

# LOCAL

MISSION VIEJO, CA



28391 MARGUERITE PKWY | MISSION VIEJO, CA

# THE LOCATION

**SITE**

**SHOPS AT MISSION VIEJO**

NORDSTROM

POTTERY BARN



WILLIAMS SONOMA  
CALIFORNIA

sleep number.

RAYOGA  
— BREATHE IN LIGHT —

Walgreens

pure barre  
lift • tone • burn

FERGUSON

terra  
OUTDOOR LIVING

Woodbridge  
NATIONAL RETAILER  
COMING SOON

Marguerite Parkway (27,000 ADT)

San Diego (1-5) Freeway (258,000 ADT)



# THE OPPORTUNITY



- + Restaurant space available (1,118 SF)
- + Site situated in LOCAL, a newly renovated shopping center with Ferguson, Terra Outdoor, Woodbridge, Ra Yoga, Pure Barre, and Walgreens and sits adjacent to a highly trafficked drive-thru Starbucks
- + High visibility location accessed by 1-5 Fwy and Crown Valley and Avery Pkwy exits in Mission Viejo
- + Option for a wraparound patio area for restaurant concept
- + Close proximity to Saddleback College, Capo Valley High School, and Providence Mission Hospital
- + Nearby The Shops at Mission Viejo featuring tenants such as Nordstrom, Apple, Pottery Barn, and Williams Sonoma

# SITE PLAN

28391 Marguerite Pkwy

AVAILABLE

Suite A: 1,118 SF + Patio

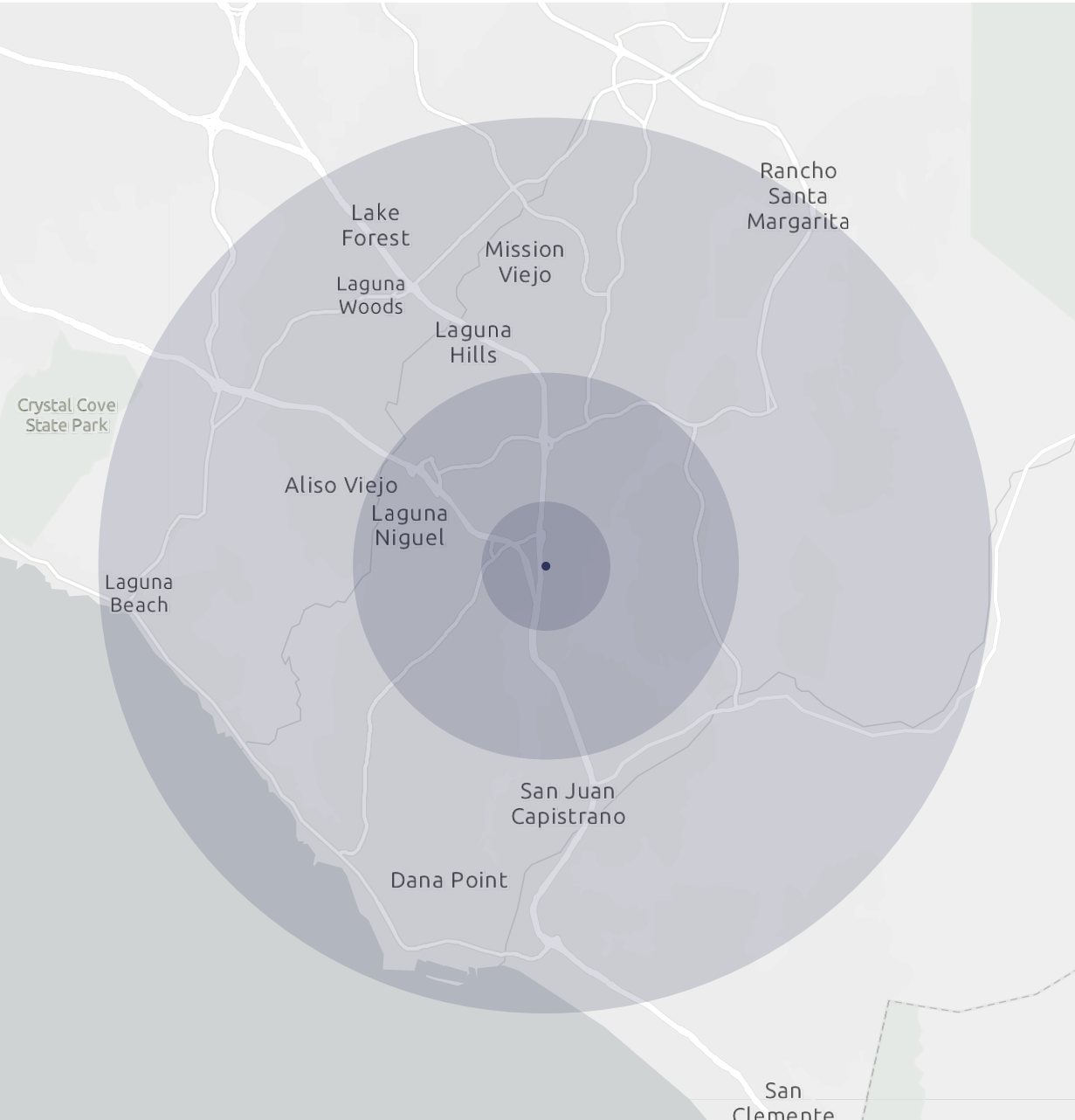


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# DEMOGRAPHICS

28391 Marguerite Pkwy  
MISSION VIEJO / CALIFORNIA

1-3-7 MILE RADII



	1 Mile	3 Miles	7 Miles
<b>Population</b>			
Estimated Pop.	9,248	121,857	291,009
Forecasted Pop. (2028)	9,381	121,377	289,713
<b>Daytime Demos</b>			
Total Daytime Population	20,259	114,175	268,734
<b>Median HH Income</b>			
Estimated Median HH Income	\$106,773	\$131,201	\$125,473
Median Disposable Income	\$87,243	\$104,544	\$102,430
<b>Average HH Income</b>			
Estimated Average HH Income	\$162,630	\$182,809	\$174,285
Average Disposable Income	\$109,659	\$121,548	\$117,416
<b>Age</b>			
Median Age	40.9	39.2	41.9



# RETAIL INSITE

COMMERCIAL REAL ESTATE

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