

# For Lease Marguerite Plaza

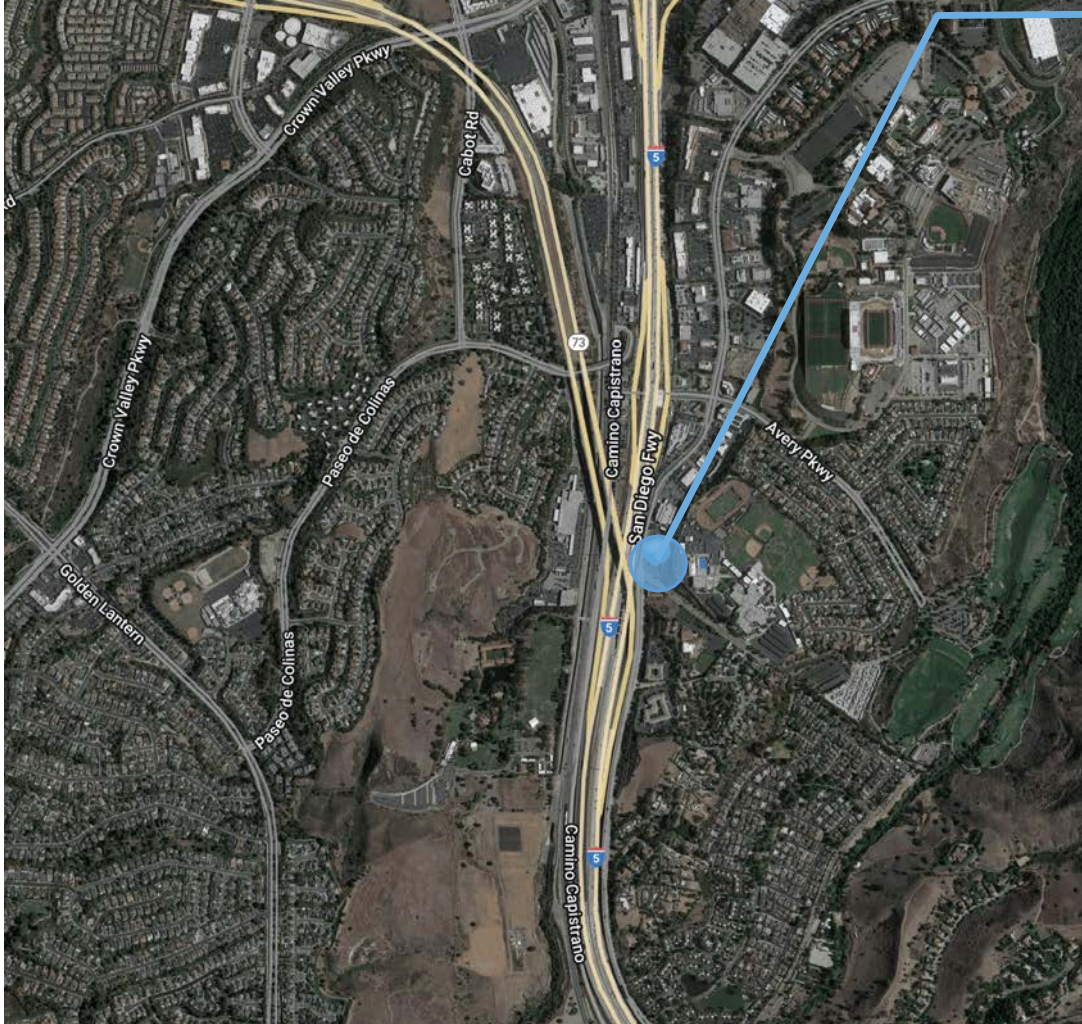
28892 Marguerite Parkway  
Mission Viejo, CA 92692



# For Lease

## Marguerite Plaza

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### Property Highlights:

- South Orange County In-Fill location
- Freeway Visibility
- Just off the Avery exit on I-5
- Great daytime population from local businesses and Saddleback College
- Signalized intersection
- Huge traffic counts, approximately 280,000 ADT

### Demographics:

| 2024 Estimates | 1 MILE    | 2 MILE    | 3 MILE    |
|----------------|-----------|-----------|-----------|
| Population     | 9,257     | 50,360    | 116,732   |
| AHH Income     | \$166,979 | \$185,523 | \$201,184 |



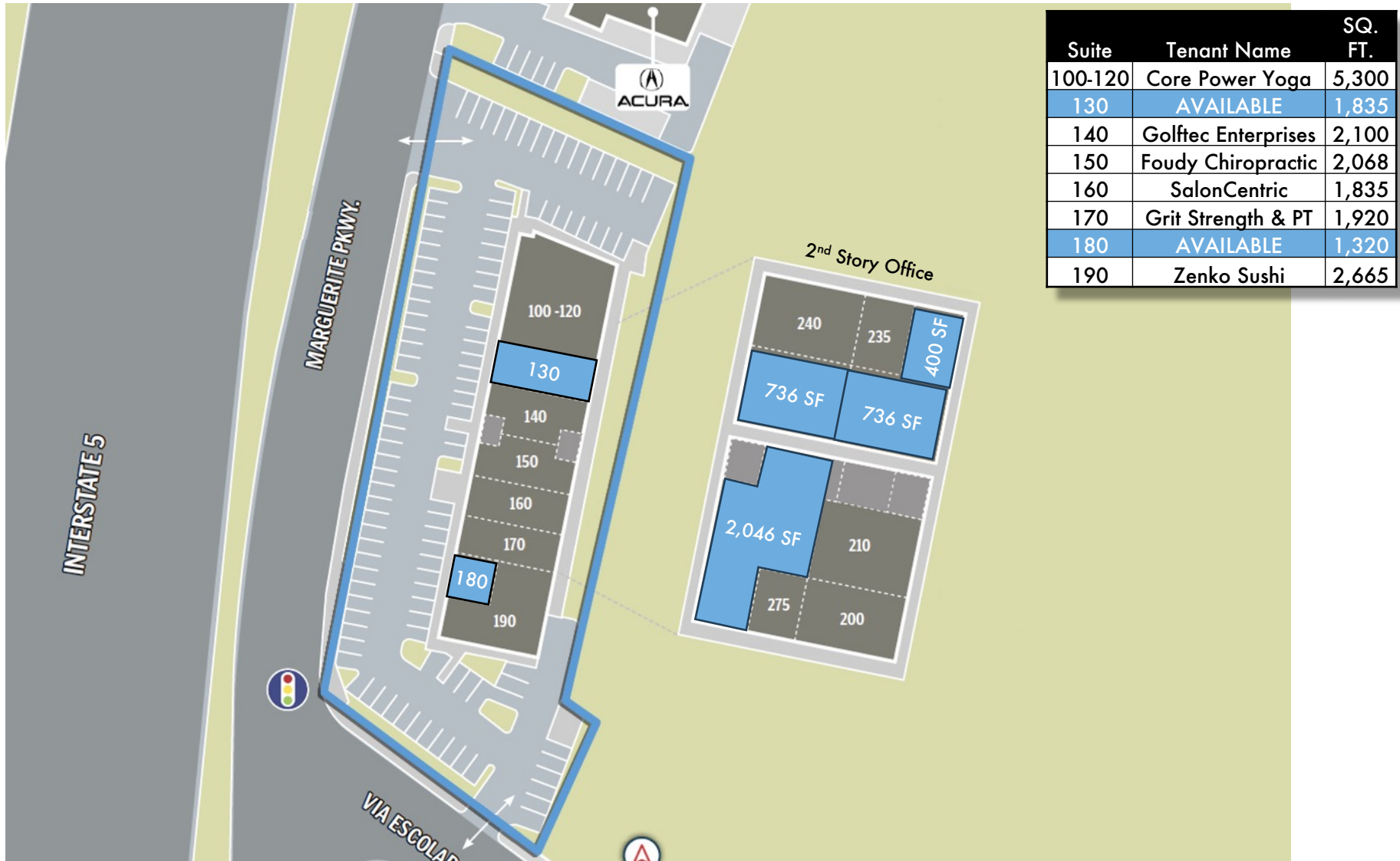
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