

FOR LEASE

# Arroyo Crossroads

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



## Retail Opportunity

2,915 SF

Divisible: 1,457 SF - 2,915 SF

DO NOT DISTURB EXISTING TENANTS



## 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.

## 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 Coto De Caza & North Mission Viejo
- Exceptional demographics with access from major streets and easy access to Highway 241
- Join area tenants such as Lowe's, Target, Walmart Neighborhood Market, Staples, Petsmart, Kohl's, Walgreens, Trader Joe's, BevMo!, Cinopolis Luxury Cinemas and more!

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)
<b>30092</b>			<b>L</b>	Dons Drapery Services	1,150
<b>ATM</b>	SchoolsFirst Credit Union	120	<b>M</b>	School of Rock	2,500
<b>F</b>	HR Nail Salon	1,875	<b>30102</b>		
<b>G/H</b>	US Flooring, Kitchen & Bath	4,000	<b>A</b>	Dunn Edwards Paints	6,758
<b>1</b>	<b>I-J Available (Divisible)</b>	<b>1,457 - 2,915</b>	<b>C</b>	SD Salon Suites	4,642
<b>K</b>	Avis Rent A Car	1,745	<b>E</b>	FedEx Office	5,000
<b>L1</b>	David Kang's Taekwondo Center	1,585			

## 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

### 3 Miles

Population 84,635  
Avg Household Income \$202,296

### 5 Miles

Population 185,336  
Avg Household Income \$199,149

\*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



**RANCHO SANTA MARGARITA**

Santa Margarita Pkwy (±54,300 cpd)

Antonia Pkwy (±35,400 cpd)

1.5 mi

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

