

# PLAZA ANTONIO

22351 Antonio Parkway | Rancho Santa Margarita

LINK  
TO  
VIDEO



WESTAR  
ASSOCIATES

FOR LEASING, PLEASE CONTACT:

800.353.7822

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westarassociates.com

# PLAZA ANTONIO

## HIGHLIGHTS

- ✦ A 170,000sf upscale neighborhood shopping center
- ✦ Located in the community of Rancho Santa Margarita, one of South Orange County's premier master planned communities and desirable shopping destinations
- ✦ Excellent national and regional tenant mix
- ✦ Services the neighboring communities of Portola Hills, Coto de Caza, Dove Canyon, Robinson Ranch, Las Flores, and Northern Mission Viejo with convenient access from Antonio Parkway & Highway 241

Join these major tenants at Plaza Antonio

PAVILIONS



CHASE



WELLS FARGO



## TRAFFIC COUNTS (PLACER.AI)

- ✦ ± 61,000 average cars per day on Antonio Parkway, La Promesa, & Alma Aldea
- ✦ ± 55,000 customer visits per week

## 2025 DEMOGRAPHICS (COSTAR & PLACER.AI)

|                                                                                                                     | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  <b>Population:</b>               | 15,475    | 66,060    | 154,353   |
|  <b>Average Household Income:</b> | \$141,156 | \$204,343 | \$203,274 |
|  <b>Employee Population:</b>      | 9,265     | 17,764    | 40,810    |



WELCOME TO  
RANCHO SANTA MARGARITA



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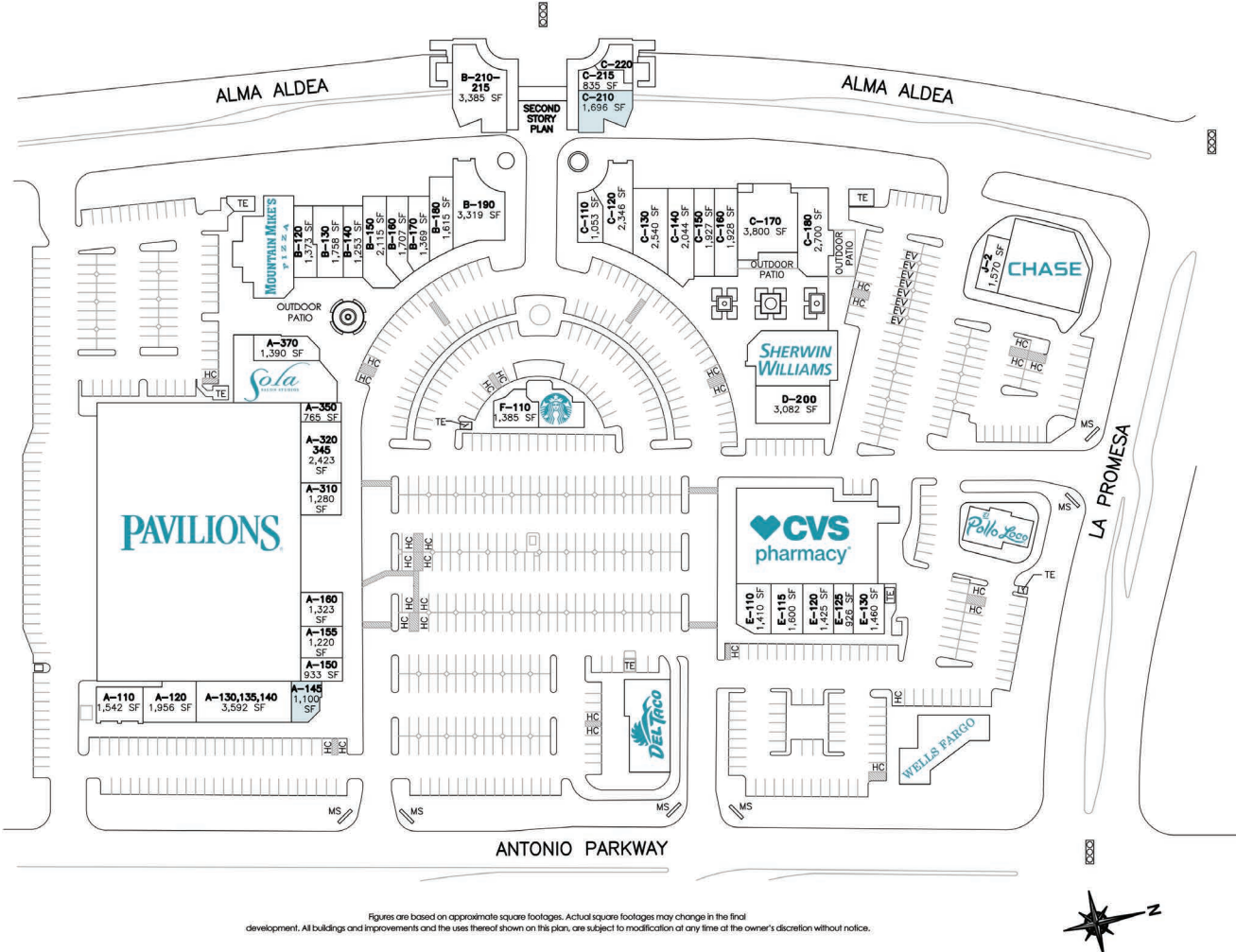
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| UNIT      | TENANT                      | SQ. FT.  |
|-----------|-----------------------------|----------|
| BLDG-A    | Pavilions                   | 57,000sf |
| E-140     | CVS/pharmacy                | 12,586sf |
| PAD-G     | Del Taco                    | 3,513sf  |
| PAD-H     | Wells Fargo Bank            | 4,000sf  |
| PAD-I     | El Pollo Loco               | 2,250sf  |
| A-110     | Coto Cleaners               | 1,542sf  |
| A-120     | Antonio Animal Hospital     | 1,956sf  |
| A-130,140 | Marque Urgent Care          | 3,592sf  |
| A-145     | AVAILABLE                   | 1,100sf  |
| A-150     | Muskan Threading            | 933sf    |
| A-155     | Woof Gang Bakery & Grooming | 1,220sf  |
| A-160     | AT&T Wireless               | 1,323sf  |
| A-310     | Belle Boutique              | 1,280sf  |
| A-320,345 | VIP Nail Salon              | 2,423sf  |
| A-350     | Hydration Room              | 765sf    |
| A-370     | La Fiesta Mexican           | 1,390sf  |
| A-380     | Sola Salon Studios          | 4,419sf  |
| B-110     | Mountain Mike's Pizza       | 4,642sf  |
| B-120     | Carli Ann Design            | 1,373sf  |
| B-130     | New Lake Asian House        | 1,758sf  |
| B-140     | Mathnasium                  | 1,253sf  |
| B-150     | Verizon                     | 2,115sf  |
| B-160     | The UPS Store               | 1,707sf  |
| B-170     | Legends Salon               | 1,369sf  |
| B-180     | Cinnabon and Auntie Anne's  | 1,615sf  |
| B-190     | Forge Fitness               | 3,319sf  |
| B-210,215 | Sweatstar Yoga              | 3,385sf  |
| C-110     | H&R Block                   | 1,053sf  |
| C-120     | Facial Aesthetic Concepts   | 2,346sf  |
| C-130     | Pro Nails and Hair          | 2,540sf  |
| C-140     | Bentley Flooring            | 2,044sf  |
| C-150     | United Self Defense Academy | 1,927sf  |
| C-160     | Sushi Kou                   | 1,928sf  |
| C-170     | Alza Italian Restaurant     | 3,800sf  |
| C-180     | Board & Brew                | 2,700sf  |
| C-210     | AVAILABLE                   | 1,696sf  |
| C-215     | Pierson Chiropractic        | 835sf    |
| C-220     | AMT Title Services          | 850sf    |
| D-100     | AMT Title Services          | 4,000sf  |
| D-200     | The NOW, A Massage Boutique | 3,082sf  |
| E-110     | Bruegger's Bagels           | 1,410sf  |
| E-115     | GoldUnion                   | 1,600sf  |
| E-120     | Néktar Juice Bar            | 1,425sf  |
| E-125     | Golden Spoon                | 926sf    |
| E-130     | Prima Pilates               | 1,460sf  |
| F-100     | Starbucks                   | 1,810sf  |
| F-110     | Benjamin & Co. Fine Jewelry | 1,385sf  |
| J-1       | Chase Bank                  | 5,500sf  |
| J-2       | Elite Dentistry             | 1,570sf  |



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