



30622 & 30682 Santa Margarita Pkwy.
Rancho Santa Margarita, CA 92691

30682 Santa Margarita Pkwy.
Potential Recapture - Big 5
DEMISABLE 2,200 - 10,000 SF
ONLY DRIVE-THRU OPPORTUNITY IN RSM



**SANTA
MARGARITA
TOWN CENTER**



30622 Santa Margarita Pkwy.
Former Five Guys
3,250 SF
2ND GENERATION END CAP



SANTA MARGARITA TOWN CENTER

Available Space Locations



SANTA MARGARITA TOWN CENTER

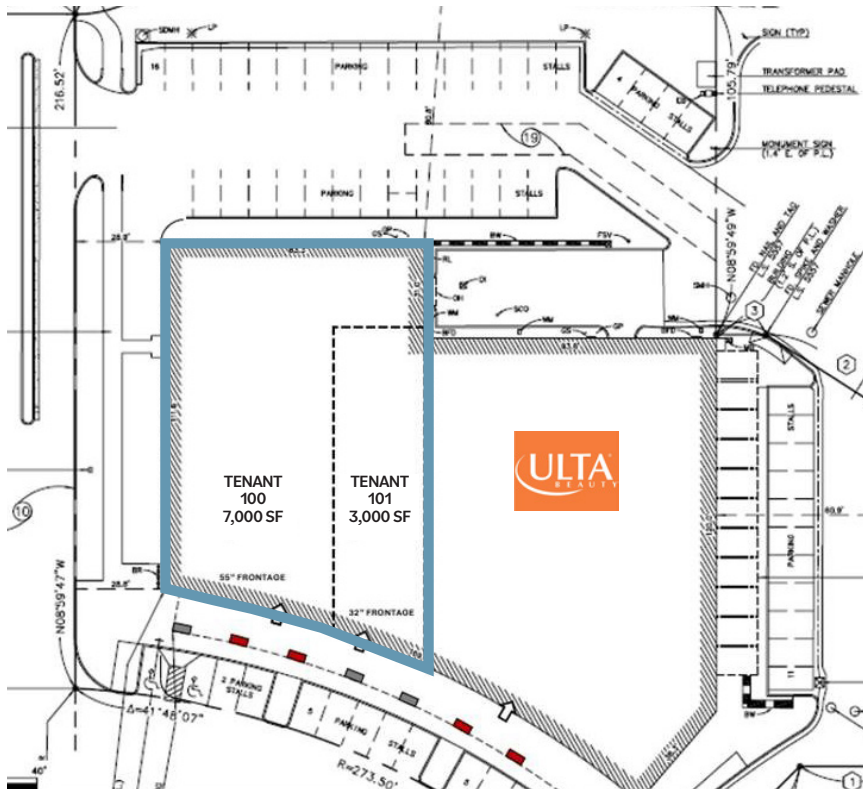
30682 Santa Margarita Pkwy.
[Big 5 Space]

A ONCE-IN-A-LIFETIME OPPORTUNITY

This is not just another pad site. This is the **iconic front-door location** to Rancho Santa Margarita's #1 Shopping Center — anchored by Trader Joe's, Target, McDonald's, Ross, Panera Bread, and Chili's. It is one of the most successful, highest-traffic centers in all of Orange County, and now, ownership has created a **rare, first-of-its-kind drive-thru opportunity**.

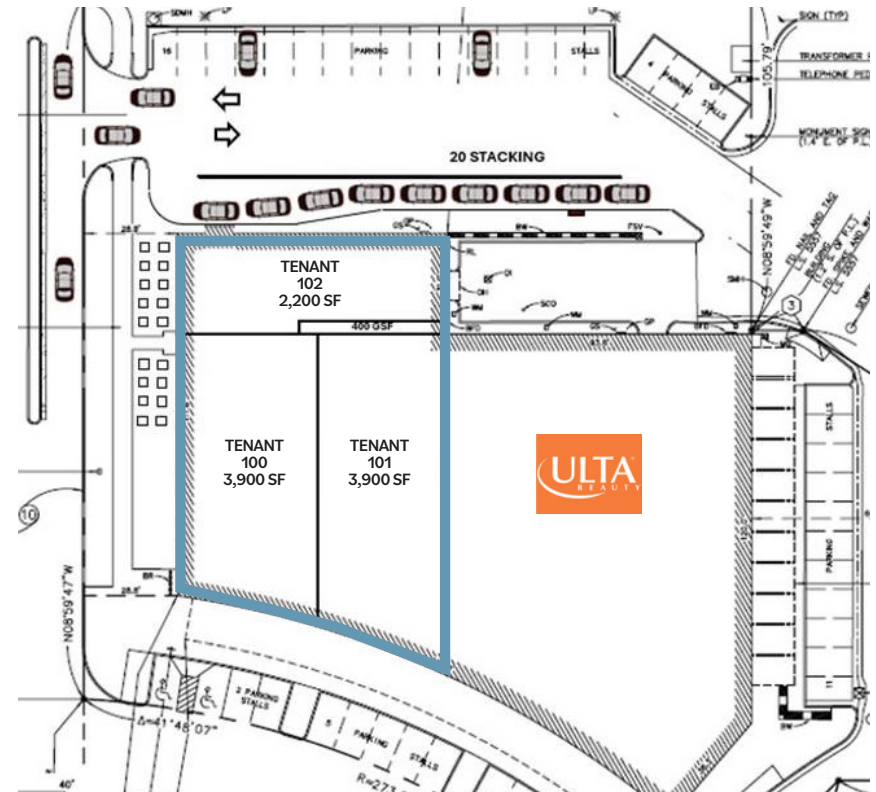
POTENTIAL PLAN 1

Tenant 100: 7,000 SF
Tenant 101: 3,000 SF



POTENTIAL PLAN 2

Tenant 100: 3,900 SF
Tenant 101: 3,900 SF
Tenant 102: 2,200 SF with drive-thru



- Site plans are for illustration purposes only.
- Landlord open to uses and layouts as requested by potential tenants.

SANTA MARGARITA TOWN CENTER

Rendering
Drive-Thru Concept
View From Santa Margarita Pkwy.



SANTA MARGARITA TOWN CENTER

Surrounding Retail



SANTA MARGARITA TOWN CENTER

Tenant Summary/Available Space



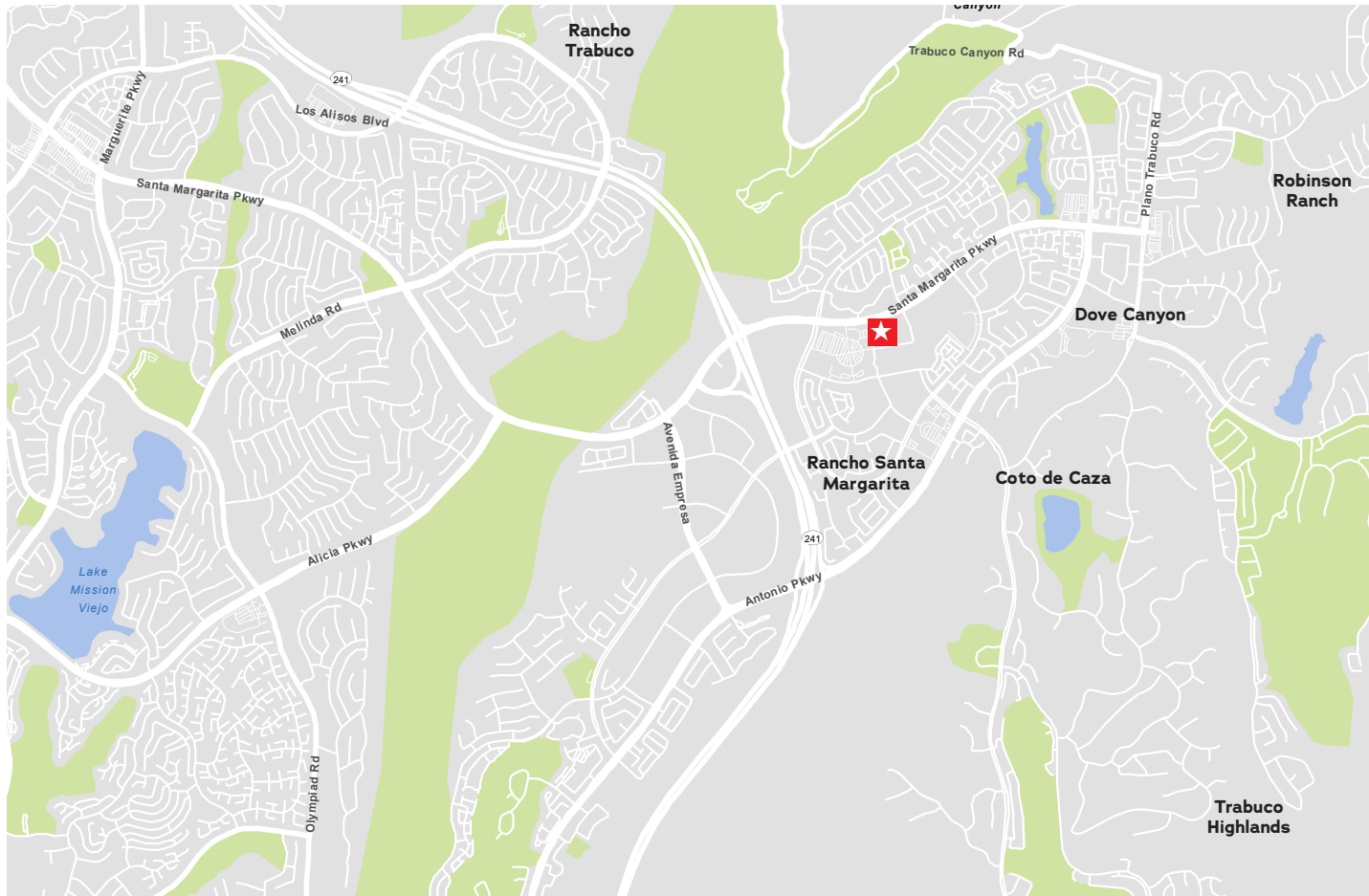
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ONLY DRIVE-THRU OPPORTUNITY IN RSM

- **Front entrance position** directly into the Trader Joe's, Target Shopping Center.
- **Incredible visibility and signage at the main intersection**, with direct exposure to Rancho Santa Margarita Parkway.

Unit	Tenant	SF
30622		
D97	2nd Gen Restaurant End Cap	3,250
D98/D99	Wells Fargo Bank	5,362
D100	Cleaners	1,331
D101	Happy Nails	1,366
D102	OC Hair & Makeup	1,425
D103	Amazing Lash Studio	1,425
D104-105	Handel's Ice Cream	2,036
D106	Flame Broiler	1,107
30642		
E101	T-Mobile	1,903
E102	Panera Bread	3,100
E103	Poke Bowlz	996
E104	Sgt. Pepperoni's Pizza Store	2,604
E105	Wanfu China Bistro	2,233
30652		
F101A	Hand & Stone	2,450
F101B	Cox	2,560
F102/F103	Trader Joe's	10,826
F105	Lindora	3,354
F106	HOTWORX	1,500
F107	Kumon Math and Reading	1,250
30682		
--	Potential Recapture (Big 5)	10,000
--	Ulta Beauty	11,746



- **Only drive-thru opportunity in RSM**
- A front-row seat at the entrance to **the most successful retail hub in the trade area**
- **Best-in-class ownership** offering flexibility, creativity, and a true win-win partnership
- **Seamless freeway access**—located just off the toll road with effortless regional connectivity
- **Daily traffic powerhouse** with non-stop flow from both Trader Joe's and Target, plus cross-shopping synergy with McDonald's, Ross, Panera, and Chili's.
- **Unrivaled visibility** from both directions of Rancho Santa Margarita Parkway.
- Positioned at the **#1 center in RSM**, with the strongest anchors and highest consumer draw.
- **Dominate location in an upscale master planned community**, centrally located in the middle of the city and situated next to City Hall and other civic offices
- **Abundant parking**, ample open space and easy accessibility
- **High income demographics**
- **Diverse array of retail outlets**, from popular national brands to unique local shops
- **Numerous dining options** from casual, fast food, or sit-down experiences



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POPULATION

1 Mile	15,744
3 Miles	77,341
5 Miles	169,485

DAYTIME POPULATION

1 Mile	16,364
3 Miles	57,755
5 Miles	137,884

AVERAGE HOUSEHOLD INCOME

1 Mile	\$155,609
3 Miles	\$207,776
5 Miles	\$199,183

For more information, please contact:

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