

FOR LEASE

Dove Canyon Plaza

31911-31991 Dove Canyon Dr. | Rancho Santa Margarita, CA 92679



Retail/Office/Medical Opportunity

1,200 SF - 3,200 SF

Available

DO NOT DISTURB EXISTING TENANTS

DESCRIPTION

- Highest ranked regional health care anchored center
- Affluent demographics with average household incomes of over \$150,000 in a one, three and five-mile radius
- Adjacent to Santa Margarita Catholic High School: over 1,700 students and ranked #1 as the best Catholic High School in Orange County
- Ample parking

CONTACT

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Bree Casas

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EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,617	52,804	119,432
Avg Household Income	\$154,157	\$184,674	\$184,968
Daytime Population	3,247	14,229	25,449

Source: Esri

TRAFFIC COUNTS

Dove Canyon Drive
Santa Margarita Pkwy

Source: Costar

approx. 14,100 cpd
approx. 23,300 cpd

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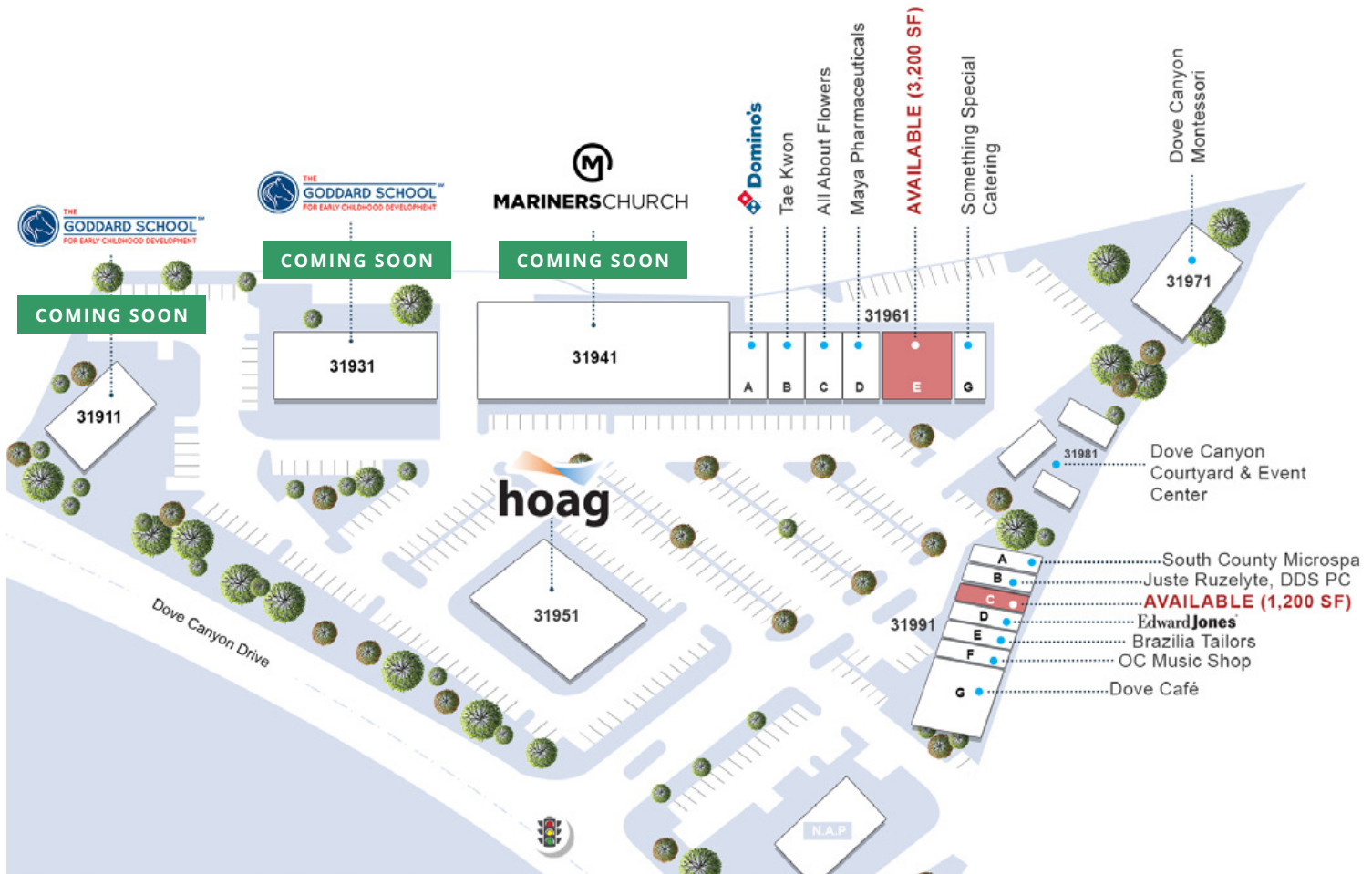
610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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DO NOT DISTURB EXISTING TENANTS

No.	Tenant		SF
31911	Goddard Schools	COMING SOON	5,580
31931	Goddard Schools	COMING SOON	7,200
31941	Mariners Church	COMING SOON	16,000
31951	Hoag Memorial Hospital		8,576
BUILDING 31961			
A	Domino's Pizza		1,320
B	Sunrise Martial Arts		1,800
C	All About Flowers		900
D	Maya Pharmaceuticals		1,750
E	Available (Do Not Disturb)		3,200
G	Something Special Catering		1,290
31971	Dove Canyon Montessori School		5,200

No.	Tenant	SF
31981	Allstar Events	1,500
BUILDING 31991		
A	South County Microspa	1,200
B	Juste Ruzelyte, DDS PC	1,200
C	Available	1,200
D	Edward Jones	1,000
E	Brazilia Tailors	613
F	OC Music Shop	800
G	Dove Cafe	2,487

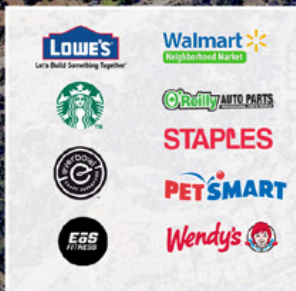
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Site

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