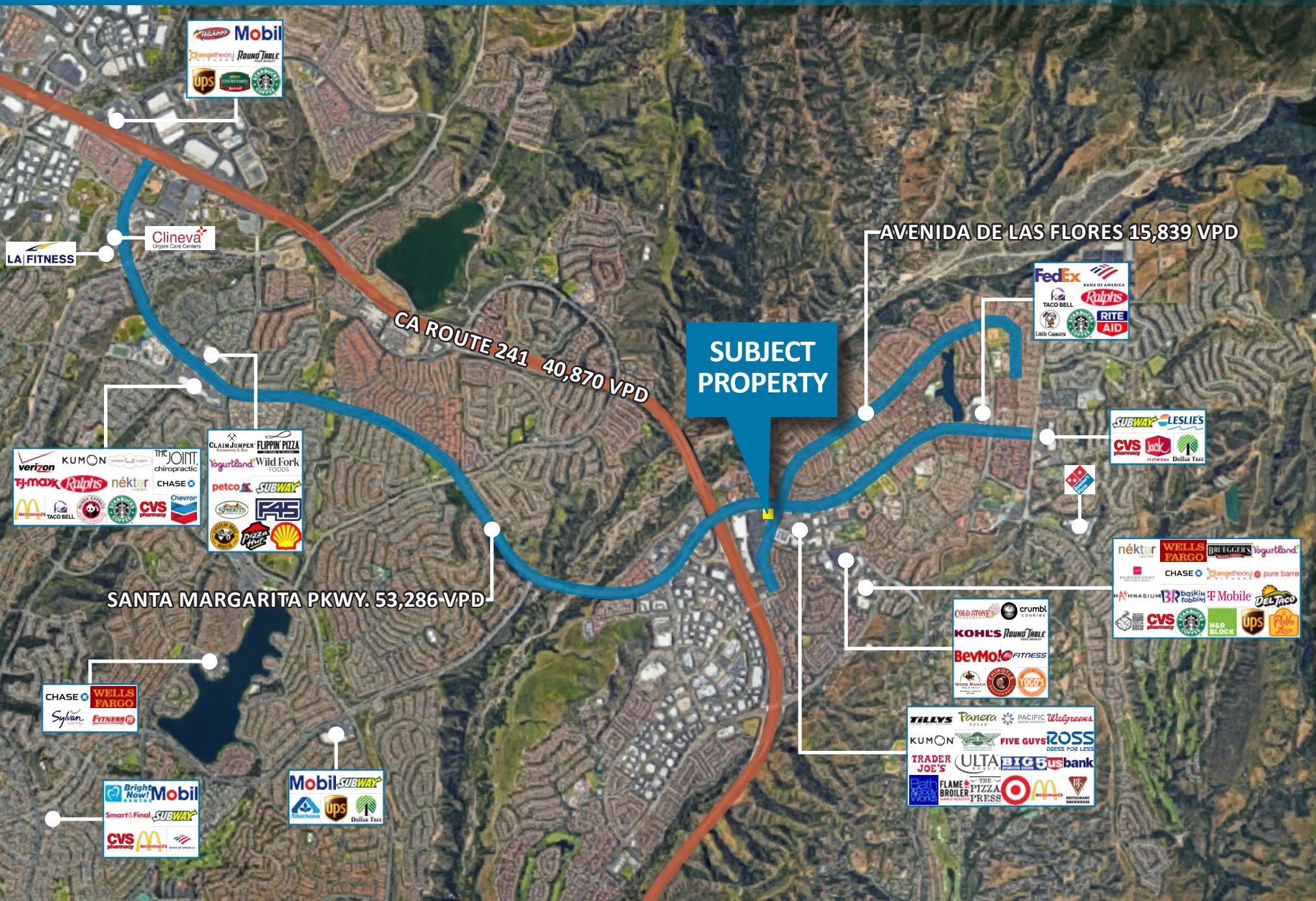
The city places a strong emphasis on education, with several highly regarded public and private schools serving the community. Rancho Santa Margarita is part of the Saddleback Valley Unified School District, which is known for its academic excellence and commitment to student success.

Rancho Santa Margarita also fosters a strong sense of community through various events and activities. The city hosts regular community gatherings, festivals, and concerts, allowing residents to come together, socialize, and celebrate local culture. The Tijeras Creek Golf Club and the Rancho Santa Margarita Lake provide additional recreational opportunities, where residents can enjoy golfing, fishing, and boating.





# MARKET AERIAL





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