

FOR LEASE

Avery Center

28601-28651 Marguerite Pkwy | Mission Viejo, CA 92692



Restaurant Opportunities

1,383 SF

Light Food Use Available

4,200 SF

Restaurant + Patio Available

PLEASE DO NOT DISTURB EXISTING TENANTS

CONTACT

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DESCRIPTION

- In and around several new mixed-use/higher density projects planned
- Excellent South Orange County location
- Close proximity to Saddleback College, Capistrano Valley High School and Mission Hospital
- Strong daytime population (**over 55K**) and average household incomes (**over \$180K**) within the 3 mile radius

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,886	117,788	283,601
Avg Household Income	\$165,142	\$191,394	\$185,136
Daytime Population	14,938	49,272	108,086

Source: Esri

TRAFFIC COUNTS

Marguerite Pkwy	approx. 26,600 cpd
Avery Pkwy	approx. 34,800 cpd
I-5 Fwy	approx. 262,000 cpd

Source: Costar

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Available

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A UNIT A2: 1,383 SF Light Food Use

B UNIT B1: 4,200 SF Improved Restaurant + Patio

Avery Center Tenant Directory

Total GLA: 16,636 SF

No.	Tenant	SF	No.	Tenant	SF
A1	Seven Folding Dumpling House	2,980	A6	Sushi Plantation	1,800
A2	Light Food Use Available	1,383	B1	Improved Restaurant + Patio	4,200
A3-4	Optometrist	1,921	B3	Jimmy's John's	1,230
A5	Bellatigue Nails & Spa	1,122	B6	Epic Wings	2,000

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