

FOR LEASE

# Dove Canyon Plaza

31911-31991 Dove Canyon Dr. | Rancho Santa Margarita, CA 92679



## Retail/Medical Opportunity

1,200 SF  
Available

DO NOT DISTURB EXISTING TENANTS

## DESCRIPTION

- Highest ranked regional health care anchored center
- Affluent demographics with average household incomes of over \$150,000 in a one, three and five-mile radius
- Adjacent to Santa Margarita Catholic High School: over 1,700 students and ranked #1 as the best Catholic High School in Orange County
- Ample parking

## 2024 DEMOGRAPHICS

|                      | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Population           | 16,617    | 52,804    | 119,432   |
| Avg Household Income | \$154,157 | \$184,674 | \$184,968 |
| Daytime Population   | 3,247     | 14,229    | 25,449    |

Source: Esri

## CONTACT

**Adam Handfield**  
 949.698.1109 | adam.handfield@srsre.com  
 CA License No. 01959419

**Bree Casas**  
 949.270.8212 | bree.casas@srsre.com  
 CA License No. 02088511

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 610 Newport Center Drive, Suite 1500, 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.

## TRAFFIC COUNTS

Dove Canyon Drive approx. 14,100 cpd  
 Santa Margarita Pkwy approx. 23,300 cpd  
 Source: Costar

SRSRE.COM

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## DO NOT DISTURB EXISTING TENANTS

| No.                   | Tenant                        | SF     |
|-----------------------|-------------------------------|--------|
| 31911                 | Deal Pending                  | 5,580  |
| 31931                 | Deal Pending                  | 7,200  |
| 31941                 | Tenant Coming Soon            | 16,000 |
| 31951                 | Hoag Memorial Hospital        | 8,576  |
| <b>BUILDING 31961</b> |                               |        |
| A                     | Domino's Pizza                | 1,320  |
| B                     | Sunrise Martial Arts          | 1,800  |
| C                     | All About Flowers             | 900    |
| D                     | Maya Pharmaceuticals          | 1,750  |
| E                     | My Gym                        | 3,200  |
| G                     | Something Special Catering    | 1,290  |
| 31971                 | Dove Canyon Montessori School | 5,200  |

| No.                   | Tenant                            | SF           |
|-----------------------|-----------------------------------|--------------|
| 31981                 | Allstar Events                    | 1,500        |
| <b>BUILDING 31991</b> |                                   |              |
| A                     | South County Microspa             | 1,200        |
| B                     | Juste Ruzelyte, DDS PC            | 1,200        |
| <b>C</b>              | <b>Available - Do Not Disturb</b> | <b>1,200</b> |
| D                     | Edward Jones                      | 1,000        |
| E                     | Crystal Shop                      | 613          |
| F                     | OC Music Shop                     | 800          |
| G                     | Dove Cafe                         | 2,487        |

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**Site**  
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**Lowe's**  
Let's Build Something Together

**Walmart**  
Neighborhood Market

**BIG LOTS!**

**O'Reilly AUTO PARTS**

**STAPLES**

**PETSMART**

**Wendy's**

**BIG 5**  
RECREATION OUTDOORS

**Cinépolis**  
LUXURY CINEMAS

**TARGET**

**Walgreens**

**FIVE GUYS**  
BURGERS and FRIES

**T-Mobile**

**TILLYS**  
LUXURY CHRISTMAS TREES

**ULTA**

**TRADER JOE'S**

**ROSS**  
DRESS FOR LESS

**FIVE GUYS**  
BURGERS and FRIES

**McDonald's**

**THE BLIND PIG**

**Ralphs**

**Starbucks**

**RITE AID**

**BANK OF AMERICA**

**TACO BELL**

**THE TROUGH**

**CARMELITA'S**  
Kitchen  
Rancho Santa Margarita

**CVS pharmacy**

**Jac**  
In the box

**Smart&Final**  
extra!

**Bj's**  
RESTAURANT BREWHOUSE

**usbank**

**BevMo!**

**KOHL'S**

**Chipotle**  
MEXICAN GRILL

**Sharetea**

**crumbl**  
cookies

**WOOD RANCH**  
BBQ & GRILL

**CVS pharmacy**

**PAVILIONS**

**Sherwin-Williams**

**néktar**  
JUICE BAR

**Mountain Mikes**  
PIZZA

**WELLS FARGO**

**CHASE**

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