

LOCAL



Woodbridge
INTERIORS
OPEN

FERGUSON
OPEN

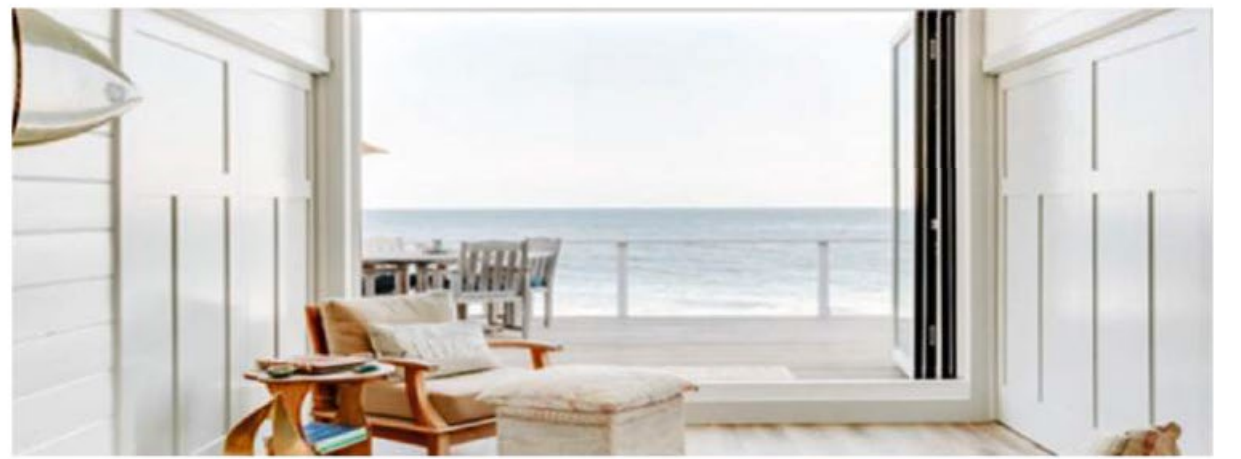
terra
OUTDOOR LIVING
OPEN

**Home Design,
Décor, and
Improvement
Opportunities
Available**

28311 - 28391
Marguerite
Parkway

MISSION VIEJO / CALIFORNIA

RI



Property Highlights

28311 - 28391
Marguerite Parkway

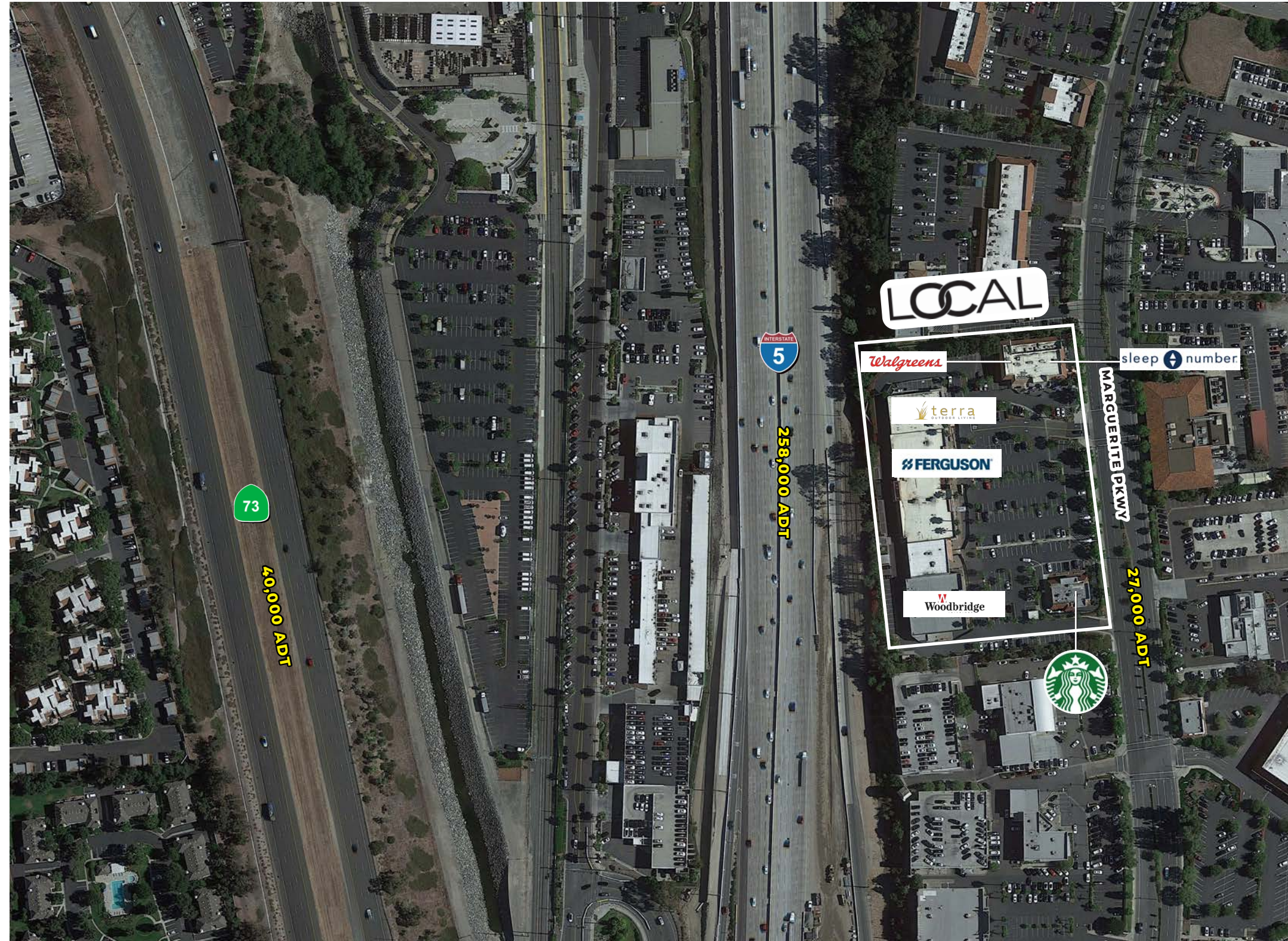
+ Newly renovated South Orange County shopping center featuring innovative design elements. Tenants include Ferguson, Terra Outdoor Living, Sleep Number, Woodbridge, and Ra Yoga.

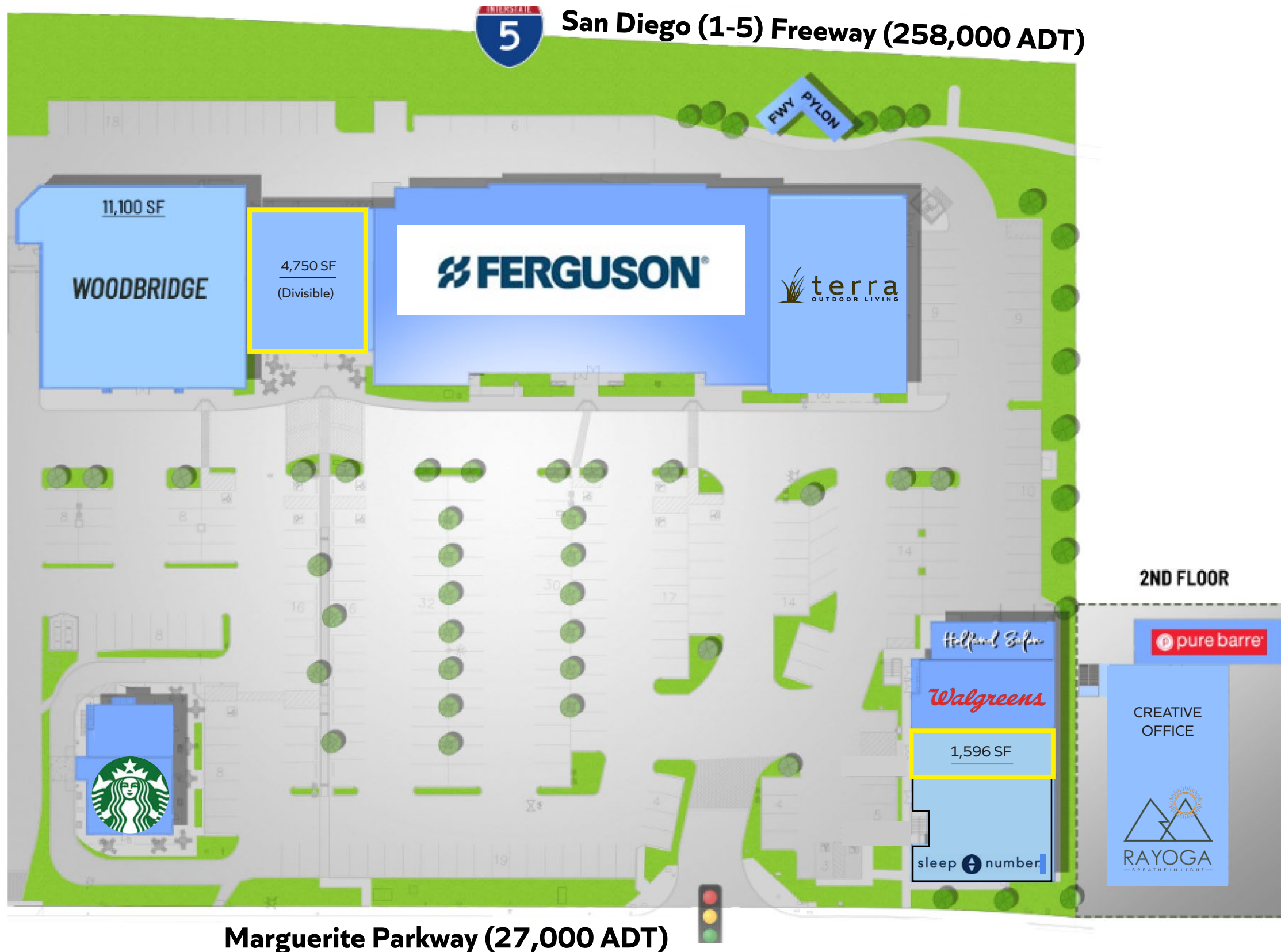
+ Conveniently located in close proximity to high income (\pm \$165,961 within a 3 miles radius), high population (\pm 121,900 within a 3 mile radius) OC neighborhoods, The Shops at Mission Viejo, and Saddleback College.

+ High visibility location accessed by I-5 Freeway (\pm 258,000 ADT) and Crown Valley Pkwy exit in Mission Viejo, CA.

NOW SEEKING

+ Seeking upscale home furnishings, design, improvement, and decor retailers (major suites include 5 Fwy frontage and signage).





Site Plan

28311 - 28391
Marguerite Parkway

AVAILABLE

+ **4,750 SF** (Divisible)
Proposed Demising:
2,500 SF and
2,250 SF spaces

+ **1,596 SF**



4,750 SF Availability (Divisible)
Outdoor Patio Opportunity

PROPERTY PHOTOS
LOCAL

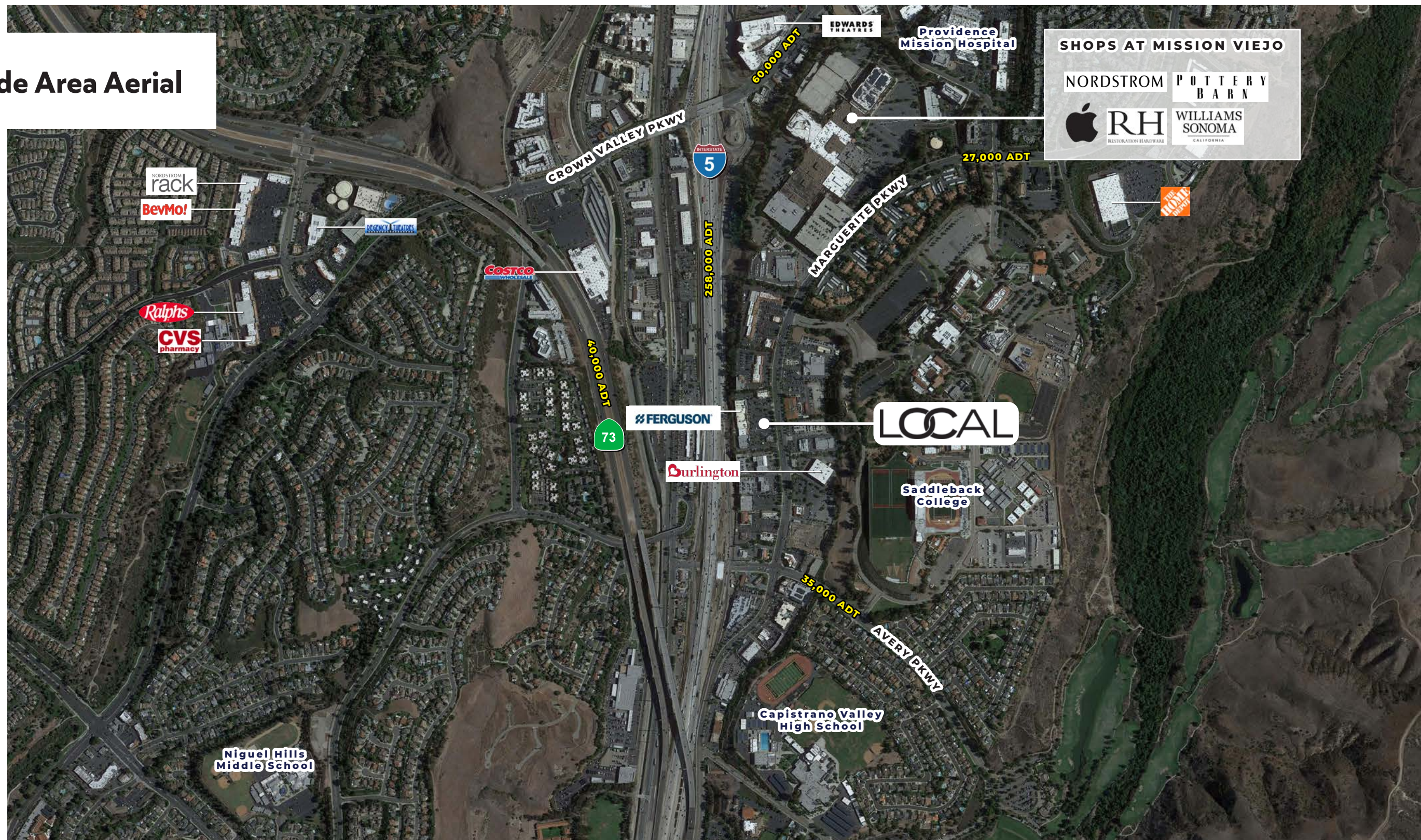
28311 - 28391
Marguerite Parkway



1,596 SF Availability



Trade Area Aerial

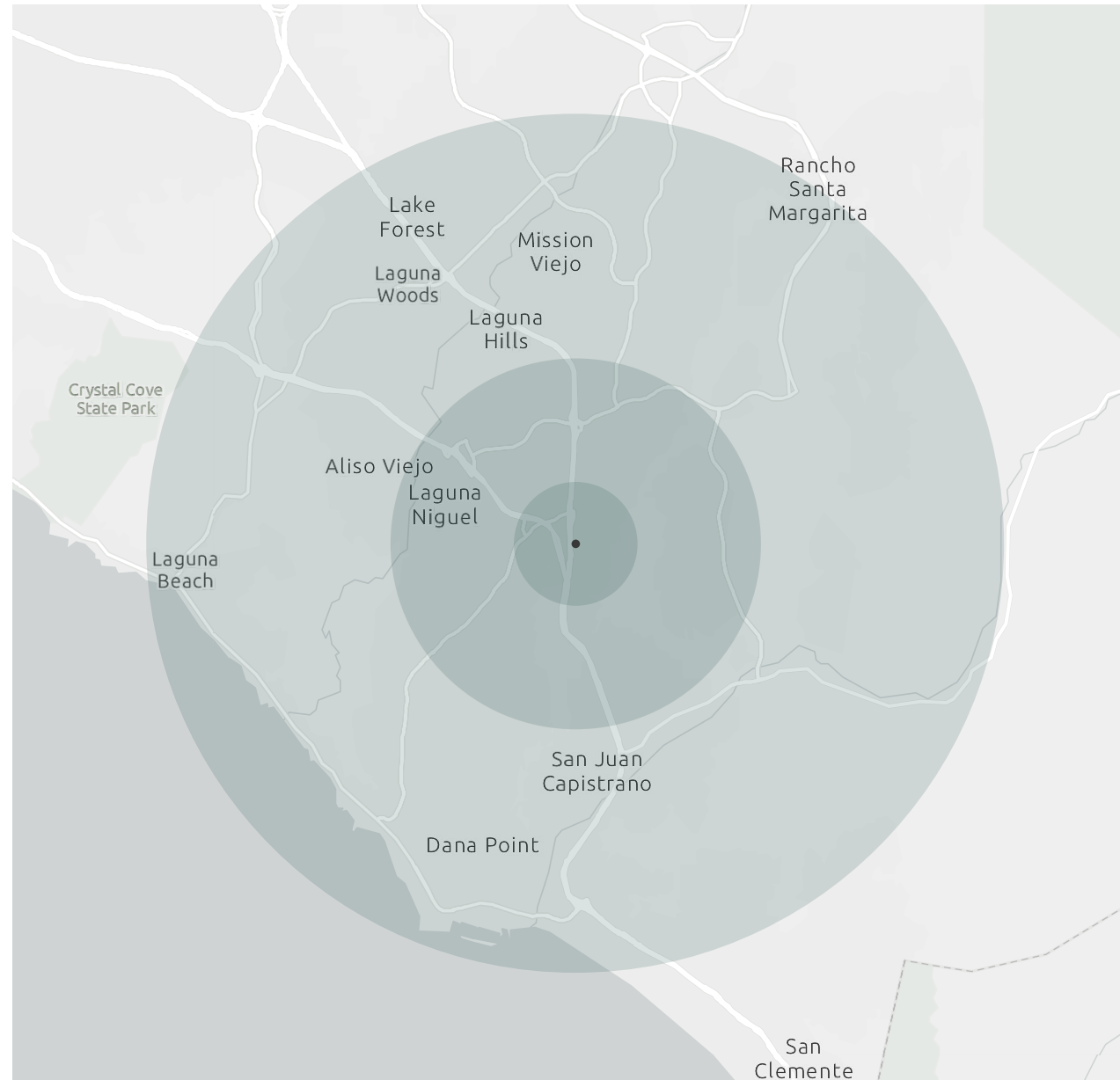


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Demographics

28311 - 28391
Marguerite Pkwy

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Population

	1 Mile	3 Miles	7 Miles
Estimated Population	9,387	121,376	291,254
Forecasted Population (2027)	9,520	120,884	290,092

Daytime Demos

	1 Mile	3 Miles	7 Miles
Total Daytime Population	21,200	114,115	269,777

Median Household Income

	1 Mile	3 Miles	7 Miles
Estimated Median Household Income	\$103,649	\$131,001	\$124,702
Median Disposable Income	\$84,113	\$104,455	\$102,115

Avg Household Income

	1 Mile	3 Miles	7 Miles
Estimated Average Household Income	\$158,561	\$181,870	\$173,433
Average Disposable Income	\$107,041	\$121,136	\$116,941



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