

TRABUCO HILLS

NWC SANTA MARGARITA PARKWAY & MARGUERITE PARKWAY, MISSION VIEJO



PROPERTY INFO

- 12,500 SF Available
- 2,000 SF 2nd Generation Restaurant available
- High volume Sprouts Farmers Market & Petco-anchored shopping center
- Major signalized intersection
- Great incomes: \$186,514 Average Household Income within 3 miles
- Strong surrounding residential and commercial demographics
- Adjacent to Trabuco Hills High School with over 3,400 students
- Ralphs, CVS Pharmacy & TJ Maxx-anchored center across the street

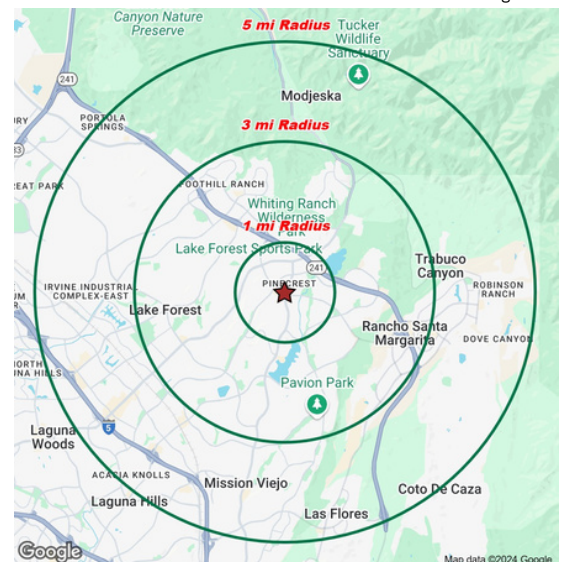
TRAFFIC COUNTS

- Santa Margarita Pkwy - 33,687 CPD
- Marguerite Pkwy - 17,660 CPD
- Los Alisos Blvd - 20,351 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,068	129,660	248,518
Avg. HH Income	\$165,392	\$186,514	\$187,418
Daytime Population	2,488	53,900	116,296

Source: Regis Sites USA



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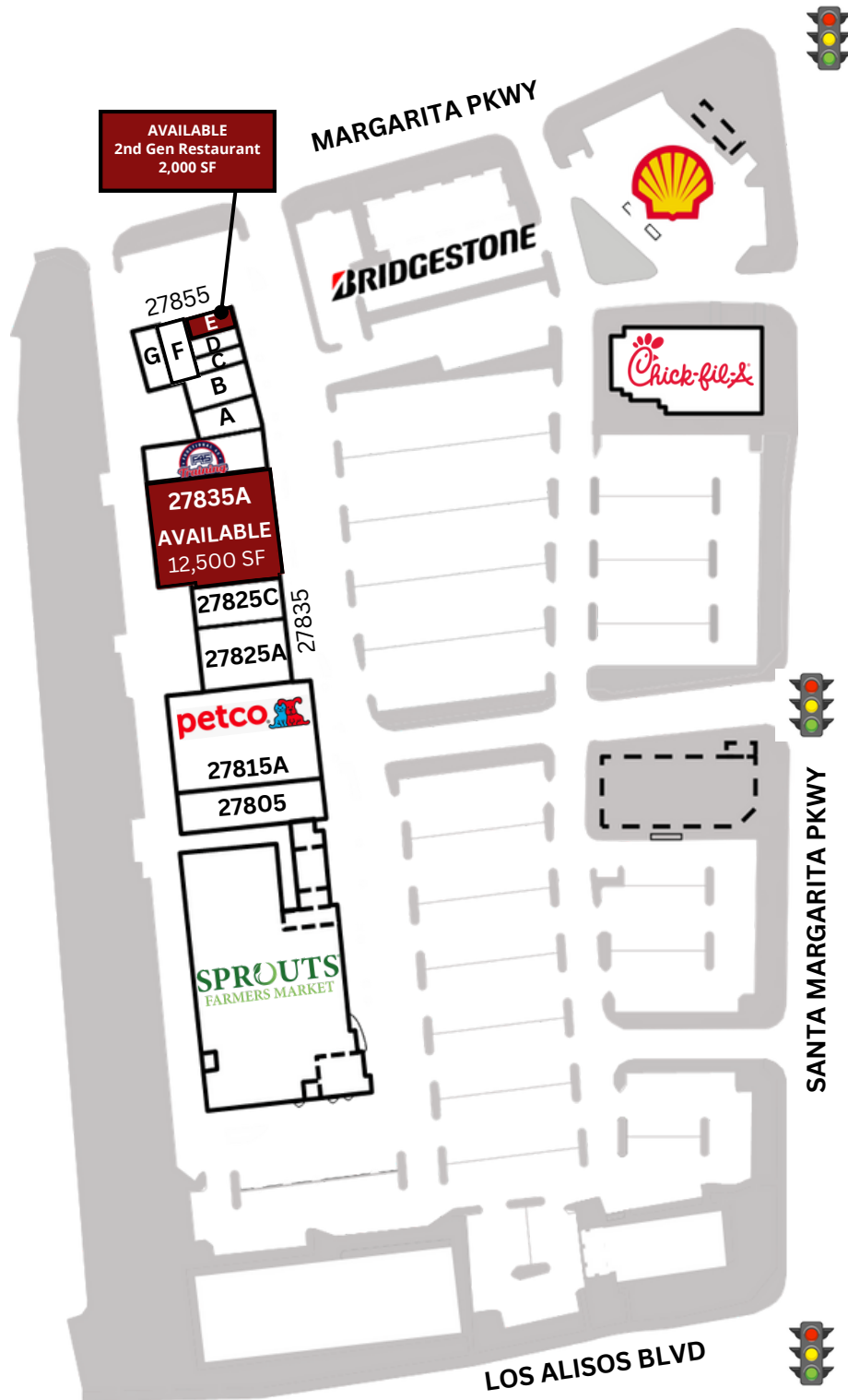
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Site Plan



#	TENANT	SF
27805	AAA The Auto Club	5,955
27815A	Petco	12,245
27825A	Specialized Bicycles	5,100
27825C	Schools First Credit Union	2,500
27835A	AVAILABLE	12,500
27835B	F45 Training	2,500
27855A	Club Elevate Nutrition	1,000
27855B	Yogurtland	1,160
27855C	Nail Star	1,200
27855D	Subway	1,000
27855E	AVAILABLE	2,000
	2nd Gen Restaurant	
27855F	John's Barber Lounge	1,115
27855G	Family Member Vet	1,506

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