

Portola Plaza

SWC Santa Margarita Parkway & Marguerite Parkway | Mission Viejo, CA 92691

2,239 SF Retail Space Available

2,101 SF Improved Restaurant Space Available

Please Do Not Disturb Existing Tenants



Property Highlights

- High-performing Ralphs, CVS & TJ Maxx anchored shopping center
- Major signalized intersection
- Great incomes: over \$150,000 average household within 3-miles
- Strong surrounding residential and commercial demographics
- Adjacent to Trabuco Hills High School: over 2,800 students
- Additional neighboring retailers include: Sprouts Farmers Market, Party City & Petco
- Close proximity to Saddleback Church (largest church congregation in the country)
- Strong daytime traffic



Contact

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Demographics

EST. 2021	1 MILE	3 MILE	5 MILE
Population	18,405	129,510	252,574
Average Household Income	\$134,491	\$152,133	\$151,376
Daytime Population	2,293	48,693	117,812

Source: Esri

TRAFFIC COUNT

Santa Margarita Parkway	approx. 28,000 cars per day
Marguerite Parkway	approx. 13,700 cars per day
Los Alisos Boulevard	approx. 13,200 cars per day

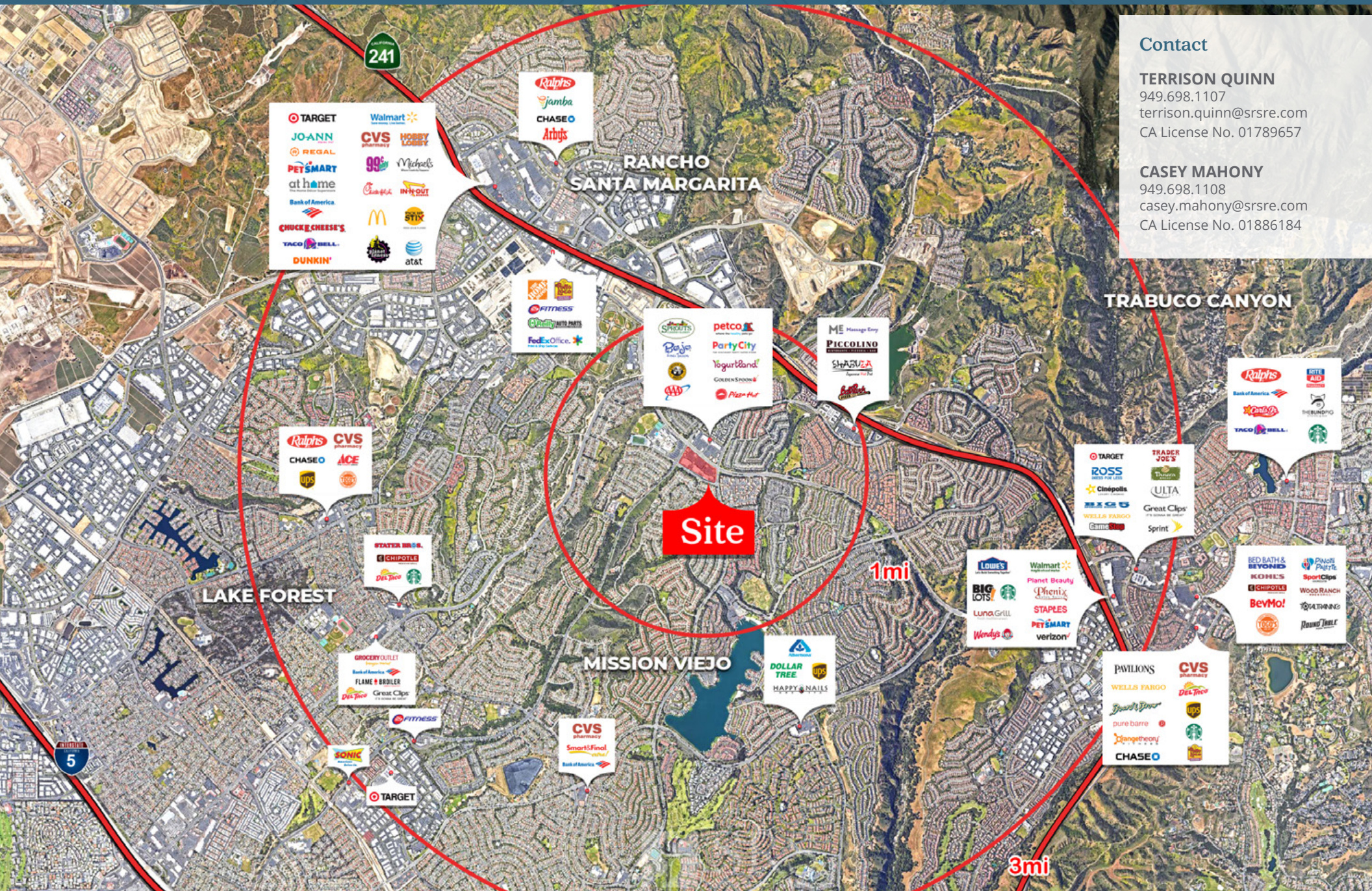
Source: CoStar



Portola Plaza Tenant Directory
Total GLA: 115,966

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
27722	Verizon	1,211	27752	Portola Plaza Pet Clinic	1,406	27680	Dentist	1,200
27724	Dr. Keith Farson	1,171	27754	Jenny Craig	1,802	27682-84B	Available	2,239
27726	Nekter Juice Bar	1,211	27758	A-1 Mail	901	27684A	RX Fitness Equipment	2,141
27732	Syndee's Pet Grooming	1,341	27760	Henna Threading	901	27690	TJ Maxx	32,330
27734	Deal Pending	1,201	27762A	Aloha Stacks	2,568	27690B	Improved Restaurant	2,101
27736	Mission Smoke Shop	901	27764	Kumon	901	27690C	Taco's & Co. Mexican	2,245
27738	The Joint	1,501	27766	USSD Karate	1,388	27690D	Pet Supply	3,408
27740	Top Nails	1,201	27670A	California Teriyaki Grill	1,341	27692	Perspire Sauna Studio	1,695
27742	Nuggets & Carrats	1,201	27670B	Panda Express	1,819	27696	Bank of America	1,160
27744	COOL Tea House	901	27672	Donut World	900	27698	Starbucks Coffee	1,300
27746A	Nothing Bundt Cake	1,201	27676	State Farm Insurance	900			
27746B	Children's Dance Studio	1,512	27678	Framing Store	1,200			





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