

FOR LEASE

Trabuco Marketplace

21602-21702 Plano Trabuco Rd | Trabuco Canyon, CA 92679



Retail Opportunity

993 SF
Available

TRAFFIC COUNTS

Plan Trabuco Rd approx. 12,700 cpd
Santa Margarita Pkwy approx. 18,300 cpd
Source: Costar

CONTACT

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610 Newport Center Drive, Suite 1500
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.

DESCRIPTION

- Smart & Final Extra and CVS anchored neighborhood center servicing the master planned Rancho Santa Margarita community
- Strategically position between two main thoroughfares (over 31,000 CPD) providing excellent accessibility to the trade area
- Superior demographics within 5-mile radius with high household incomes (over \$180,000) and dense population counts (over 114,000)
- Immediate proximity to Coto De Caza & Dove Canyon communities, as well as Santa Margarita Catholic High School & RSM Intermediate School
- Dedicated parking field with multiple convenient points of ingress

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	19,371	49,869	114,882
Avg Household Income	\$166,937	\$190,606	\$188,418
Daytime Population	4,020	17,020	36,233

Source: Esri

SRSRE.COM

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**Santa Margarita Pkwy
(approx. 18,300 cpd)**

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1 mile

Site

Rancho Santa Margarita

CALIFORNIA
241

LOWE'S
Let's Build Something Together

Walmart
Neighborhood Market

BIG LOTS!

PETSMART

STARBUCKS

STAPLES

Wendy's

Planet Beauty

Phenix
SILVA SUIZAS

ULTA

TRADER JOE'S

ROSS
DRESS FOR LESS

TARGET

McDonald's

Cinépolis
MOVIE THEATRE

BIG 5

Tanera
BEAUTY

WING + STOP

WELLS FARGO

PIZZA PRESS

Ralphs

RITE AID
PHARMACY

TACO BELL

Starbucks

THE BLIND PIG
RESTAURANT

Bank of America

Carl's Jr.

IN-N-OUT
BURGER

Ford

HONDA

KFC

CROSSFIT REFORM

UNITED STATES POSTAL SERVICE

TOYOTA

KOHL'S

BED BATH & BEYOND

24 FITNESS

CHIPOTLE
MEXICAN GRILL

BevMo!

WOOD RANCH
BBQ & GRILL

ROUND TABLE
PIZZA & PASTRY

PAVILIONS

CHASE

WELLS FARGO

OrangeTheory FITNESS

Beard & Brew

DEL TACO

CVS pharmacy

at&t

Starbucks

Hot Topic

my Gym

Planet Fitness

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