

FOR LEASE ~ 1,506 SF RESTAURANT/RETAIL SPACE AVAILABLE

Trabuco Hills Center

NWC SANTA MARGARITA PARKWAY & MARGUERITE PARKWAY
27755-27875 SANTA MARGARITA PARKWAY, MISSION VIEJO, CALIFORNIA

RETAIL



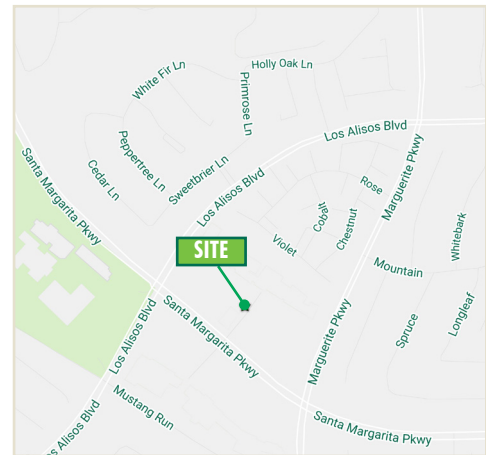
PROPERTY INFO

- + High-volume Sprouts Farmers Market, Petco & Party City anchored shopping center
- + Major signalized intersection
- + Great incomes: \$114,398 Average Household within 3 miles
- + Strong surrounding residential & commercial demographics
- + Adjacent to Trabuco Hills High School - over 3,400 students
- + Ralphs, CVS Pharmacy & TJ Maxx anchored center across the street

Traffic Counts

Marguerite Pkwy: 15,000 CPD
Santa Marguerite Pkwy: 31,000 CPD
Los Alisos Blvd: 8,000 CPD

Source: OCTA



Demographics

2016	1 Mile	3 Miles	5 Miles
Population	18,954	121,649	237,551
Average HH Income	\$105,730	\$114,398	\$115,255
Daytime Population	3,658	56,250	137,634

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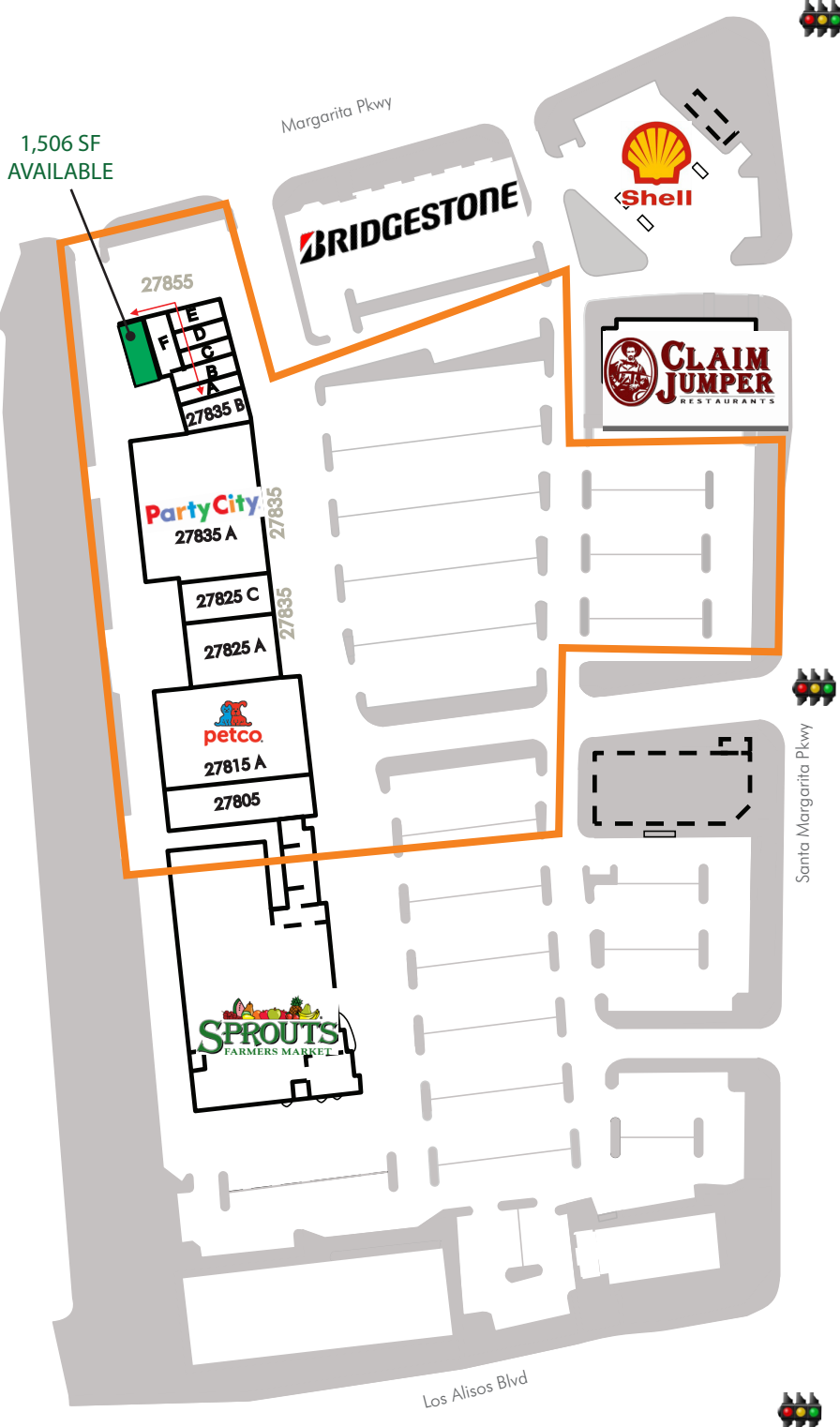


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SUITE	TENANT	SF
27805	AAA The Auto Club	5,955
27815	T-Mobile Roof Top	0
27815A	Petco Supplies & Fish	12,245
27825A	Rock N' Road	5,100
27825C	Schools First Credit Union	2,500
27835A	Party City	12,500
27835B	F45 Training	2,500
27855A	Club Elevate Nutrition	1,000
27855B	Yogurtland	1,160
27855C	Nail Star	1,200
27855D	Subway	1000,
27855E	Pizza Hut	2,000
27855F	Cool Cuts 4 Kids	1,115
27855G	VACANT	1,506

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