

FOR LEASE

Portola Plaza

SWC Santa Margarita Parkway & Marguerite Parkway
27750 Santa Margarita Parkway | Mission Viejo, CA 92691

2,141 SF Retail Space Available

1,695 SF Restaurant Space Available ~ *Please Do Not Disturb*



Property Highlights

- High-performing Ralphs, CVS & TJ Maxx anchored shopping center
- Major signalized intersection
- Great incomes: \$130,820 average household within 3-miles
- Strong surrounding residential and commercial demographics
- Adjacent to Trabuco Hills High School: over 3,400 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

TERRISON QUINN

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

CASEY MAHONY

949.698.1108 | casey.mahony@srsre.com
CA License No. 01886184

TONY VUONA

949.270.8211 | tony.vuona@srsre.com
CA License No. 02046746



Demographics

EST. 2018	1 MILE	3 MILE	5 MILE
Population	19,132	130,666	253,749
Average Household Income	\$122,722	\$135,656	\$136,362
Daytime Population	2,195	47,208	116,261

TRAFFIC COUNT

Santa Margarita Parkway	approx. 26,200 cars per day
Marguerite Parkway	approx. 12,000 cars per day
Los Alisos Boulevard	approx. 13,000 cars per day

Source: Esri 2017

SRS REAL ESTATE PARTNERS

610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660



Portola Plaza Tenant Directory

Total GLA: 115,966

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
27722	Verizon	1,211	27746B	Children's Dance Studio	1,512	27676	State Farm Insurance	900
27724	Dr. Keith Farson	1,171	27752	Portola Plaza Pet Clinic	1,406	27678	Framing Store	1,200
27726	Nektar Juice Bar	1,211	27754	Jenny Craig	1,802	27680	Dentist	1,200
27732	Syndee's Pet Grooming	1,341	27758	A-1 Mail	901	27682-84B	PLAYLive Nation	2,239
27734	Supercuts	1,201	27760	Henna Threading & Beauty	901	27684A	Available	2,141
27736	Mission Smoke Shop	901	27762A	Stacks Pancake House	2,568	27690	TJ Maxx	32,330
27738	The Joint	1,501	27764	Kumon	901	27690B	Burger Boss	2,101
27740	Top Nails	1,201	27766	USSD Karate	1,388	27690C	Taco's & Co. Mexican	2,245
27742	Nuggets & Carrats	1,201	27670A	California Teriyaki Grill	1,341	27690D	Pet Supply	3,408
602 B	Little Casaer Pizza	1,200	27670B	Panda Express	1,819	27692	Restaurant Available	1,695
27744	COOL Tea House	901	27672	Donut World	900	27696	Bank of America	1,160
27746A	Nothing Bundt Cake	1,201	27674	Portola Tailor & Tux	900	27698	Starbucks Coffee	1,300



Contact

TERRISON QUINN
949.698.1107
terrison.quinn@srsre.com
CA License No. 01789657

CASEY MAHONY
949.698.1108
casey.mahony@srsre.com
CA License No. 01886184

TONY VUONA
949.270.8211
tony.vuona@srsre.com
CA License No. 02046746

