Dove Canyon Plaza



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



Retail/Medical Opportunity

1,200 SF

DO NOT DISTURB EXISTING TENANTS

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

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			

TRAFFIC COUNTS

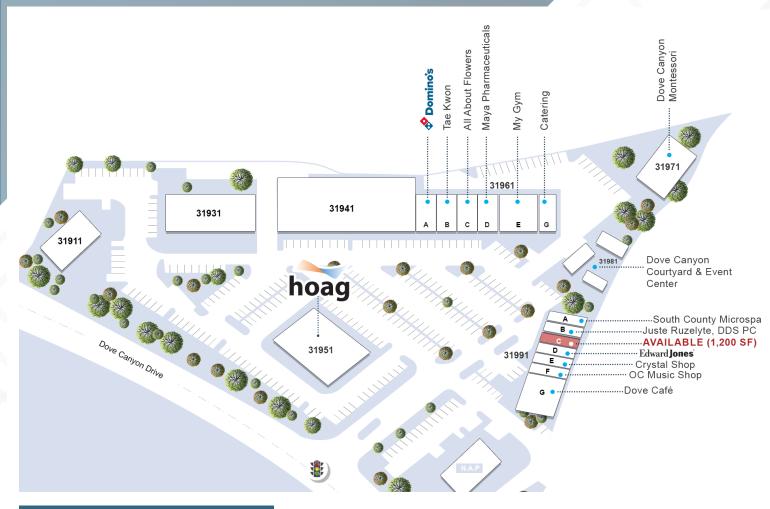
Source: Costar

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

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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
	BUILDING 31961	
А	Domino's Pizza	1,320
В	Sunrise Martial Arts	1,800
С	All About Flowers	900
D	Maya Pharmaceuticals	1,750
Е	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
	BUILDING 31991	
А	South County Microspa	1,200
В	Juste Ruzelyte, DDS PC	1,200
С	Available - Do Not Disturb	1,200
D	Edward Jones	1,000
Е	Crystal Shop	613
E F	Crystal Shop OC Music Shop	613 800
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