

FOR LEASE

Santa Margarita Marketplace

30485 Avenida de las Flores | Rancho Santa Margarita, CA 92688



RETAIL SPACE AVAILABLE

1 6,888 SF
Contiguous: 2,000 SF up to 6,888 SF



CONTACT

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DESCRIPTION

- Excellent visibility with convenient access to Highway 241 (over 42,000 cars per day)
- Excellent retail trade area servicing Rancho Santa Margarita and Foothill Ranch and neighboring areas of Cot De Caza & North Mission Viejo
- Exceptional demographics with access from 3 major streets & easy access to Highway 241
- Join Lowe's, Target, Walmart Neighborhood Market, Staples, Petsmart, Kohl's, Walgreens, Trader Joe's, BevMo!, Cinopolis Luxury Cinemas and more!

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610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660

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1 — CONTIGUOUS UP TO 6,888 SF AVAILABLE

Santa Margarita Marketplace Tenant Roster

30501-30505 Avenida De Las Flores, Rancho Santa Margarita, CA 92688

GLA: 275,000 SF

NO.	TENANT	(SF)	NO.	TENANT	(SF)
30515	PetSmart	21,400	30465B	Rubio's Coastal Grill	2,216
30511	Staples	23,584	30465C	Spike's Fish House	1,801
30505A	LensCrafters	5,189	30465D	Starbucks	2,000
30505B	O'Reilly Auto Parts	6,501	30461A	Pick-Up-Stix	2,000
30501A	Phenix Salon Suites	5,982	30461B	Selma's Pizza	4,732
30501B	Big Lots!	34,200	30461C	Philly's Best	1,345
30491	Walmart Neighborhood Market	32,000	30461D	Everbowl	1,345
30485A	Walmart	1,500	30451A	Luna Grill	2,408
30485B Available		2,000	30451B	Available	2,682
30485C Available		4,888	30451C	A2 Dental Lounge	1,015
30481	Lowe's	135,197	30451D	Tenant	1,361
30471	Wendy's	2,350	30451E	Happy Oasis	1,881
30465A	Tenant	4,556			

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2024 DEMOGRAPHICS

1 Mile

Population	14,539
Avg Household Income	\$171,261
Daytime Population	9,997

3 Miles

Population	84,635
Avg Household Income	\$202,296
Daytime Population	24,700

5 Miles

Population	185,336
Avg Household Income	\$199,149
Daytime Population	69,922

*Source: Esri

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Site

 30485 Avenida de las Banderas
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RANCHO SANTA MARGARTIA

Santa Margarita Pkwy - approx. 53,300 cpd
 Antonia Pkwy
 CA-241 - approx. 42,200 cpd

1.5 mi

