

FOR LEASE

Avery Center

28621 Marguerite Pkwy | Unit B1 | Mission Viejo, CA 92692



Restaurant + Patio Opportunity

4,200 SF

Available (3/1/25)

PLEASE DO NOT DISTURB EXISTING TENANTS

DESCRIPTION

- Freeway visibility; **over 262K cars per day**
- In and around several new mixed-use/higher density projects planned
- Excellent South Orange County location
- Close proximity to Saddleback College, Capistrano Valley High School and Mission Hospital
- Strong daytime population (**over 55K**) and average household incomes (**over \$180K**) within the 3 mile radius

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,645	118,527	286,381
Avg Household Income	\$162,141	\$189,659	\$183,500
Daytime Population	14,569	56,888	124,101

Source: Esri

TRAFFIC COUNTS

Marguerite Pkwy	approx. 26,600 cpd
Avery Pkwy	approx. 34,800 cpd
I-5 Fwy	approx. 262,000 cpd

Source: Costar

CONTACT

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1 UNIT B1: 4,200 SF Improved Restaurant + Patio (Available: 3/1/2025)

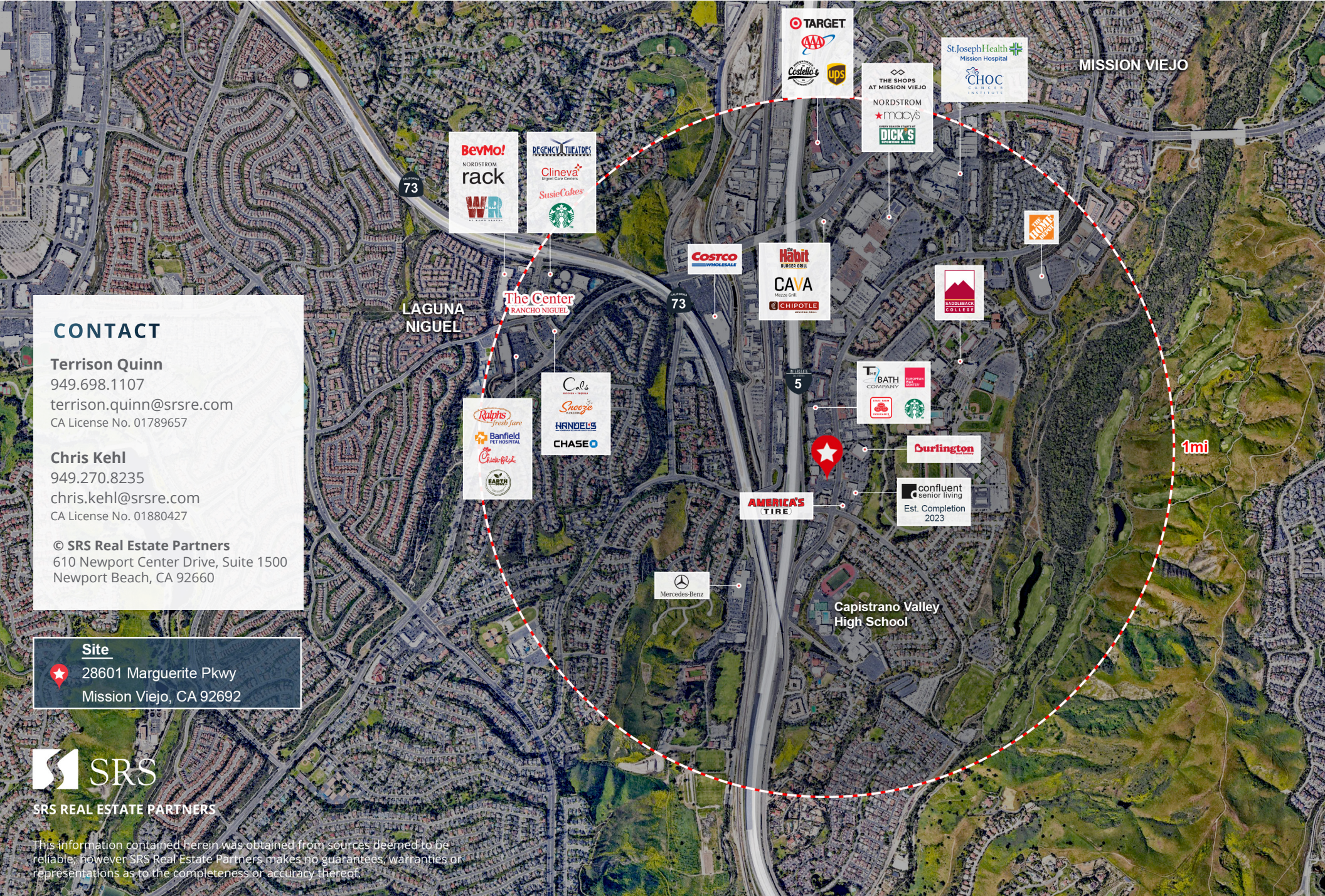
Avery Center Tenant Directory

Total GLA: 16,636 SF

No.	Tenant	SF	No.	Tenant	SF
A1	Dumpling House - Pending	2,980	A6	Sushi Plantation	1,800
A2	Mochinut	1,383	B1	Improved Restaurant + Patio	4,200
A3-4	Optometrist	1,921	B3	Jimmy's John's	1,230
A5	Bellatigue Nails & Spa	1,122	B6	Epic Wings	2,000

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