

FOR LEASE

Portola Plaza

SWC Santa Margarita Pkwy & Marguerite Pkwy | Mission Viejo, CA 92691



Retail/Restaurant Opportunity

1,171 SF - 3,408 SF
Available

DO NOT DISTURB TENANTS

TRAFFIC COUNTS

Santa Margarita Pkwy	approx. 28,000 cpd
Marguerite Pkwy	approx. 13,700 cpd
Los Alisos Blvd	approx. 13,200 cpd

Source: Costar

CONTACT

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DESCRIPTION

- High-performing Ralphs, CVS & TJ Maxx anchored shopping center
- Major signalized intersection
- Great incomes: over \$170K average household within 3-miles
- Strong surrounding residential and commercial demographics
- Adjacent to Trabuco Hills High School: over 2,800 students
- Additional neighboring retailers include: Sprouts Farmers Market & Petco
- Close proximity to Saddleback Church (largest church congregation in the country)
- Strong daytime traffic

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,510	134,353	262,602
Avg Household Income	\$147,919	\$171,615	\$170,687
Daytime Population	2,739	51,833	116,452

Source: Esri

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610 Newport Center Drive, Suite 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.

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PLEASE DO NOT DISTURB EXISTING TENANTS

- A** 27754: 1,802 SF
- B** 27734: 1,201 SF
- C** 27724: 1,171 SF
- D** 27690D: 3,408 SF
- E** 27690C: 2,245 SF Imp. Restaurant
- F** 27670A: 1,341 SF Imp. Restaurant / AVL: 5/1/125
- G** 27684A: 2,141 SF / AVL: 9/1/125

Portola Plaza Tenant Directory **Total GLA: 115,966**

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
27722	Verizon	1,211	27752	Portola Plaza Pet Clinic	1,406	27678	Framing Store	1,200
27724	Available	1,171	27754	Available	1,802	27680	Dentist	1,200
27726	Nekter Juice Bar	1,211	27758	A-1 Mail	901	27682-84B	Optometrist	2,239
27732	Syndee's Pet Grooming	1,341	27760	Cookie Plug Coming Soon	901	27684A	Available (9/1/25)	2,141
27734	Available	1,201	27762A	Aloha Stacks Restaurant	2,568	27690	TJ Maxx	32,330
27736	Mission Smoke Shop	901	27764	Kumon	901	27690B	Burger Boss	2,101
27738	The Joint	1,501	27766	USSD Karate	1,388	27690C	Imp. Restaurant	2,245
27740	Top Nails	1,201	27670A	Imp. Restaurant (5/1/25)	1,341	27690D	Available	3,408
27742	Nuggets & Carrats	1,201	27670B	Panda Express	1,819	27692	Perspire Sauna Studio	1,695
27744	MOMOT Tea House	901	27672	Donut World	900	27696	Deal Pending	1,160
27746A	Nothing Bundt Cake	1,201	27676	Portola Tailor	900	27698	Starbucks Coffee	1,300
27746B	Creation Dance Studio	1,512	27678	Games Workshop	900			

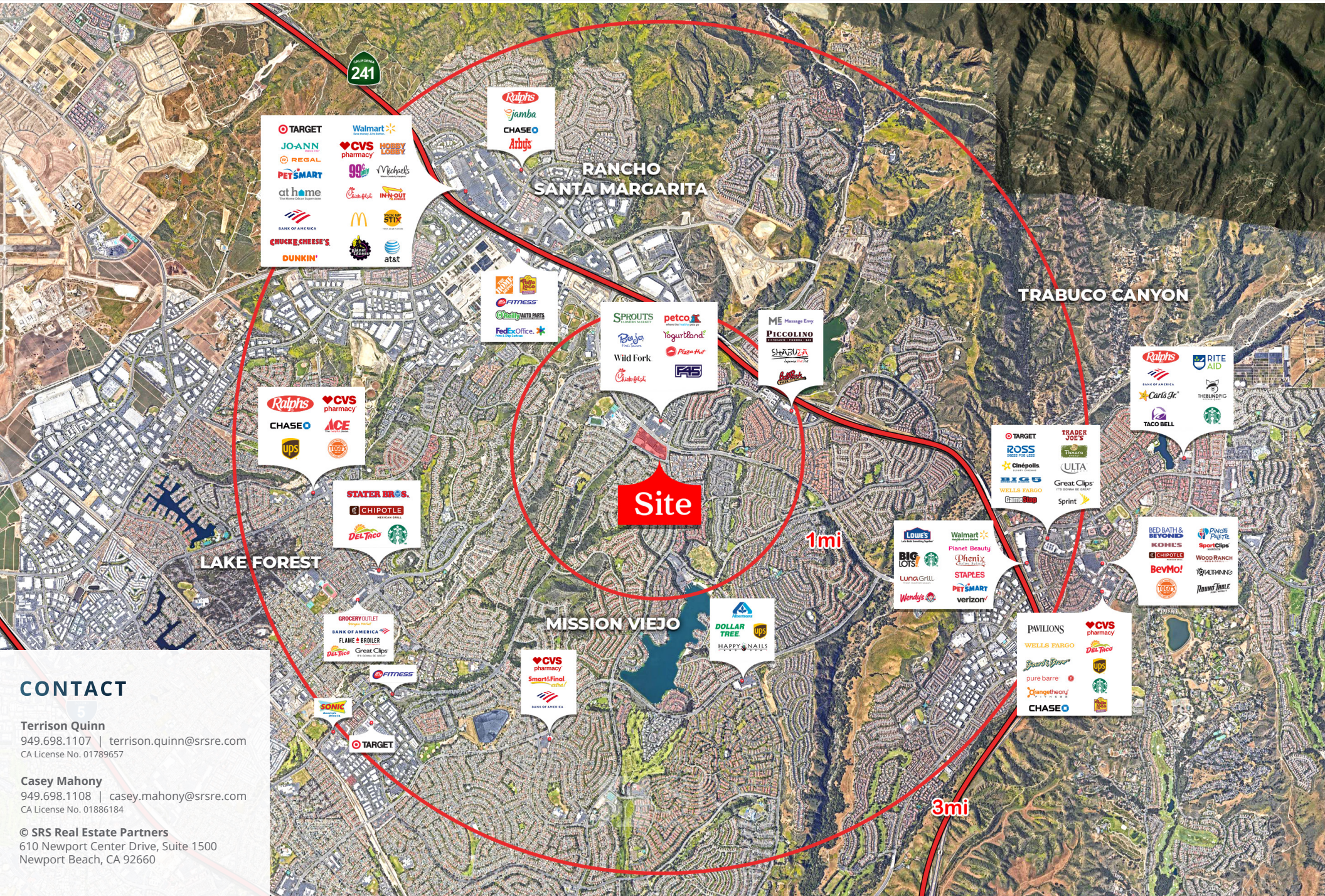
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TARGET
Walmart
JO-ANN
REGAL
PETSMART
at home
BANK OF AMERICA
CHUCK & CHEESE'S
DUNKIN'
CVS pharmacy
HOBBY LOBBY
99c ONLY
Michaels
Chick-fil-ee
IN-N-OUT
McDonald's
STIX
at&t

Ralphs
Jamba
CHASE
Abby's

Wendy's
Sonic Drive-Ins
FITNESS
Quality AUTO PARTS
FedEx Office

SPROUTS
petco
PetSmart
Yogurtland
Wild Fork
Pizzeria F45
Chick-fil-ee

ME Massage Envy
PICCOLINO
SHARAZADA
Lava Lava

Ralphs
CVS pharmacy
CHASE
ACE
UPS
TODAY'S

STATER BROS.
CHIPOTLE
DEL TACO
Starbucks

GROCERY OUTLET
BANK OF AMERICA
FLAME & BROILER
DEL TACO
Great Clips
FITNESS

SONIX
TARGET

CVS pharmacy
Smart & Final
BANK OF AMERICA

DOLLAR TREE
UPS
HAPPY NAILS

Lowes
Walmart
Planet Beauty
BIG LOTS
Luna Grill
Wendy's
Starbucks
Phenix
STAPLES
PETSMART
verizon

TARGET
ROSS
Cinepolis
WELLS FARGO
GameStop
TRADER JOE'S
Therma
ULTA
Great Clips
Sprint

Ralphs
RITE AID
CURT'S JR.
TACO BELL
STARBUCKS
THE BUNDLING

WELLS FARGO
GameStop
TRADER JOE'S
Therma
ULTA
Great Clips
Sprint

BED BATH & BEYOND
KICKS
CHIPOTLE
BevMo!
TODAY'S
ROUND TABLE
PINOS PALETTE
Sport Clips
WOOD RANCH
YOGA TRAINING

PAVILIONS
WELLS FARGO
pure barre
CHANGETHEORY
CHASE
CVS pharmacy
DEL TACO
ups
Starbucks

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