

Plaza El Paseo

22205-22372 EL PASEO
RANCHO SANTA MARGARITA
CA 92688



SANTA MARGARITA
MARKET PLACE

RANCHO SANTA
MARGARITA
TOWN CENTER

THE PICKLR

KOHL'S

Hanna's

CHIPOTLE

THE GOLDFINCH

24 FITNESS

TODOS SANTOS

SportClips HAIRCUTS

Stard

WOOD RANCH BBQ & GRILL

BevMo!

Friends of the Library RANCHO SANTA MARGARITA

CENTRAL PARK
COMMUNITY PARK &
SUMMER CONCERT VENUE

EL PASEO: ± 13,700 CPD

ALMA ALDEA

RICHARD REESE WAY

LA PROMESA

PLAZA ANTONIO

New Leases
Signed

Property Highlights

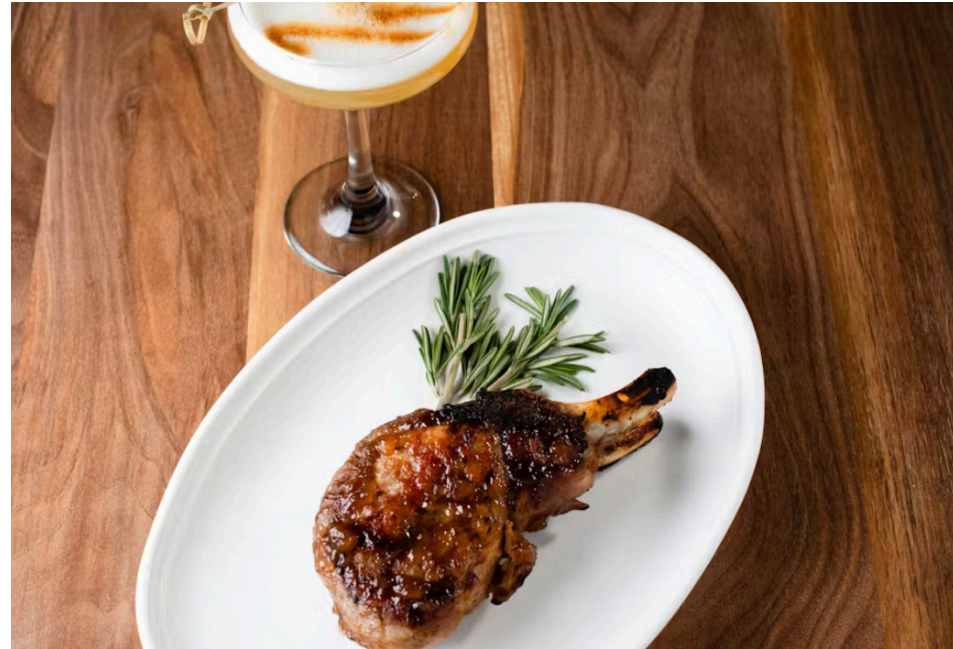
PLAZA EL PASEO is a community center in the heart of Rancho Santa Margarita, an upscale master planned community with strong demographics and high income. The center draws from adjacent cities include Mission Viejo, Lake Forest, and communities of Ladera Ranch and Coto de Caza.

Conveniently located in **Retail corridor** and easy access to Highway 241

Affluent Demographic with **Average HH Income \$189,000+** within 3 miles

Anchored by **Kohls, The Picklr and BevMo**

Nearby tenants include: **Target, Walmart, Ross, Cinepolis, Trader Joe's, Petsmart** and many others



Project Aerial



Site Plan & Availability



| BUILDING | SUITE | TENANT | SF |
|----------|-------|---------------------------------|--------|
| 22372A | A | Bevmo | 7,750 |
| 22372 B | B | OC Pet supply | 7,250 |
| 722352 | | Wood Ranch BBQ | 6,517 |
| 22342 | I | The Stand | 4,019 |
| 22342 | G | CA Rehabilitation | 2,419 |
| 22342 | F2 | Moono Ramen & Sushi | 1,480 |
| 22342 | F1 | Devi Rebel | 3,578 |
| 22342 | E | Available | 1,261 |
| 22342 | D | Crumbl | 1,260 |
| 22342 | C | Red Shift Coffee Coming Soon | 1,260 |
| 22342 | B | Coldstone | 1,260 |
| 22342 | A | Uncorked | 1,234 |
| 22332 | | Tutto Fresco | 5,002 |
| 22322 | | Todo Santos | 5,500 |
| 21312 | I | Rocky Construction Group | 1,533 |
| 21312 | H | Quest Diagnostic | 1,272 |
| 22312 | G | Chocolate Bliss | 1,278 |
| 22312 | F | Red Persimmon Nails | 1,272 |
| 22312 | E | Sourdough & Co | 1,272 |
| 22312 | D | Anderson Optometry | 1,187 |
| 22312 | C | Pure Pilates | 1,280 |
| 22312 | B | Available | 1,280 |
| 22312 | A | The Goldfinch | 4,621 |
| 22245 | C | Chipotle | 2,522 |
| 22245 | B | Niko Niko Sushi | 2,005 |
| 22245 | A | Pho Oh Tasty | 2,200 |
| 22235 | B | Pinot Palette | 2,500 |
| 22235 | A | The Picklr | 26,991 |
| 22215 | | Kohls | |
| 22205 | B | Round Table Pizza | 2,500 |
| 22205 | A | Natraj Indian Bistro | 2,850 |



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Tenant Images

The Stand



The Goldfinch

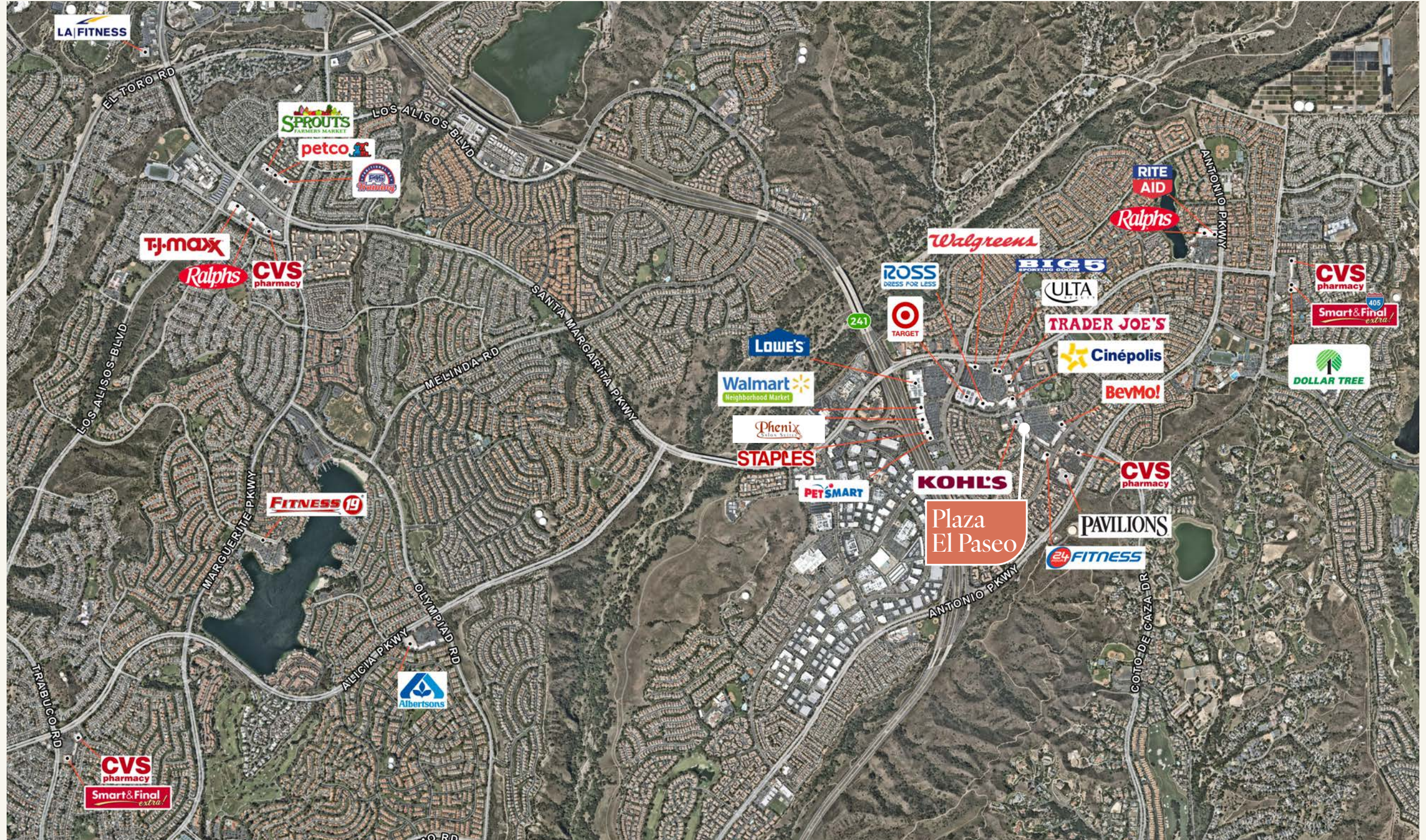


Todos Santos

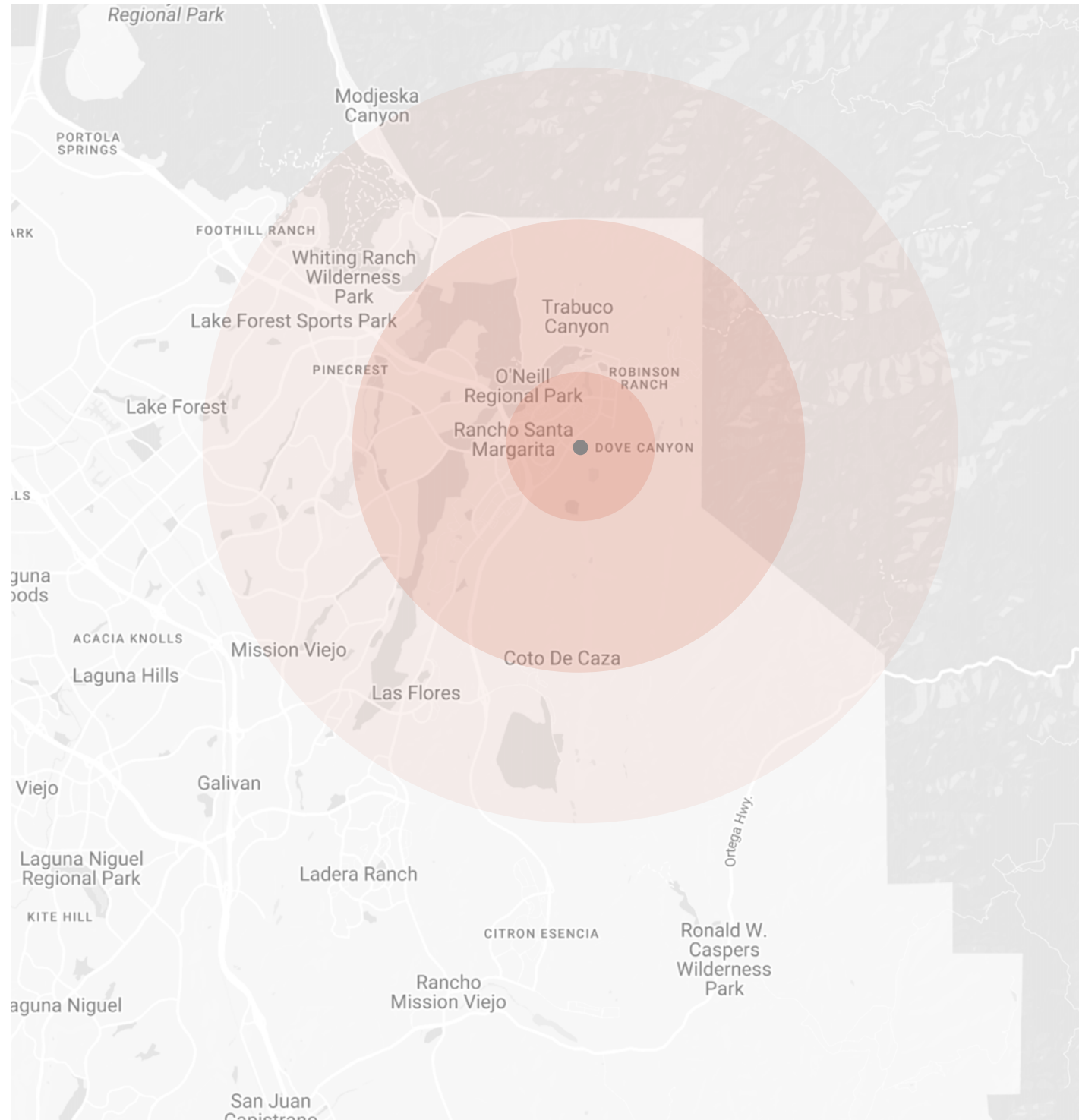


Picklr (coming soon)

Trade Aerial



Demographics



RANCHO SANTA MARGARITA / CALIFORNIA

| Population | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------------|---------------|---------------|---------------|
| Estimated Population | 15,846 | 75,437 | 167,177 |
| Forecasted Population (2028) | 15,885 | 74,858 | 165,980 |
| Daytime Demos | | | |
| Total Daytime Population | 16,302 | 56,499 | 131,702 |
| Median Household Income | | | |
| Estimated Median Household Income | \$103,623 | \$142,611 | \$138,945 |
| Median Disposable Income | \$82,724 | \$109,191 | \$107,375 |
| Average Household Income | | | |
| Estimate Average Household Income | \$135,823 | \$189,427 | \$182,235 |
| Average Disposable Income | \$97,395 | \$127,079 | \$123,461 |



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