

1,582 - 3,705 SF



FOR LEASE



## Restaurant and Retail Spaces Available

### Green Street Center

28662 Marguerite Parkway  
Mission Viejo, California 92692

### Property Highlights

- New Construction Retail Center
- 1,770 SF Space w/ 452 SF Private Outdoor Patio
- 1,582 SF & 1,646 SF Fully Built Out Restaurants
- 1,591 SF to 3,705 SF Shop Spaces
- High Traffic Corner of Avery Pkwy & Marguerite Pkwy
- Common Outdoor Courtyard Area
- Monument Signage Available
- Close Proximity to 5 & 73 Freeways
- Minutes from Saddleback Collage & Capistrano Valley High School
- Take Advantage of the Fully Built Out Restaurant Spaces Now Available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,478	39,181	103,969
Total Population	10,051	110,979	283,836
Average HH Income	\$93,767	\$131,444	\$122,008

SPACES	LEASE RATE	SPACE SIZE
101-102	\$3.95 SF/month	3,705 SF
200	\$3.95 SF/month	1,770 SF
201 (Former Restaurant)	\$3.95 SF/month	1,582 SF
202 (Former Restaurant)	\$3.95 SF/month	1,646 SF
203	\$3.95 SF/month	1,591 SF



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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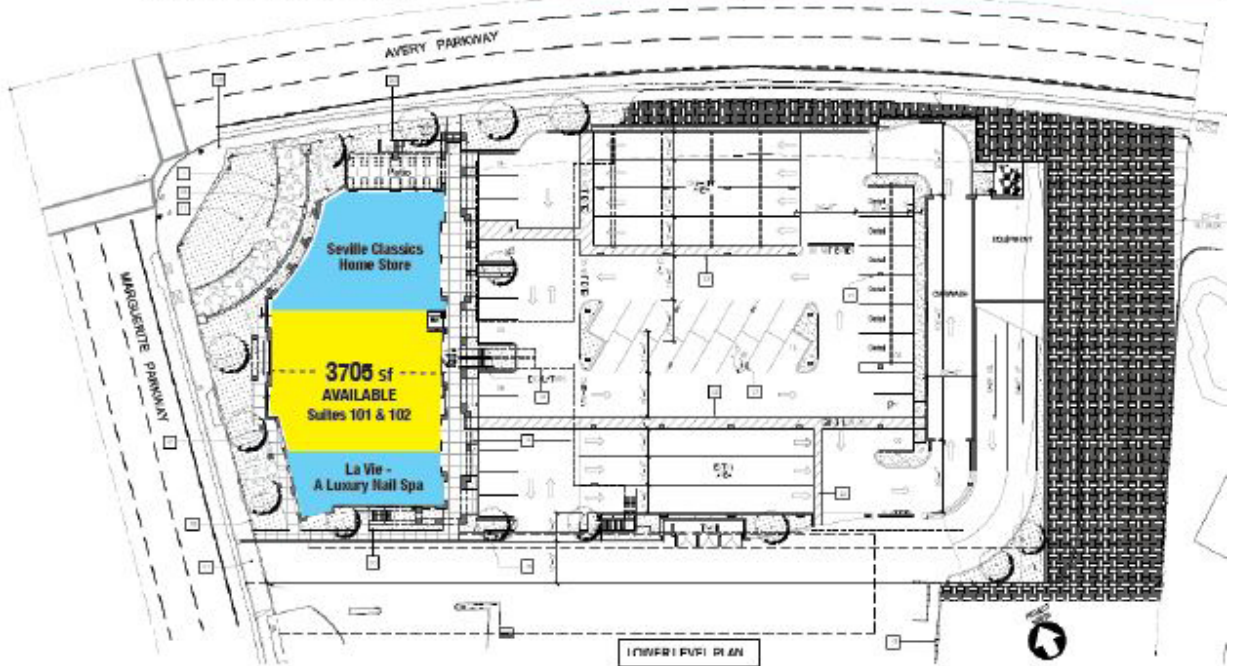
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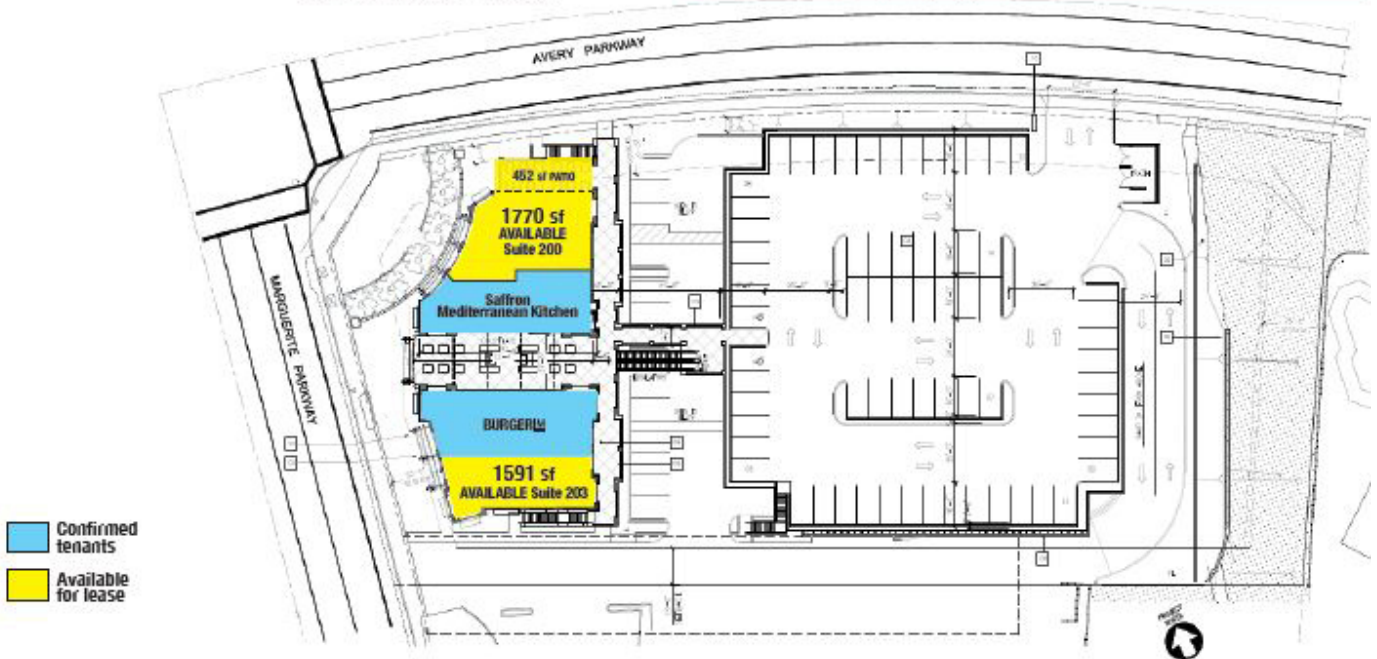
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LOWER LEVEL PLAN



UPPER LEVEL PLAN



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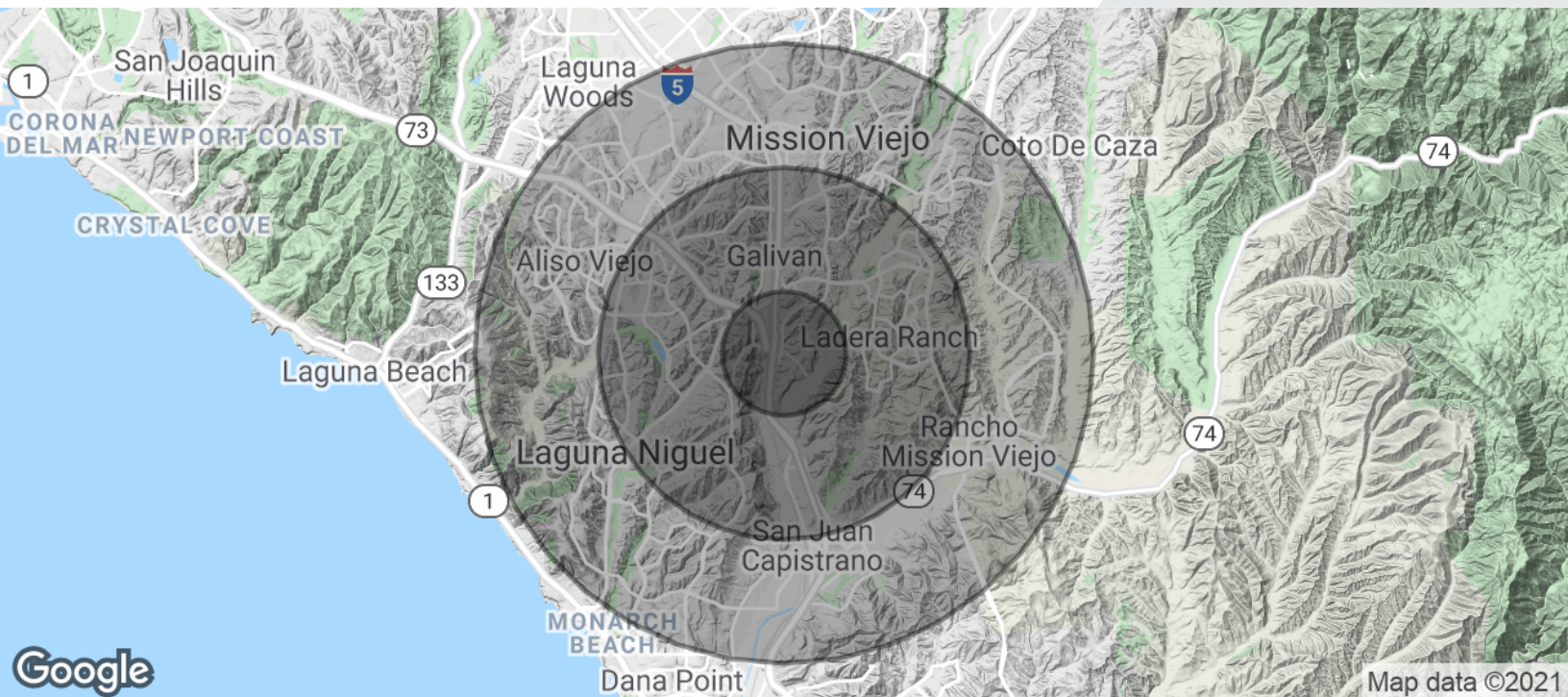
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,051	110,979	283,836
Average age	34.5	38.4	40.2
Average age (Male)	32.7	36.8	38.7
Average age (Female)	35.5	39.5	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,478	39,181	103,969
# of persons per HH	2.9	2.8	2.7
Average HH income	\$93,767	\$131,444	\$122,008
Average house value	\$615,109	\$719,892	\$686,546

\* Demographic data derived from 2010 US Census



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