

FOR LEASE

# Portola Plaza

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



## Retail/Restaurant Opportunity

1,160 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 \$180K 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

## EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,534	132,482	262,166
Avg Household Income	\$160,272	\$186,216	\$184,229
Daytime Population	2,333	47,506	112,438

Source: Esri

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

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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** 27696: 1,160 SF
- F** 27670A: 1,341 SF Imp. Restaurant

## 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
<b>27724</b>	<b>Available</b>	<b>1,171</b>	<b>27754</b>	<b>Available</b>	<b>1,802</b>	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	901	27684A	Tutoring Club	2,141
<b>27734</b>	<b>Available</b>	<b>1,201</b>	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	Taco & Co.	2,245
27740	Top Nails	1,201	<b>27670A</b>	<b>Imp. Restaurant</b>	<b>1,341</b>	<b>27690D</b>	<b>Available</b>	<b>3,408</b>
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	<b>27696</b>	<b>Available</b>	<b>1,160</b>
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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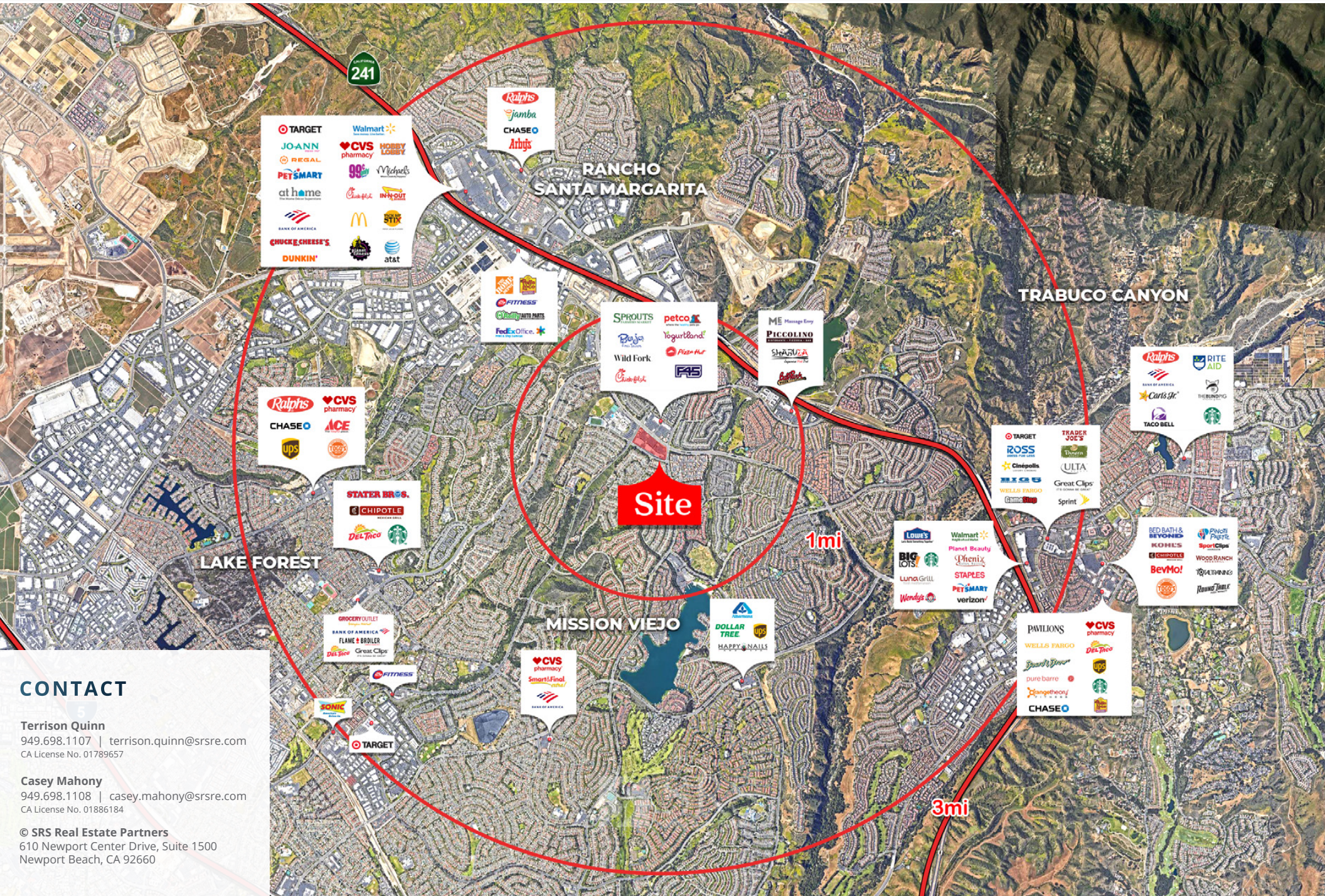
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