

FOR LEASE

28752

MARGUERITE

350 - 1,900 SF

OFFICE AND RETAIL SPACE AVAILABLE

Located in a bustling high-traffic area surrounded by thriving businesses, this property offers a range of flexible spaces for your business needs. Marguerite Parkway sees an average of 23,000 cars per day, and is conveniently located with immediate access to the 5 freeway. This strategic location ensures maximum visibility and exposure, attracting a steady stream of potential customers.



For Leasing Information

Please Contact:

Laura Dyball

Commercial Agent

714.323.1934

Lic # 02129217



1501 Westcliff Dr, Suite 270, Newport Beach

949.400.4275

www.allviewrealestate.com



Available Suites

Floor	Suite	SF	Base Rent	CAMs
2nd	11	1,900	\$3,230	7.35%
2nd	15	500	\$900	1.93%
2nd	16B	350	\$630	1.35%
2nd	17	975	\$1,755	3.77%
2nd	19	1,850	\$3,145	7.16%

5 Mile Radius Demographics

3.151m

Total Population

1.058m

Total Households

\$100,210

Median Household Income

39.1

Median Age

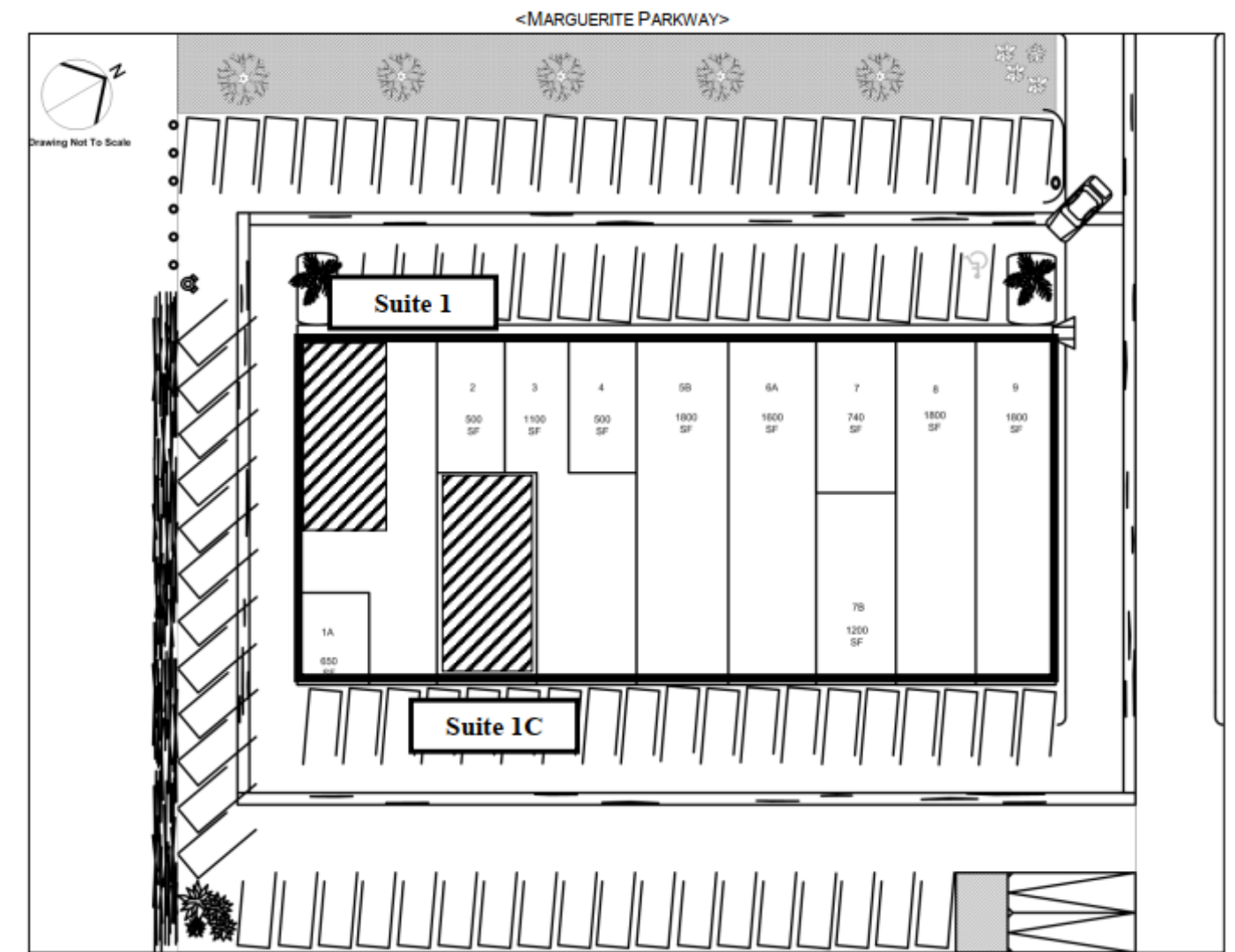
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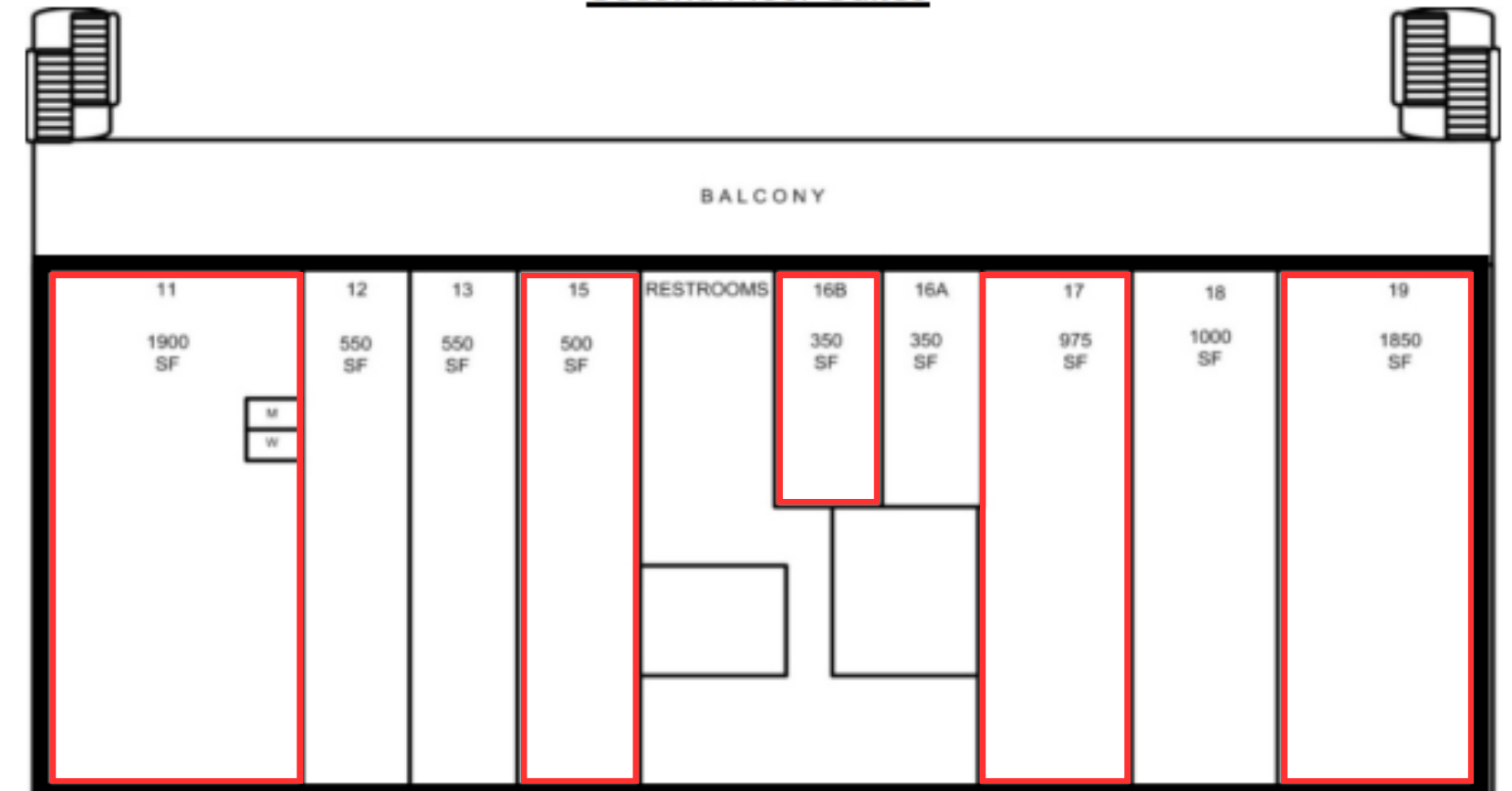
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Second Floor Suites



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