



EL PASEO: ±13,700 CPD

ALMA ALDEA

RICHARD REESE WAY

LA PROMESA

PLAZA EL PASEO

22205-22372 EL PASEO, RANCHO SANTA MARGARITA, CA 92688

FOR LEASE

ANCHOR SPACE: ±26,991 SF | FORMER RESTAURANT SPACE: 4,621 SF | SHOPS: 1,260 SF & 1,280 SF

PROPERTY HIGHLIGHTS



PLAZA EL PASEO

Plaza El Paseo is a community center in the heart of Rancho Santa Margarita, an upscale master planned community with strong demographics and high income. The center draws from adjacent cities include Mission Viejo, Lake Forest, and communities of Ladera Ranch and Coto de Caza.

- Conveniently located in Retail corridor and easy access to Highway 241
- Affluent Demographic with Average HH Income \$189,000+ within 3 miles
 - Anchored by Kohls and BevMo
- Nearby tenants include: Target, Walmart, Ross, Cineopolis, Trader Joe's, PetSmart and many others

PROJECT AERIAL



PLAZA ANTONIO

Suite 22342 -C
1,260 SF

BevMo!

PLAZA EL PASEO

SUITE 22312-A
4,619 SF

SUITE 22312-B
1,280 SF

ANCHOR
SUITE 222354
26,991 SF

KOHL'S

**RANCHO SANTA MARGARITA
TOWN CENTER**

SITE PLAN & AVAILABILITIES



BUILDING	SUITE	TENANT	SF
22372A	A	Bevmo	7,750
22372 B	B	OC Pet supply	7,250
722352		Wood Ranch BBQ	6,517
22342	I	The Stand	4,019
22342	G	CA Rehabilitation	2,419
22342	F2	Moono Ramen & Sushi	1,480
22342	F1	Devi Rebel	3,578
22342	E	US Self Defense	1,261
22342	D	Crumbl	1,260
22342	C	Available 2nd Gen Cafe	1,260
22342	B	Coldstone	1,260
22342	A	Uncorked	1,234
22332		Tutto Fresco	5,002
22322		Todo Santos	5,500
21312	I	Rocky Construction Group	1,533
21312	H	Quest Diagnostic	1,272
22312	G	Chocolate Bliss	1,278
22312	F	Red Persimmon Nails	1,272
22312	E	Sourdough & Co	1,272
22312	D	Anderson Optometry	1,187
22312	C	Pure Pilates	1,280
22312	B	Available	1,280
22312	A	Available	4,621
22245	C	Chipotle	2,522
22245	B	Niko Niko Sushi	2,005
22245	A	Pho Oh Tasty	2,200
22235	B	Pinot Palette	2,500
22235	A	Available	26,991
22215		Kohls	
22205	B	Round Table Pizza	2,500
22205	A	Natraj Indian Bistro	2,850

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property



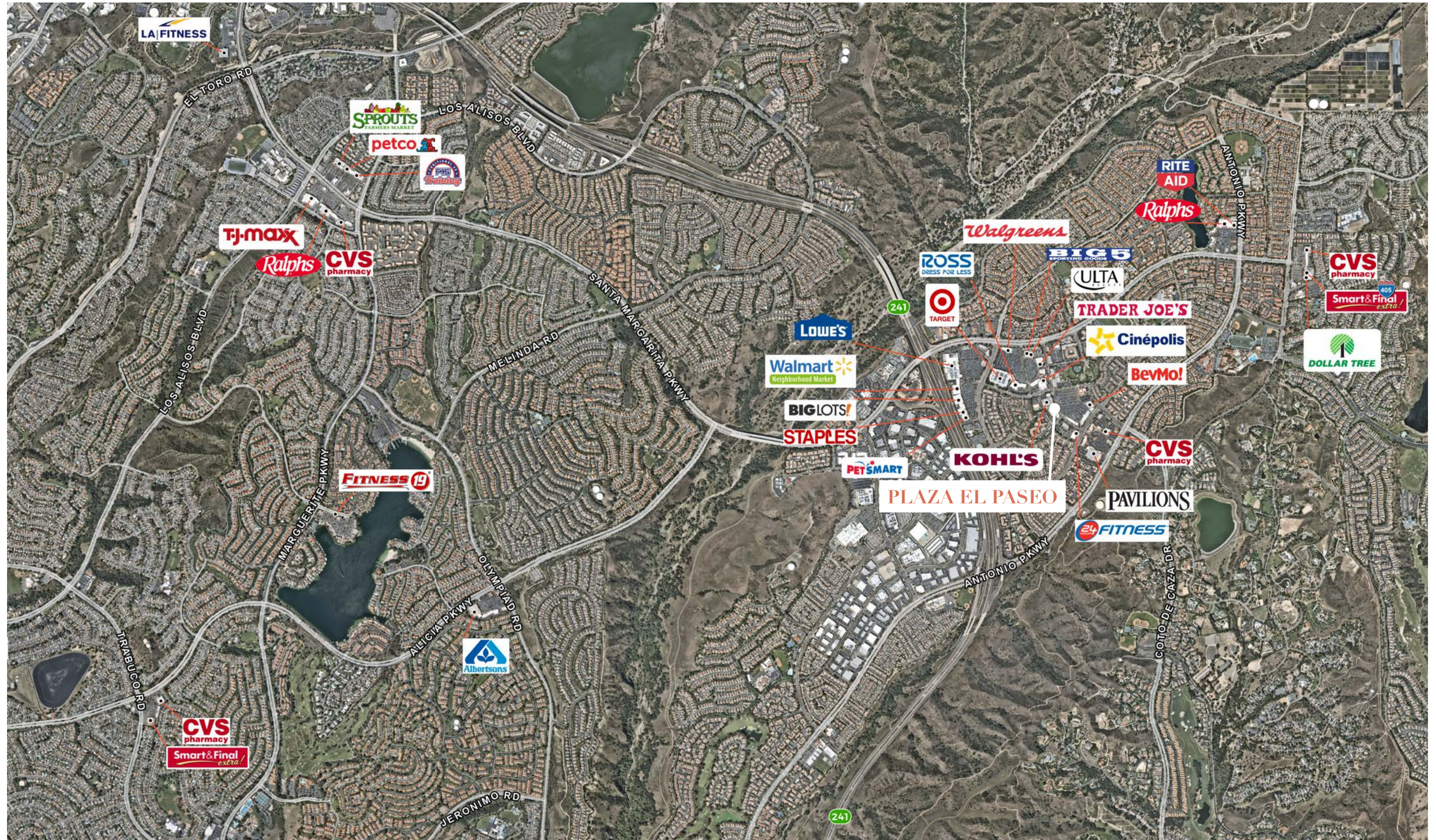
PROPERTY IMAGES



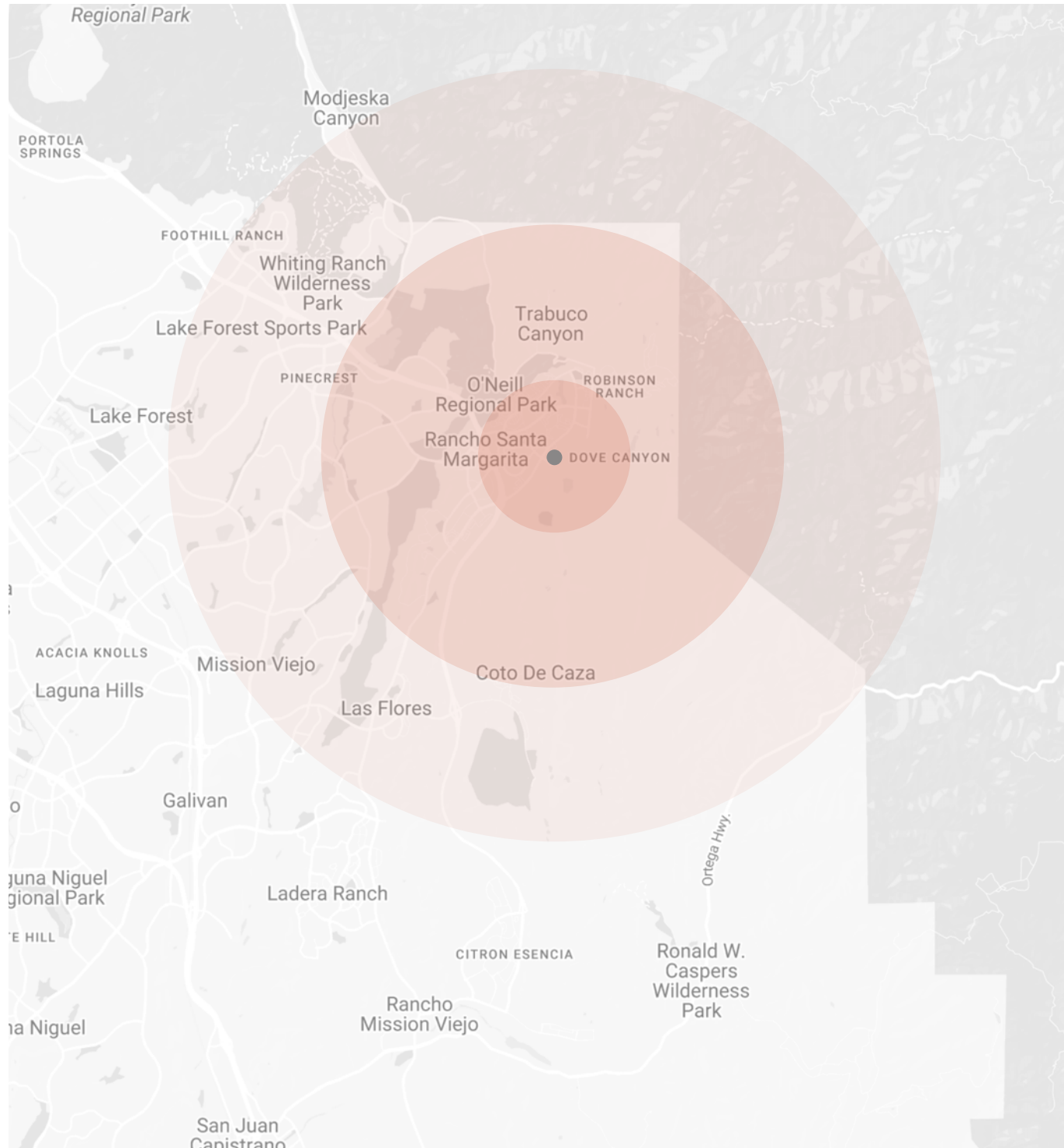
AVAILABLE ANCHOR OPPORTUNITY



TRADE AERIAL



DEMOGRAPHICS



RANCHO SANTA MARGARITA / CALIFORNIA

Population	1 Mile	3 Mile	5 Mile
Estimated Population	15,846	75,437	167,177
Forecasted Population (2028)	15,885	74,858	165,980

Daytime Demos	1 Mile	3 Mile	5 Mile
Total Daytime Population	16,302	56,499	131,702

Median Household Income	1 Mile	3 Mile	5 Mile
Estimated Median Household Income	\$103,623	\$142,611	\$138,945
Median Disposable Income	\$82,724	\$109,191	\$107,375

Average Household Income	1 Mile	3 Mile	5 Mile
Estimate Average Household Income	\$135,823	\$189,427	\$182,235
Average Disposable Income	\$97,395	\$127,079	\$123,461

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