



Marbella Plaza

31103-31115 Rancho Viejo Road, San Juan Capistrano, CA 92675

JASON KEYZ

888.539.9101

jason@keyzgroup.com

CalDRE #01906778

Marbella Plaza | 31103-31115 Rancho Viejo Road San Juan Capistrano, CA 92675**OFFERING SUMMARY**

Lease Rate:	\$3.50 SF/month (NNN)
Building Size:	66,124 SF
Available SF:	999 - 3,040 SF

PROPERTY OVERVIEW

Spanning a generous 66,124 square feet, Marbella Plaza in San Juan Capistrano represents a premier retail destination, offering a promising opportunity for visionary entrepreneurs and established businesses alike. This expansive shopping center is not just a structure but a vibrant marketplace that resonates with the affluence and charm of Orange County.

Current tenants include Marbella Farmers Market, Anytime Fitness, The Olives Branch, California Rehabilitation & Sports Therapy, Harvard Dental Group, Toyota Sushi & Tapas, Marbella Montessori, and many more!

PROPERTY HIGHLIGHTS

- Modern Architecture and Design
- Diverse Tenant Mix
- High Traffic and Visibility
- Convenience and Accessibility

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	999 - 3,040 SF	Lease Rate:	\$3.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
31103 D1	Available	1,450 SF	NNN	\$3.50 SF/month	Currently built-out as Pharmacy. Landlord can deliver space as is or change to vanilla shell.
31103 D2	Available	999 SF	NNN	\$3.50 SF/month	This space is currently built out as a boutique shop.
31107 B2	Available	1,420 SF	NNN	\$3.50 SF/month	This space is currently built out as a boutique shop. Now available for lease and open for tours.
31105 C4	Available	3,040 SF	NNN	\$3.50 SF/month	PLEASE DO NOT DISTURB EXISTING TENANTS.

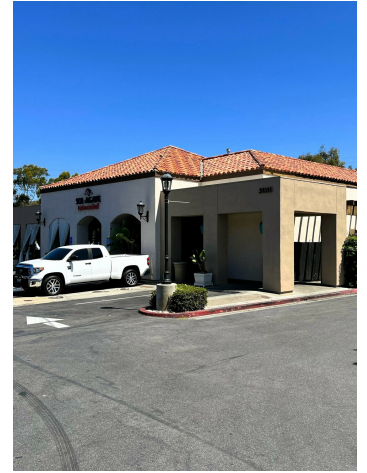
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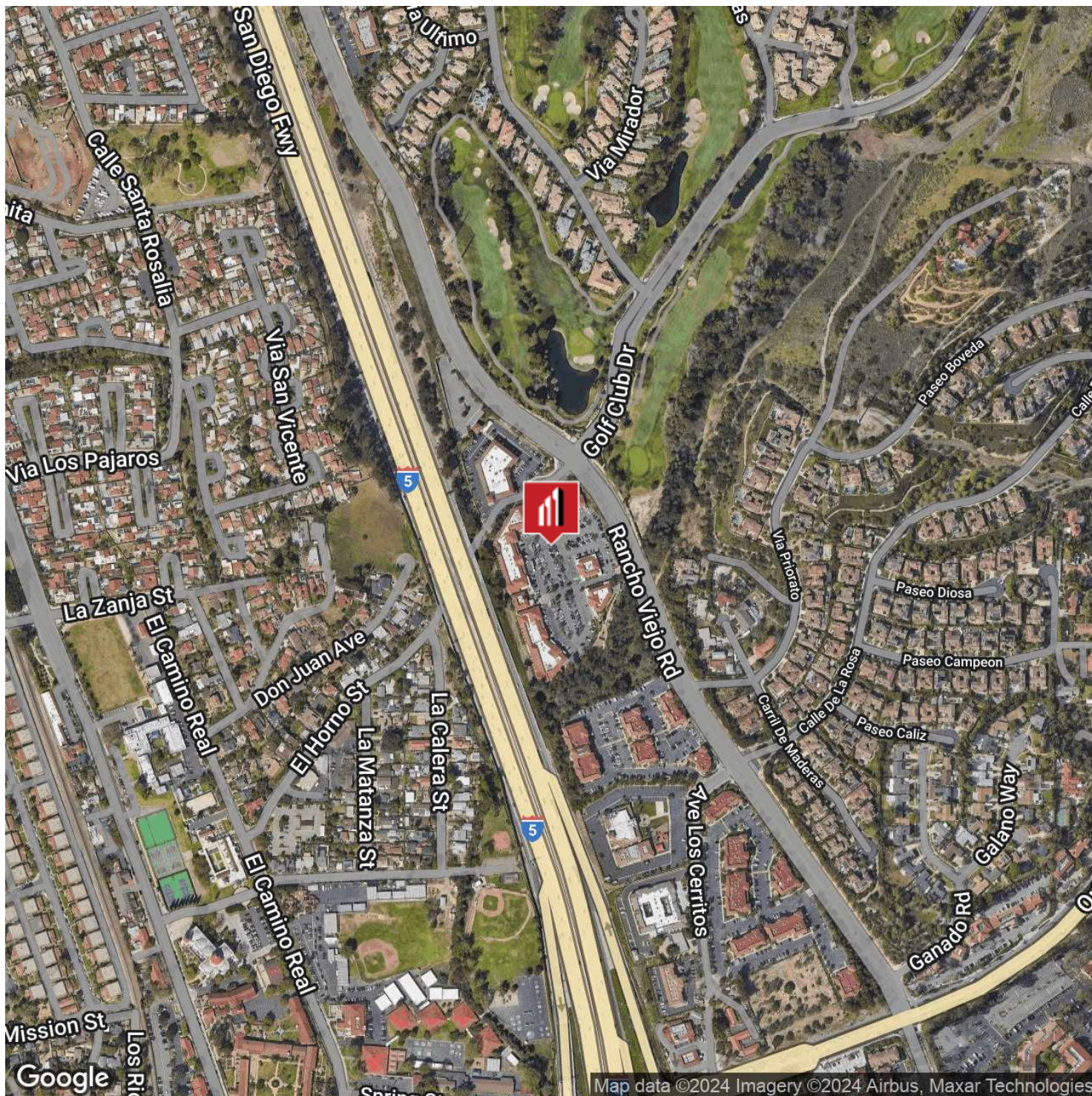
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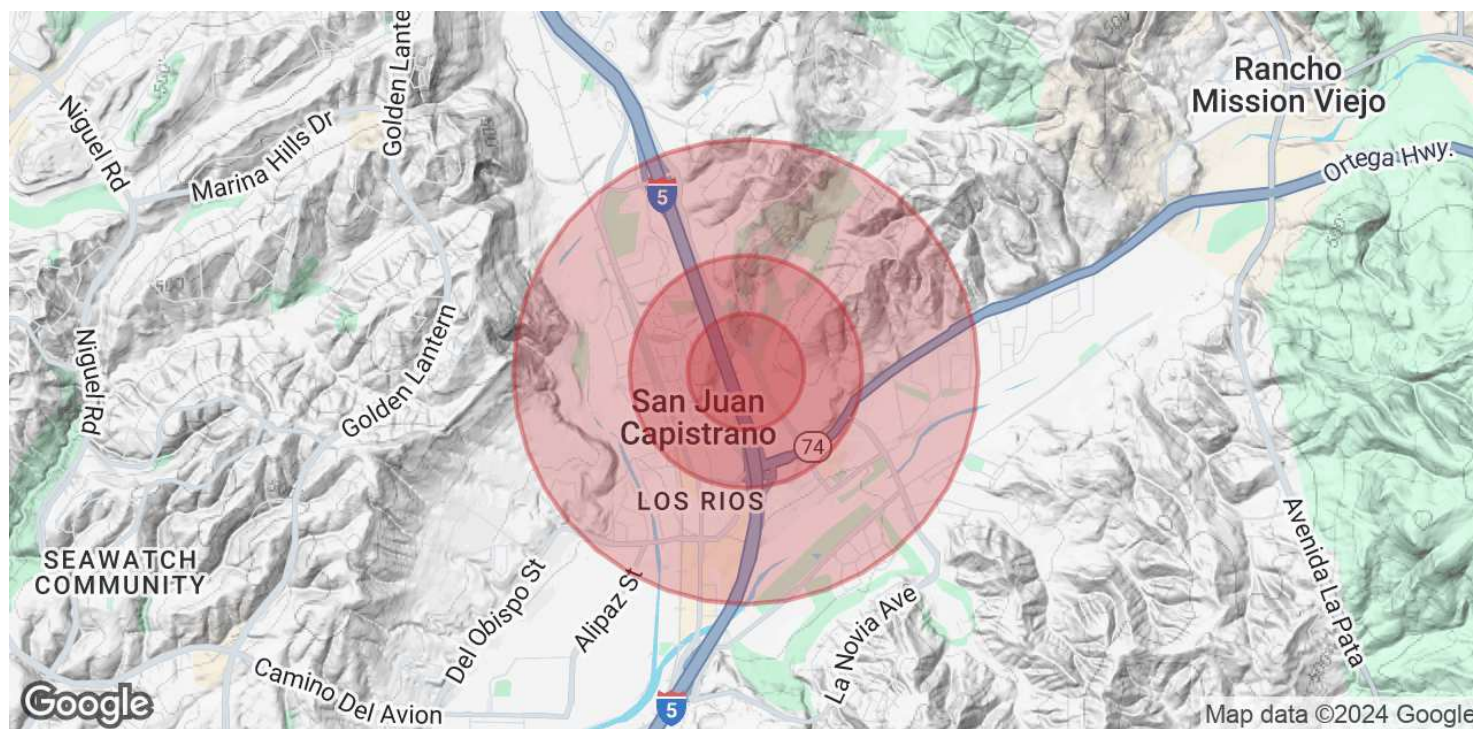
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	595	3,199	11,285
Average Age	41.3	36.1	37.5
Average Age (Male)	39.3	34.9	36.5
Average Age (Female)	41.4	35.9	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	234	1,033	3,623
# of Persons per HH	2.5	3.1	3.1
Average HH Income	\$109,051	\$113,449	\$122,071
Average House Value	\$727,080	\$690,950	\$764,392

2020 American Community Survey (ACS)

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