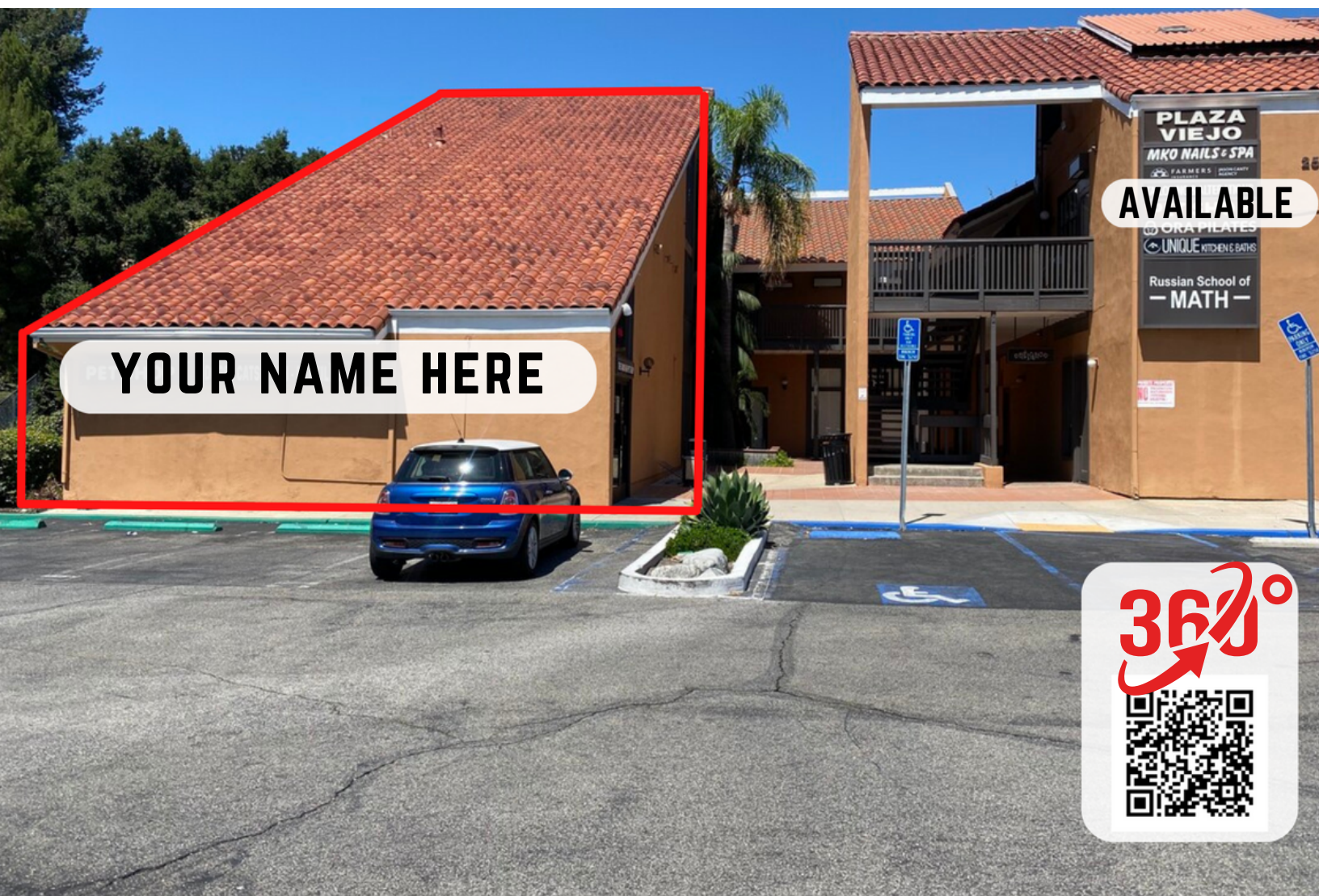


**FOR  
LEASE**

**RETAIL FOR LEASE**

**25571 MARGUERITE PKWY, MISSION VIEJO, CA 92692**



**YOUR NAME HERE**

**AVAILABLE**

Russian School of  
**- MATH -**

**360°**



**25571 MARGUERITE PKWY. SUITE J, MISSION VIEJO, CA 92692**

Availability: ± 1,860 RSF

Asking Rate: \$4,631/mo. (\$2.49/sf) + NNN

- Features:
- Monument signage at intersection
  - Ample parking
  - Highly sought after end-cap
  - Large open space w/ mezzanine 460 RSF
  - (1) Restroom

Traffic Counts: ± 30,000 Average CPD

- Location:
- Convenient freeway access - 5
  - Nearby Retailers - Trader Joe's, CVS, Panera
- NNN = \$0.69/sf



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**PHOTOS**

**25571 MARGUERITE PKWY, MISSION VIEJO, CA 92692**



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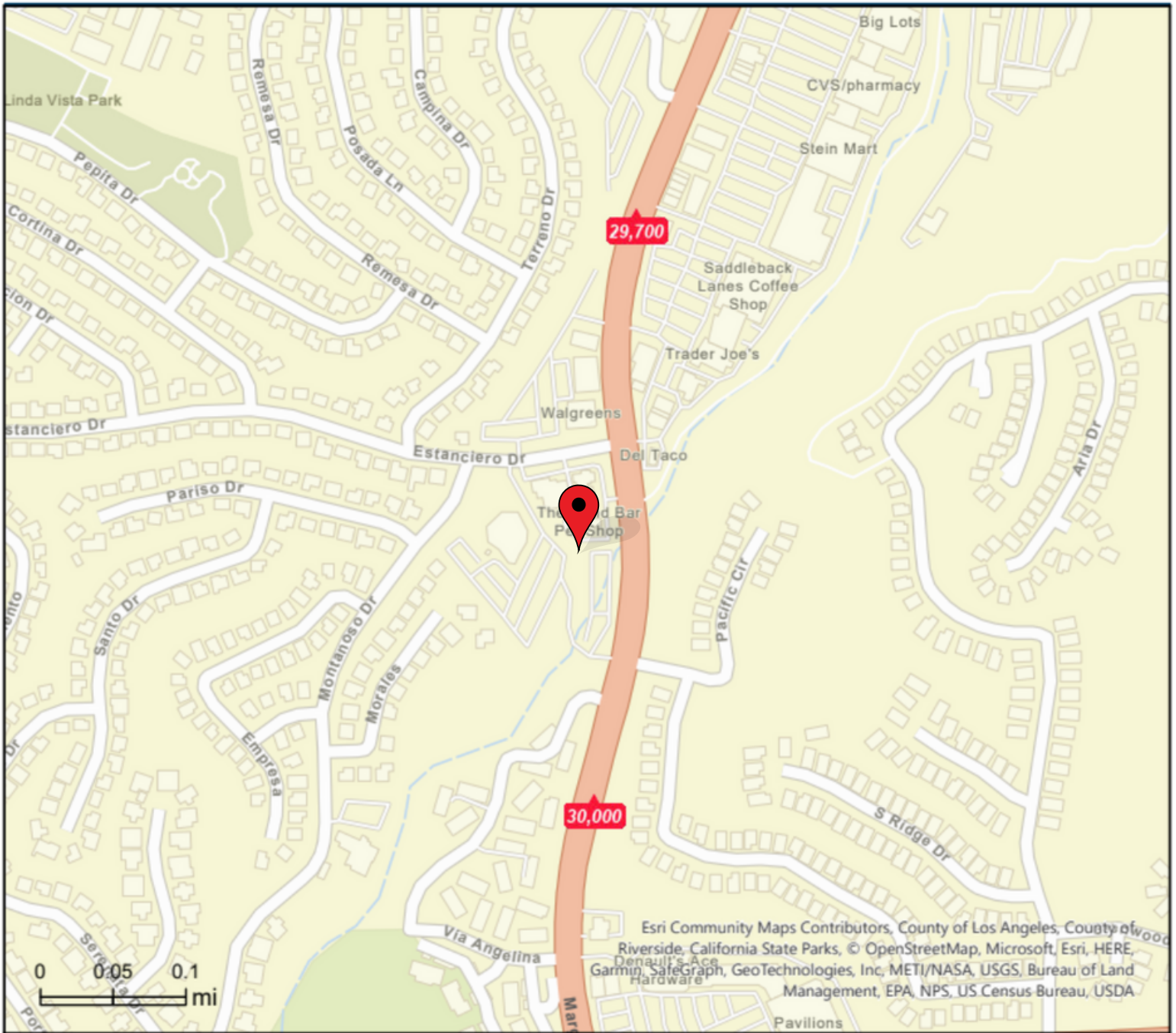
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# TRAFFIC COUNTS

25571 MARGUERITE PKWY, MISSION VIEJO, CA 92692



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# DEMOGRAPHICS

25571 MARGUERITE PKWY, MISSION VIEJO, CA 92692

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	14,923	129,942	336,294
Households	5,227	45,804	122,504
Families	4,179	33,382	87,119
Average Household Size	2.84	2.80	2.72
Owner Occupied Housing Units	4,414	33,954	88,875
Renter Occupied Housing Units	813	11,848	33,628
Median Age	43.8	40.4	39.6
<b>Census 2020 Summary</b>			
Population	15,127	133,841	354,828
Households	5,528	48,364	130,942
Average Household Size	2.72	2.74	2.69
<b>2022 Summary</b>			
Population	15,186	134,354	357,265
Households	5,503	48,499	131,657
Families	4,352	35,425	93,120
Average Household Size	2.75	2.74	2.69
Owner Occupied Housing Units	4,538	35,223	94,610
Renter Occupied Housing Units	964	13,277	37,048
Median Age	46.2	42.2	41.5
Median Household Income	\$157,195	\$125,149	\$124,312
Average Household Income	\$198,014	\$170,294	\$167,705
<b>2027 Summary</b>			
Population	14,958	133,158	353,857
Households	5,441	48,201	130,799
Families	4,305	35,223	92,497
Average Household Size	2.74	2.73	2.68
Owner Occupied Housing Units	4,489	35,017	94,130
Renter Occupied Housing Units	953	13,184	36,669
Median Age	46.5	42.8	42.0
Median Household Income	\$172,734	\$153,006	\$150,284
Average Household Income	\$226,497	\$201,412	\$196,633
<b>Trends: 2022-2027 Annual Rate</b>			
Population	-0.30%	-0.18%	-0.19%
Households	-0.23%	-0.12%	-0.13%
Families	-0.22%	-0.11%	-0.13%
Owner Households	-0.22%	-0.12%	-0.10%
Median Household Income	1.90%	4.10%	3.87%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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# DEMOGRAPHICS

25571 MARGUERITE PKWY, MISSION VIEJO, CA 92692

2022 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	170	3.1%	1,975	4.1%	5,849	4.4%
\$15,000 - \$24,999	82	1.5%	1,531	3.2%	4,073	3.1%
\$25,000 - \$34,999	135	2.5%	1,908	3.9%	4,650	3.5%
\$35,000 - \$49,999	204	3.7%	2,878	5.9%	7,353	5.6%
\$50,000 - \$74,999	427	7.8%	5,232	10.8%	14,059	10.7%
\$75,000 - \$99,999	449	8.2%	4,907	10.1%	14,046	10.7%
\$100,000 - \$149,999	1,085	19.7%	9,684	20.0%	26,954	20.5%
\$150,000 - \$199,999	1,031	18.7%	7,509	15.5%	20,944	15.9%
\$200,000+	1,920	34.9%	12,875	26.5%	33,730	25.6%
Median Household Income	\$157,195		\$125,149		\$124,312	
Average Household Income	\$198,014		\$170,294		\$167,705	
Per Capita Income	\$70,742		\$61,593		\$61,749	

2027 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	105	1.9%	1,326	2.8%	4,126	3.2%
\$15,000 - \$24,999	44	0.8%	922	1.9%	2,557	2.0%
\$25,000 - \$34,999	76	1.4%	1,275	2.6%	3,292	2.5%
\$35,000 - \$49,999	119	2.2%	1,886	3.9%	5,112	3.9%
\$50,000 - \$74,999	244	4.5%	4,037	8.4%	10,224	7.8%
\$75,000 - \$99,999	291	5.3%	4,078	8.5%	11,855	9.1%
\$100,000 - \$149,999	1,145	21.0%	9,787	20.3%	28,027	21.4%
\$150,000 - \$199,999	1,270	23.3%	9,297	19.3%	25,050	19.2%
\$200,000+	2,147	39.5%	15,594	32.4%	40,557	31.0%
Median Household Income	\$172,734		\$153,006		\$150,284	
Average Household Income	\$226,497		\$201,412		\$196,633	
Per Capita Income	\$81,191		\$73,043		\$72,626	

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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