



## For Lease Portola Plaza

**SWC Santa Margarita Pkwy & Marguerite Pkwy  
Mission Viejo, CA 92691**

### Property Specifications

Portola Plaza is a 160,000 SF community shopping center located in an affluent Mission Viejo trade area. The center features a strong mix of national, regional, and daily-needs retailers.

RETAIL/RESTAURANT AVAILABLE

**1,160 SF – 1,501 SF**

**PLEASE DO NOT DISTURB EXISTING TENANT**

### 2026 Est Demographics

#### 1 MILE

|                      |           |
|----------------------|-----------|
| Population           | 17,224    |
| Avg Household Income | \$190,950 |
| Daytime Population   | 2,199     |

#### 3 MILE

|                      |           |
|----------------------|-----------|
| Population           | 132,550   |
| Avg Household Income | \$200,572 |
| Daytime Population   | 47,140    |

#### 5 MILE

|                      |           |
|----------------------|-----------|
| Population           | 262,841   |
| Avg Household Income | \$198,729 |
| Daytime Population   | 109,651   |



### About the Property

- Anchored by Ralphs, CVS, and TJ Maxx with strong daily-needs draw
- Highly visible location at a major signalized intersection
- Affluent Mission Viejo trade area with average household incomes above \$200,000 within 3 miles
- Adjacent to Trabuco Hills High School, serving approximately 2,500 students
- Nearby retailers include Sprouts Farmers Market and Petco
- Close proximity to Saddleback Church's Lake Forest campus, a major regional congregation

### Traffic Counts

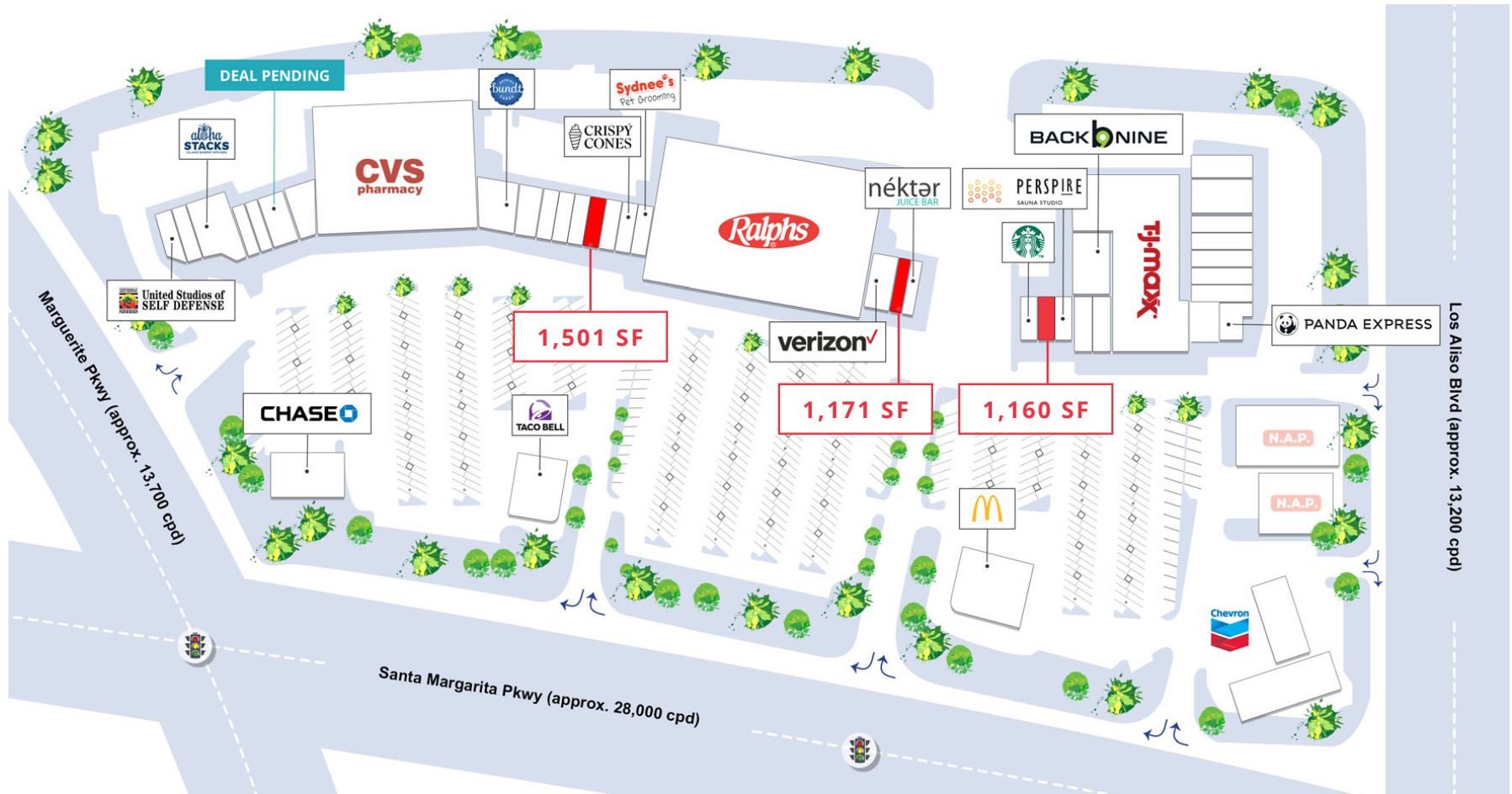
|                      |             |
|----------------------|-------------|
| Santa Margarita Pkwy | ±28,000 CPD |
| Marguerite Pkwy      | ±13,700 CPD |
| Los Alisos Blvd      | ±13,200 CPD |

Source: CoStar

### Contact

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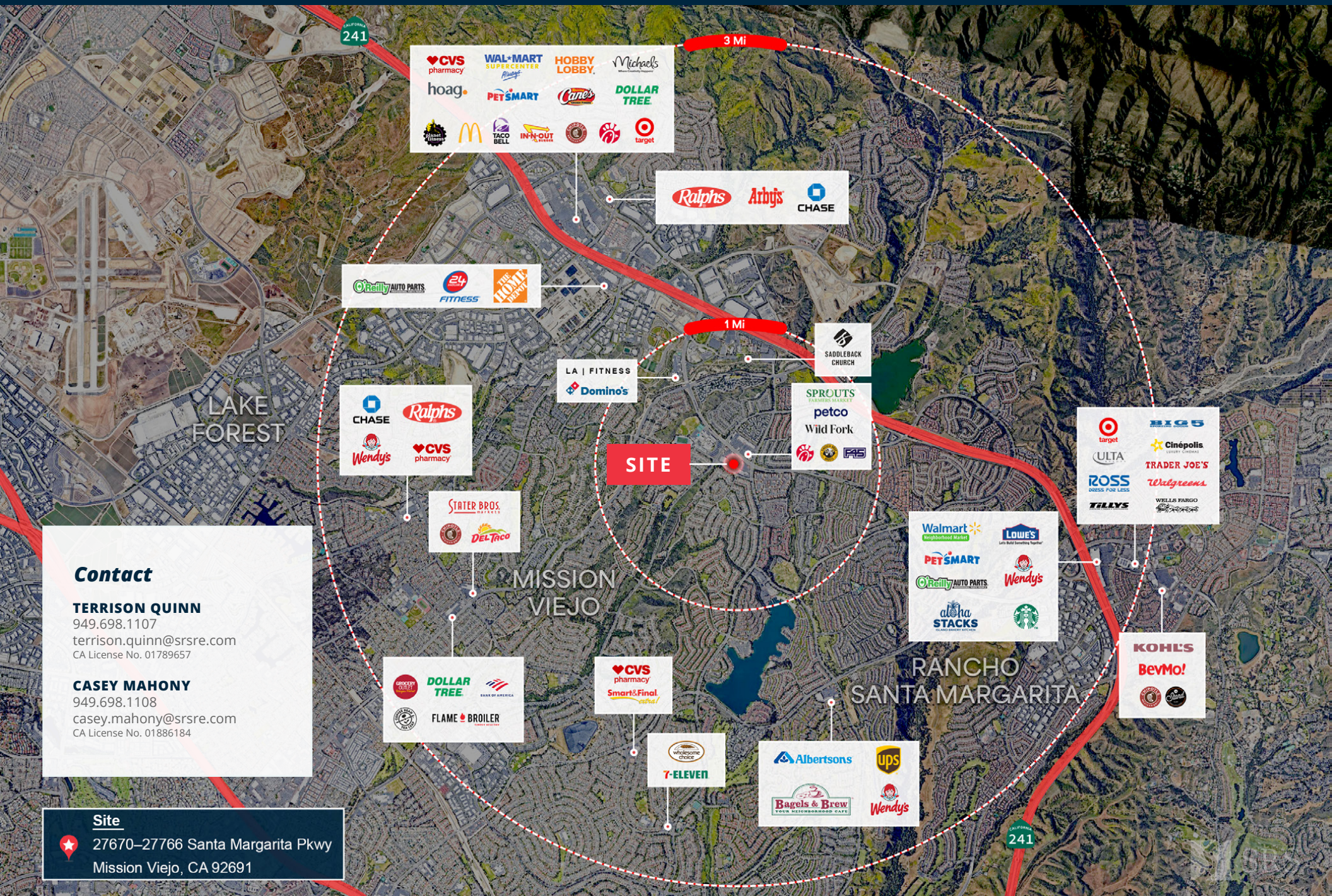
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| NO.          | TENANT                          | SF           |
|--------------|---------------------------------|--------------|
| 27722        | Verizon                         | 1,211        |
| <b>27724</b> | <b>Available</b>                | <b>1,171</b> |
| 27726        | Néktar Juice Bar                | 1,211        |
| 27732        | Sydnee's Pet Grooming           | 1,341        |
| 27734        | Crispy Cones <b>COMING SOON</b> | 1,201        |
| 27736        | Mission Smoke Shop              | 901          |
| <b>27738</b> | <b>Available</b>                | <b>1,501</b> |
| 27740        | Top Nails                       | 1,201        |
| 27742        | Nuggets & Carats                | 1,201        |
| 27744        | MOMOT Tea House                 | 901          |
| 27746A       | Nothing Bundt Cakes             | 1,201        |
| 27746B       | Creation Dance Studio           | 1,512        |

| NO.    | TENANT                   | SF    |
|--------|--------------------------|-------|
| 27752  | Portola Plaza Pet Clinic | 1,406 |
| 27754  | <b>DEAL PENDING</b>      | 1,802 |
| 27758  | A-1 Mail                 | 901   |
| 27760  | Cookie Plug              | 901   |
| 27762A | Aloha Stacks Restaurant  | 2,568 |
| 27764  | Kumon                    | 901   |
| 27766  | USSD Karate              | 1,388 |
| 27670A | PastaViva                | 1,341 |
| 27670B | Panda Express            | 1,819 |
| 27672  | Donut World              | 900   |
| 27674  | Portola Tailoring        | 900   |
| 27676  | Games Workshop           | 900   |

| NO.          | TENANT                            | SF           |
|--------------|-----------------------------------|--------------|
| 27678        | The Framing Corner                | 1,200        |
| 27680        | Pro Health Dental                 | 1,200        |
| 27682-84B    | Optometrist                       | 2,239        |
| 27684A       | Tutoring Club                     | 2,141        |
| 27690        | TJ Maxx                           | 32,330       |
| 27690B       | Burger Boss                       | 2,101        |
| 27690C       | Taco & Co.                        | 2,245        |
| 27690D       | Back Nine Golf <b>COMING SOON</b> | 3,408        |
| 27692        | Perspire Sauna Studio             | 1,695        |
| <b>27696</b> | <b>Available</b>                  | <b>1,160</b> |
| 27698        | Starbucks Coffee                  | 1,300        |



### Contact

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### Site



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