

FOR LEASE

Santa Margarita Marketplace

30451-30511 Avenida de las Flores | Rancho Santa Margarita, CA 92688



Box & Retail Space Available

1 ±23,584 SF

Box Available

2 6,888 SF

Contiguous: 2,000 SF up to 6,888 SF

DO NOT DISTURB EXISTING TENANTS



CONTACT

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610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

DESCRIPTION

- Excellent visibility with convenient access to Highway 241 (over 42,000 cars per day)
- Excellent retail trade area servicing Rancho Santa Margarita and Foothill Ranch and neighboring areas of Cot De Caza & North Mission Viejo
- Exceptional demographics with access from 3 major streets & easy access to Highway 241
- Join Lowe's, Target, Walmart Neighborhood Market, Staples, Petsmart, Kohl's, Walgreens, Trader Joe's, BevMo!, Cinopolis Luxury Cinemas and more!

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Santa Margarita Marketplace Tenant Roster

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GLA: 275,000 SF

NO	TENANT	(SF)
30515	PetSmart	21,400
1 30511	Box Available	23,584
30505A	LensCrafters	5,189
30505B	O'Reilly Auto Parts	6,501
30501A	Phenix Salon Suites	5,982
30501B	EOS Fitness	34,200
30491	Walmart Neighborhood Market	32,000
30485A	Walmart	1,500
2 30485B	Available - 2,000	Contiguous up to 6,888 SF
30485C	Available - 4,888	
30481	Lowe's	135,197
30471	Wendy's	2,350
30465A	Tenant	4,556
30465B	Rubio's	2,216
30465C	Spike's Fish House	1,801
30465D	Starbucks	2,000
30461A	Pick-Up-Stix	2,000
30461B	Selma's Pizza	4,732
30461C	Philly's Best	1,345
30461D	Everbowl	1,345
30451A	Luna Grill	2,408
30451B	Available	2,682
30451C	A2 Dental Lounge	1,015
30451D	Tenant	1,361
30451E	Happy Oasis	1,881



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2025 DEMOGRAPHICS

1 Mile

Population	14,539
Avg Household Income	\$171,261
Daytime Population	9,997

3 Miles

Population	84,635
Avg Household Income	\$202,296
Daytime Population	24,700

5 Miles

Population	185,336
Avg Household Income	\$199,149
Daytime Population	69,922

*Source: Esri

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Site

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RANCHO SANTA MARGARTIA

Santa Margarita Pkwy - approx. 53,300 cpd

Antonia Pkwy
CA-241 - approx. 42,200 cpd

1.5 mi

