

FOR LEASE

Arroyo Crossroads

30092 & 30102 Santa Margarita Pky | Rancho Santa Margarita, CA 92688



Up to ±4,915 SF Retail Opportunity

±2,000 SF
Available

±2,915 SF
Available (Divisible: 1,457 - 2,915 SF)

DO NOT DISTURB EXISTING TENANTS



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!

CONTACT

Adam Handfield

949.698.1109 | adam.handfield@srsre.com
CA License No. 01959419

Tony Vuona

949.270.8211 | tony.vuona@srsre.com
CA License No. 02046746

© SRS Real Estate Partners

680 Newport Center Dr., Ste. 300, 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.

SRSRE.COM

Arroyo Crossroads

30092 & 30102 Santa Margarita Pky | Rancho Santa Margarita, CA 92688



DO NOT DISTURB EXISTING TENANTS

Arroyo Crossroads Tenant Directory GLA: 32,290 SF

NO	TENANT	(SF)	NO	TENANT	(SF)	
30092						
ATM	SchoolsFirst Credit Union	120	L1	David Kang's Taekwondo Center	1,585	
F	HR Nail Salon	1,875	L	Dons Drapery Services	1,150	
G	US Flooring, Kitchen & Bath	2,000	M	School of Rock	2,500	
1	H	2,000 SF Available	30102			
2	I - J	2,915 SF (Divisible: 1,457-2,915 SF)	A	Dunn Edwards Paints	6,758	
	K	Avis Rent A Car	1,745	C	SD Salon Suites	4,642
			E	FedEx Office	5,000	

CONTACT

Adam Handfield
 949.698.1109 | adam.handfield@srsre.com
 CA License No. 01959419

Tony Vuona
 949.270.8211 | tony.vuona@srsre.com
 CA License No. 02046746

Arroyo Crossroads

30092 & 30102 Santa Margarita Pky | Rancho Santa Margarita, CA 92688



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

CONTACT

Adam Handfield
 949.698.1109 | adam.handfield@srsre.com
 CA License No. 01959419

Tony Vuona
 949.270.8211 | tony.vuona@srsre.com
 CA License No. 02046746

Site

 30092 & 30102 Santa Margarita Pky
 Rancho Santa Margarita, CA 92688



RANCHO SANTA MARGARITA

1.5 mi

