Trabuco Marketplace

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





Retail Opportunity

993 SF **Available**

TRAFFIC COUNTS

Plan Trabuco Rd Santa Margarita Pkwy Source: Costar

approx. 12,700 cpd approx. 18,300 cpd

CONTACT

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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			

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Plano Trabuco Rd

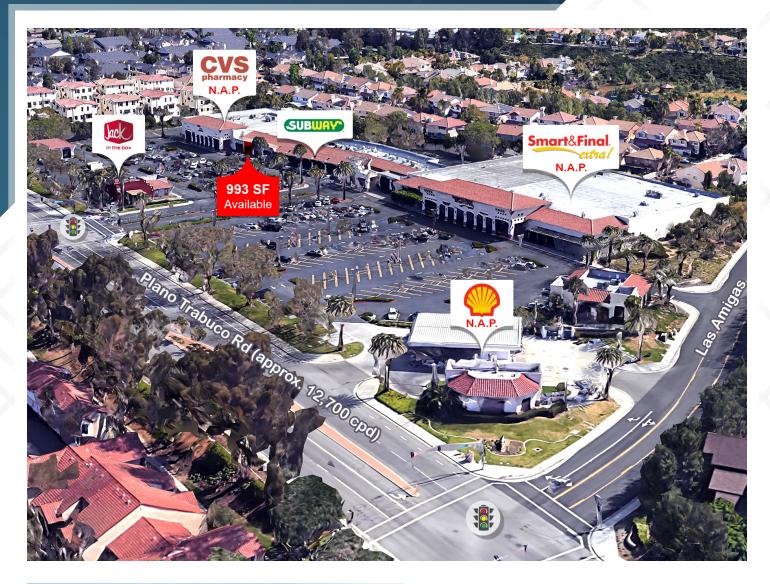
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