



**POTENTIAL
RECAPTURE**



**±22,000 SF
RETAIL, MEDICAL,
OFFICE FOR LEASE
RANCHO SANTA
MARGARITA**



NEWMARK | PACIFIC

±22,000 SF RETAIL, MEDICAL, OFFICE FOR LEASE

22331 El Paseo | Rancho Santa Margarita, CA 92691



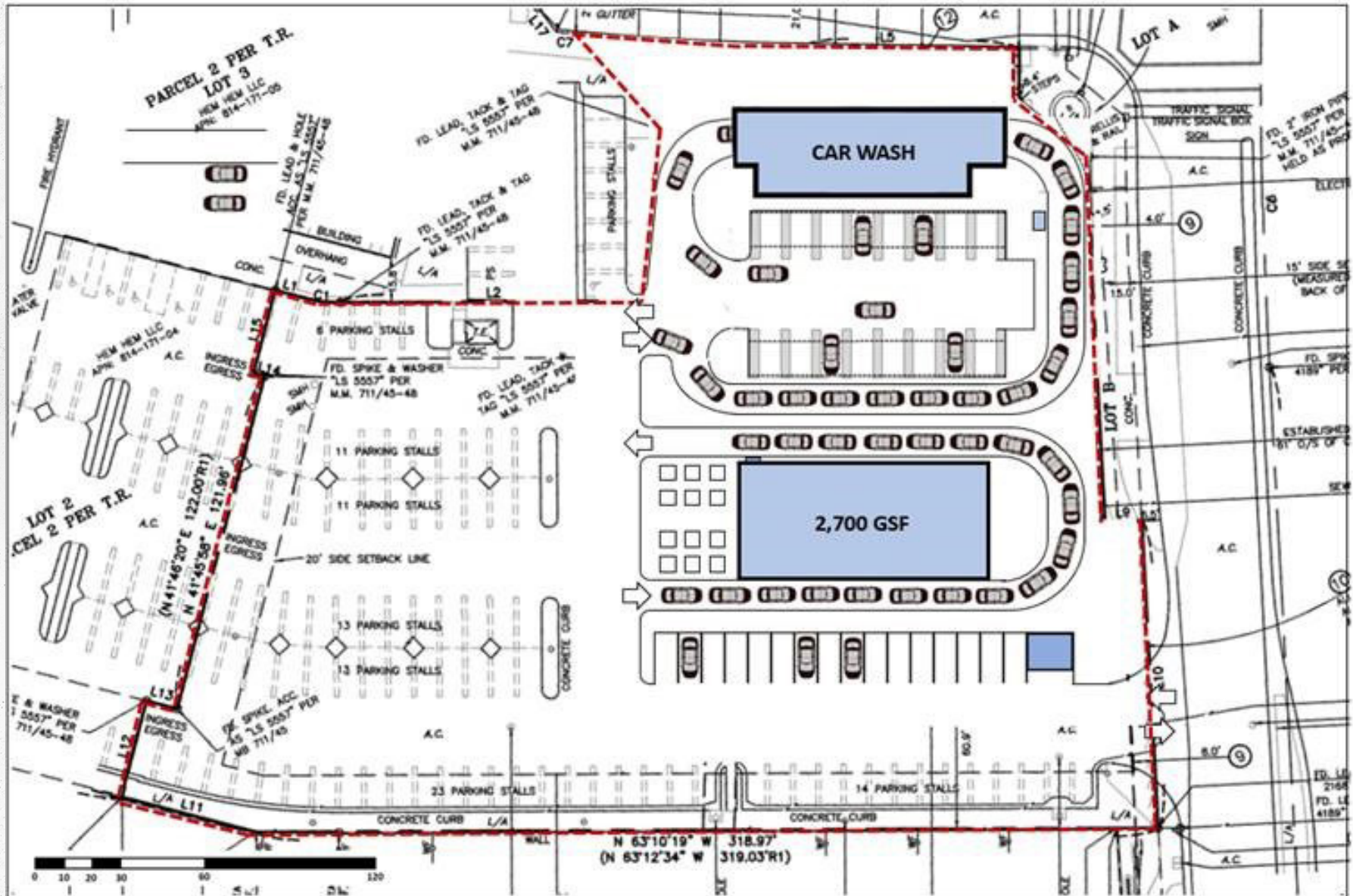
HIGHLIGHTS

- Rare freestanding building with **NO REA USE RESTRICTIONS** - extremely unique opportunity for Tenant
- Amazing location in the heart of Rancho Santa Margarita in close proximity to Target, Trader Joe's, Kohl's and Pavilions
- Large parking lot - 7.4/1,000 spaces
- Strategically located between two main thoroughfares serving the trade area
- Minutes from the SR-241 toll road
- High income, dense demographics



OPTIONAL CAR WASH FOR LEASE

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Neighboring Tenants

Plaza El Paseo

- BevMo
- Chipotle Mexican Grill
- Cold Stone Creamery
- Crumbl Cookies
- Devi Rebel Yoga
- Elegant Nails & Spa
- Floral Philosophy
- Happy Nails
- Karate
- Kingdom Nutrition
- Kohl's
- Kyoto Poke and Ramen
- Lulu's Caafe
- Natraj's Indian Bistro
- Old World Barbershop
- Optometry
- Palm Beach Tan
- Pet Supply
- Pho O-Oh Tasty
- Pinot's Palette
- Pure Pilates
- Sharetea
- Tapas and Beer
- The Stand
- Todos Santos
- TOGO'S Sandwiches
- Tutto Fresco Kitchen & Bar
- Wood Ranch BBQ & Grill

RSM Town Center

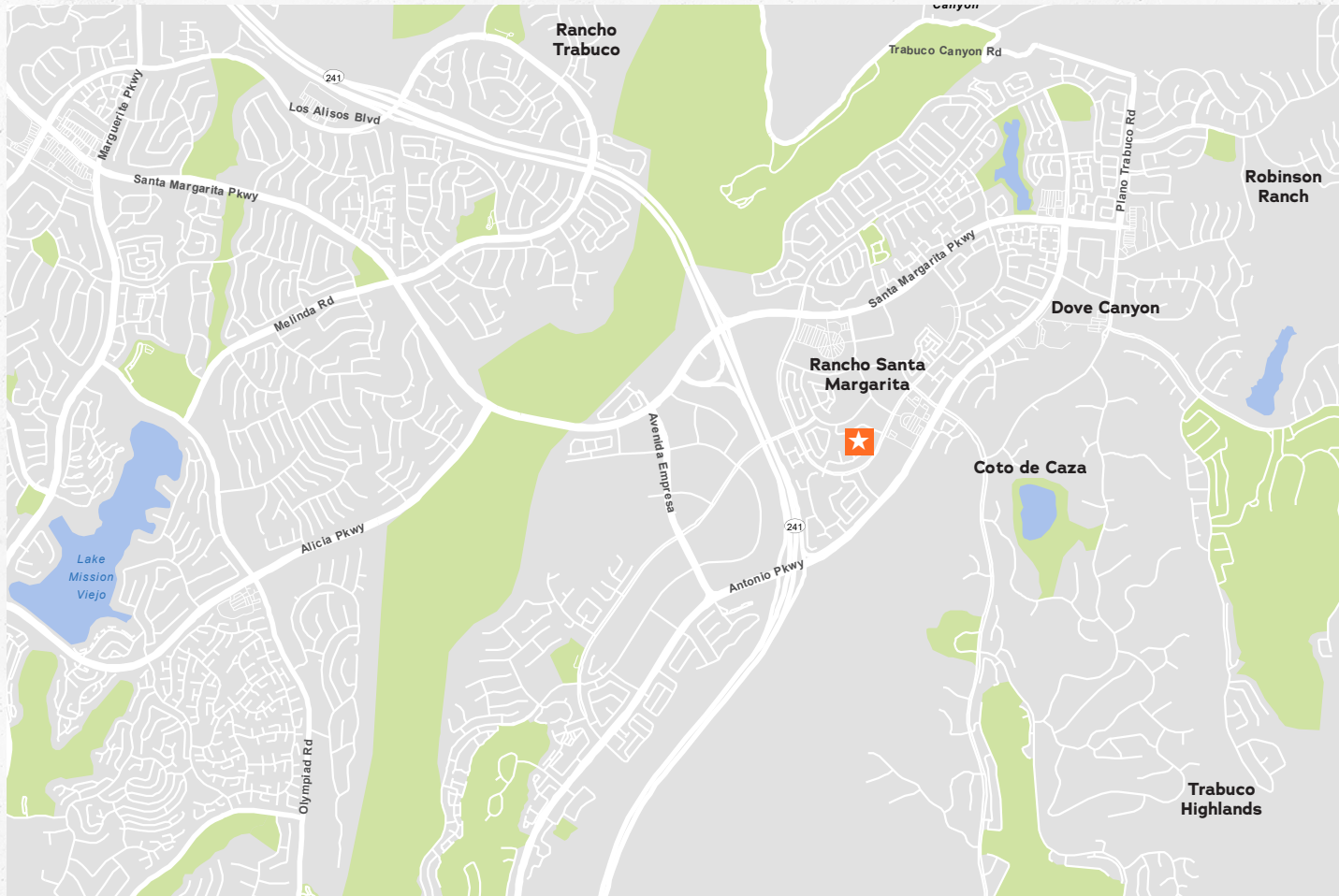
- Amazing Lash Studio
- Bath & Body Works
- Big 5 Sporting Goods
- Cinepolis Luxury Cinemas
- Claire's
- Cox Store
- Crown Royal Nails
- Dentistry (3)
- Five Guys
- Flame Broiler
- Great Clips
- Hand & Stone Spa
- Handel's Ice Cream
- Hanna's
- HOTWORX Yoga
- J Fields Cleaners
- Jerome's Mattress
- Kumon Math and Reading
- Lindora Clinic
- Locksmith
- McDonald's
- Optometry
- Panera Bread
- Pizza Press
- PokeBowlz
- Ross Dress for Less
- Starline Nails
- Supercuts
- T-Mobile
- Target
- Thai Body Works
- Tillys
- Ulta Beauty
- Walgreens
- Wanfu Chinese
- Wells Fargo
- Wingstop

Plaza Antonio

- Alza Italian Kitchen
- Antonio Animal Hospital
- AT&T Store
- Baskin-Robbins
- Beauty Lab By Nafi
- Belle Boutique
- Benjamin & Co Fine Jewelry
- Bentley Floor
- Board & Brew
- Bonjour Ballet
- Bruegger's Bagels
- Chase Bank
- Coto Cleaners
- CVS
- Dance Candy Fitness
- Del Taco
- El Polo Loco
- Elite Dentistry
- Facial Aesthetic Concepts
- Forge Fitness
- Groutzilla
- H&R Block
- Helen's Permanent Beauty
- Hiking Town Tree Service
- Home Loans of CA
- Hydration Room
- It's Boba Time
- La Fiesta Mexican Grill
- Legends II Salon
- Mariners Travel Services
- Marque Urgent Care
- Mathnasium
- Mountain Mike's Pizza
- Muskan Threading
- Nekter Juice Bar
- New Lake Asian House
- OC Skin in the buff
- Occasions By Elena Hair
- Olivia's Closet Boutique
- Orangetheory Fitness
- Pavilions
- Pierson Chiropractic
- Pro Nails & Hair
- Reynolds Realty Advisors
- Room Additions & Renovation
- Sake Sushi
- Sherwin-Williams Paint Store
- Sola Salon Studios
- Sport Clips Haircuts
- Starbucks
- State Farm
- Stay Dry Roofing
- STRADA Capital Corp.
- Sweatstar Yoga
- The Doughnut Parlor
- The UPS Store
- VIP Nails
- Wells Fargo
- X & P Construction

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2024 DEMOGRAPHICS

POPULATION

1 Mile	15,086
3 Miles	72,760
5 Miles	163,216

DAYTIME POPULATION

1 Mile	15,543
3 Miles	54,442
5 Miles	127,336

AVERAGE HOUSEHOLD INCOME

1 Mile	\$148,563
3 Miles	\$210,162
5 Miles	\$201,367

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