

FOR LEASE

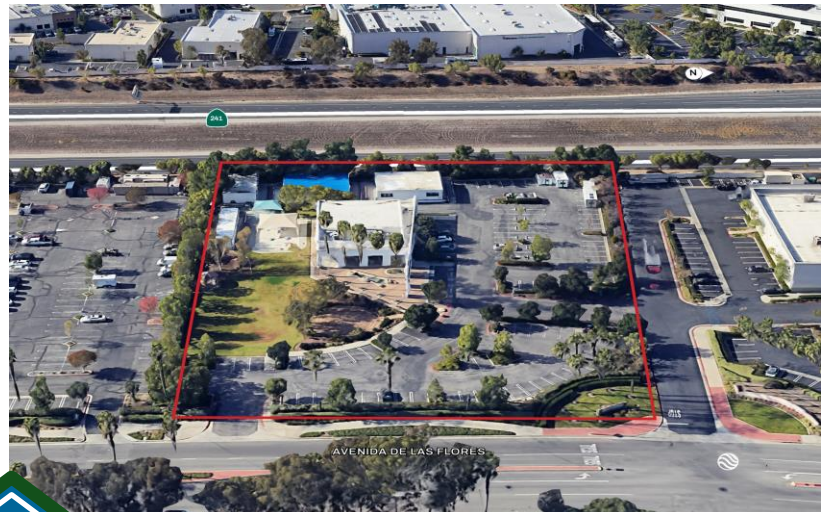
4,864 SF RELIGIOUS FACILITY ON 2.4 ACRES



30605 Avenida de las Flores
Rancho Santa Margarita, CA 92688

OPPORTUNITY OVERVIEW

A 4,868 S.F. shared use religious facility opportunity is available in Rancho Santa Margarita, California. This beautiful church sits on 2.4 acres and includes a 4,868 SF sanctuary with a fully operational kitchen. The property is complete with plenty of walking areas, ample parking, playground area and three (3) bonus modular buildings. Located near retail and restaurants, this unique property has great access to Santa Margarita Parkway and the 241 Tollway. The surrounding properties include the Santa Margarita Marketplace and medium-density residential.



**Listing
Agents**

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY HIGHLIGHTS

- 4,868 SF Religious Facility on 2.4 Acres (Shared Use Space)
- Foyer, Large Sanctuary, Kitchen, Two Restrooms
- Outside Playground, Fellowship Plaza, Meditation Garden
- Three (3) Bonus Modular Buildings
- 121 Parking Spaces (24:1.000 Parking)
- Est. HH Avg. Income: \$196,103 (3-Mile Radius)
- Less Than One Mile to 241 Tollway/Santa Margarita Parkway Interchange
- Lease Rate: \$3.00 PSF Modified Gross/Mo



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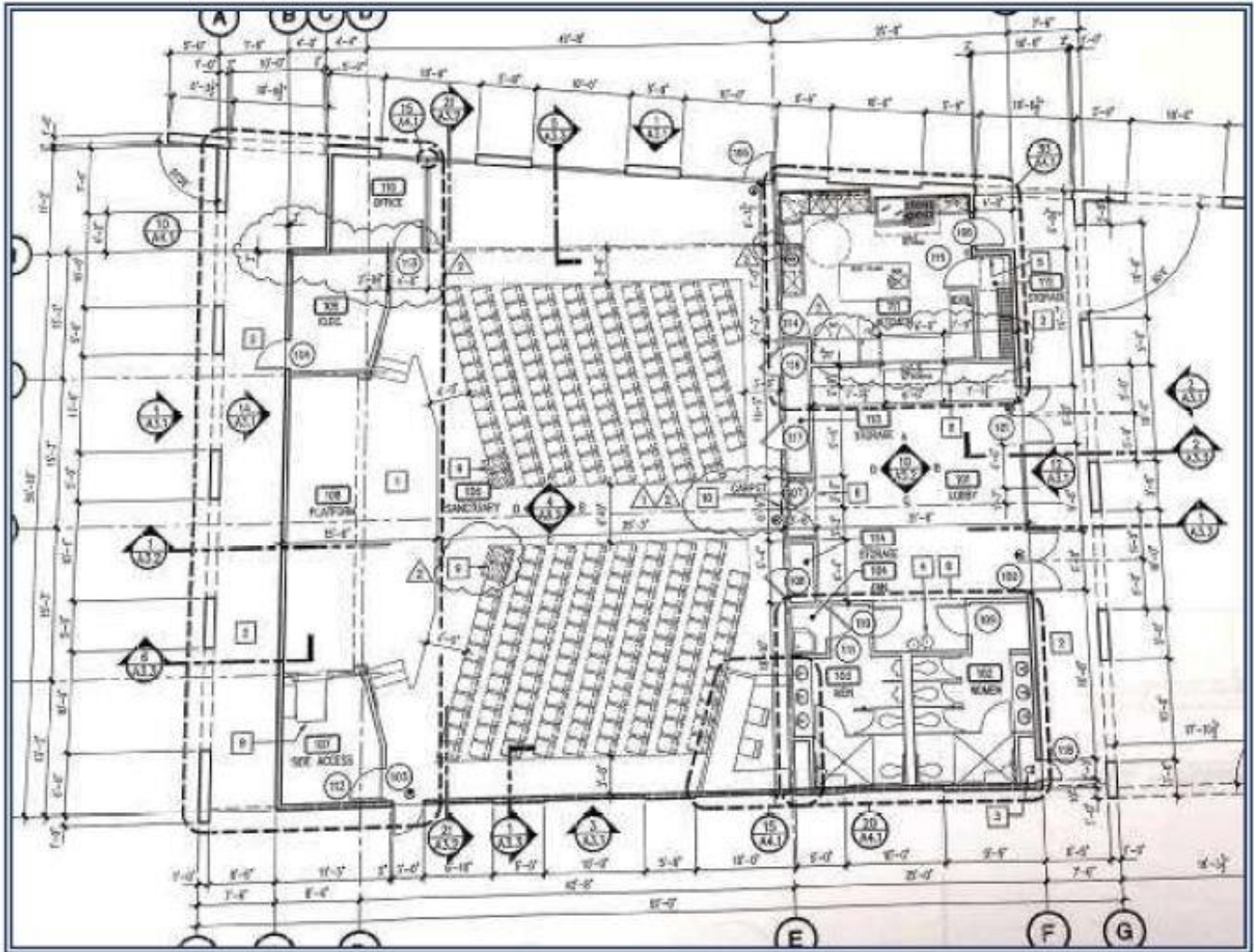
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FLOOR PLAN



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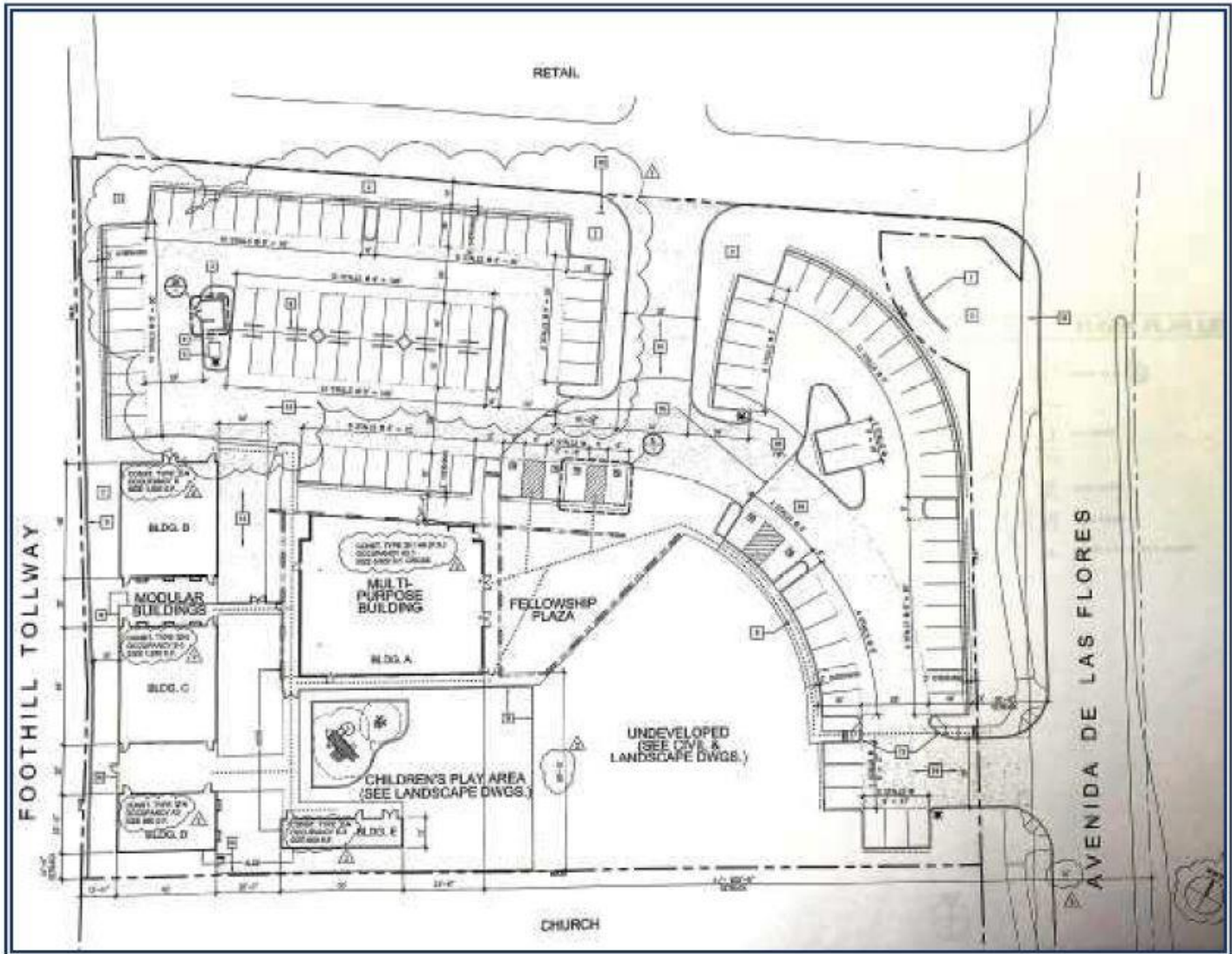
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SITE PLAN



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DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2024 Estimated Population	13,818	80,796	176,146
2029 Projected Population	13,219	77,106	169,023
2020 Census Population	13,985	84,160	182,878
2010 Census Population	14,049	83,097	178,983

Income

	1 Mile	3 Mile	5 Mile
2024 Estimated Household Income: Average	\$156,042	\$196,103	\$191,762
2029 Projected Household Income: Average	\$163,417	\$206,492	\$201,588
2024 Estimated Household Income: Median	\$138,382	\$166,893	\$161,079
2029 Projected Household Income: Median	\$140,998	\$174,286	\$167,608

Households

	1 Mile	3 Mile	5 Mile
2024 Estimated Households	5,284	30,574	64,437
2024 Average Household Size	3.3	3.3	3.3
2029 Projected Households	5,063	29,284	62,174

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