

# Portola Plaza

SWC Santa Margarita Pkwy & Marguerite Pkwy | Mission Viejo, CA 92691



## Retail/Restaurant Opportunity

1,171 SF - 1,802 SF

Available

**DO NOT DISTURB TENANTS**

## TRAFFIC COUNTS

Santa Margarita Pkwy

Marguerite Pkwy

Los Alisos Blvd

Source: Costar

approx. 28,000 cpd

approx. 13,700 cpd

approx. 13,200 cpd

## CONTACT

### Terrison Quinn

949.698.1107 | [terrison.quinn@srsre.com](mailto:terrison.quinn@srsre.com)

CA License No. 01789657

### Casey Mahony

949.698.1108 | [casey.mahony@srsre.com](mailto:casey.mahony@srsre.com)

CA License No. 01886184

## DESCRIPTION

- High-performing Ralphs, CVS & TJ Maxx anchored shopping center
- Major signalized intersection
- Great incomes: over \$180K average household within 3-miles
- Strong surrounding residential and commercial demographics
- Adjacent to Trabuco Hills High School: over 2,800 students
- Additional neighboring retailers include: Sprouts Farmers Market & Petco
- Close proximity to Saddleback Church (largest church congregation in the country)
- Strong daytime traffic

## EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,534	132,482	262,166
Avg Household Income	\$160,272	\$186,216	\$184,229
Daytime Population	2,333	47,506	112,438

Source: Esri

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680 Newport Center Drive, Suite 300, 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.



**PLEASE DO NOT DISTURB EXISTING TENANTS**

**A** 27754: 1,802 SF

**B** 27734: 1,201 SF

**C** 27738: 1,501 SF

**D** 27724: 1,171 SF

**E** 27670A: 1,341 SF Imp. Restaurant

Portola Plaza Tenant Directory **Total GLA: 115,966**

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
27722	Verizon	1,211	27752	Portola Plaza Pet Clinic	1,406	27678	Framing Store	1,200
<b>27724</b>	<b>Available</b>	<b>1,171</b>	<b>27754</b>	<b>Available</b>	<b>1,802</b>	27680	Dentist	1,200
27726	Nekter Juice Bar	1,211	27758	A-1 Mail	901	27682-84B	Optometrist	2,239
27732	Syndee's Pet Grooming	1,341	27760	Cookie Plug	901	27684A	Tutoring Club	2,141
<b>27734</b>	<b>Available</b>	<b>1,201</b>	27762A	Aloha Stacks Restaurant	2,568	27690	TJ Maxx	32,330
27736	Mission Smoke Shop	901	27764	Kumon	901	27690B	Burger Boss	2,101
<b>27738</b>	<b>Available</b>	<b>1,501</b>	27766	USSD Karate	1,388	27690C	Taco & Co.	2,245
27740	Top Nails	1,201	<b>27670A</b>	<b>Imp. Restaurant</b>	<b>1,341</b>	27690D	<b>DEAL PENDING</b>	3,408
27742	Nuggets & Carrats	1,201	27670B	Panda Express	1,819	27692	Perspire Sauna Studio	1,695
27744	MOMOT Tea House	901	27672	Donut World	900	27696	PastaViva	<b>COMING SOON</b> 1,160
27746A	Nothing Bundt Cake	1,201	27676	Portola Tailor	900	27698	Starbucks Coffee	1,300
27746B	Creation Dance Studio	1,512	27678	Games Workshop	900			

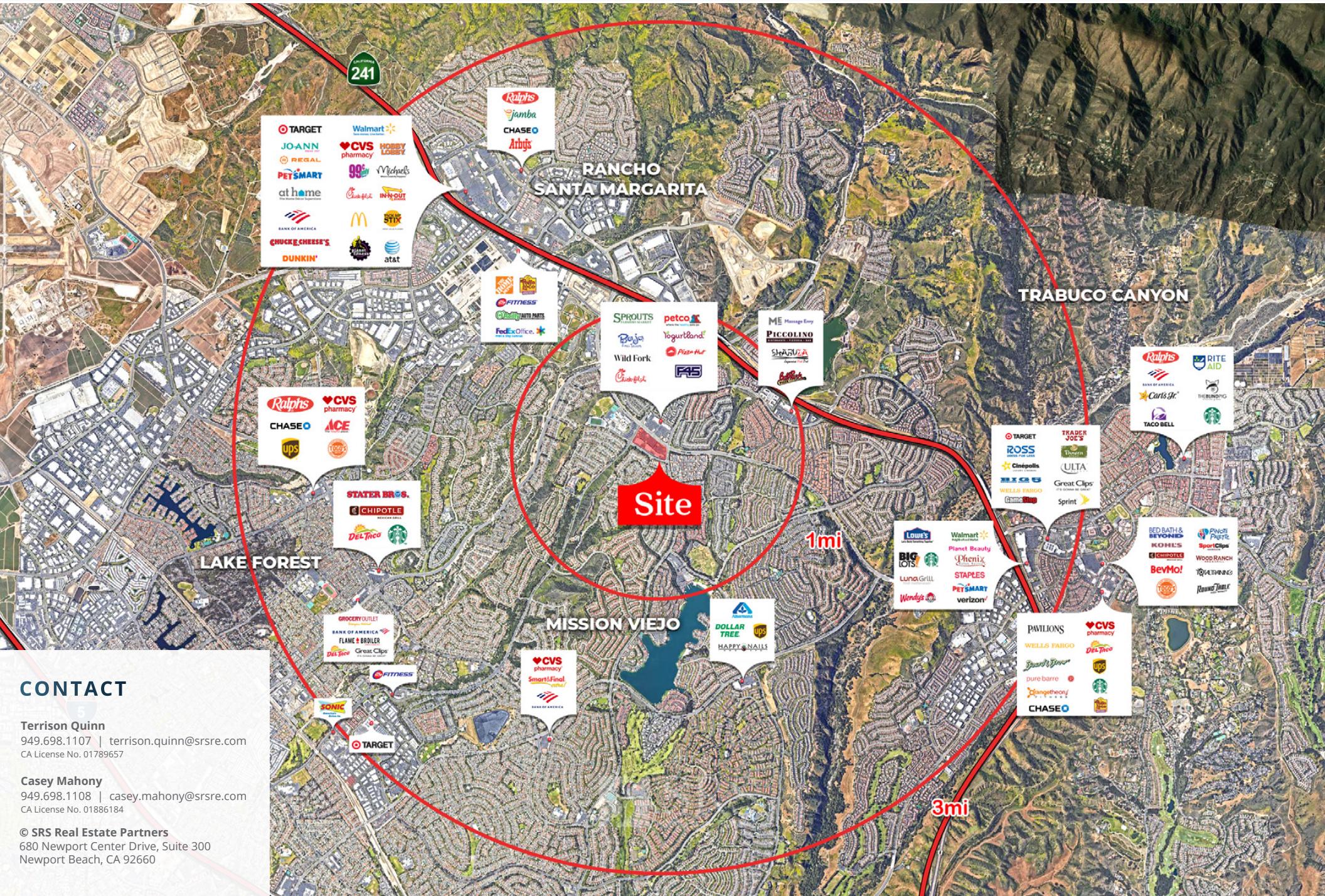
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