



EL PASEO: ±13,700 CPD

ALMA ALDEA

RICHARD REESE WAY

LA PROMESA

PLAZA EL PASEO

22205-22372 EL PASEO, RANCHO SANTA MARGARITA, CA 92688

FOR LEASE

ANCHOR SPACE: ±26,991 SF | FORMER RESTAURANT SPACE: 4,621 SF | SHOPS: 1,272 SF, 1,280 SF & 1,533 SF

PROPERTY HIGHLIGHTS



PLAZA EL PASEO

Plaza El Paseo is a community center in the heart of Rancho Santa Margarita, an upscale master planned community with strong demographics and high income. The center draws from adjacent cities include Mission Viejo, Lake Forest, and communities of Ladera Ranch and Coto de Caza.

- Conveniently located in Retail corridor and easy access to Highway 241
- Affluent Demographic with Average HH Income \$189,000+ within 3 miles
 - Anchored by Kohls and BevMo
- Nearby tenants include: Target, Walmart, Ross, Cineopolis, Trader Joe's, PetSmart and many others

PROJECT AERIAL



PLAZA ANTONIO

SUITE 22312-I
1,533 SF

SUITE 22312-E
1,272 SF

SUITE 22312-B
1,280 SF

SUITE 22312-A
4,619 SF

ANCHOR
SUITE 222354
26,991 SF

KOHL'S

BevMo!

PLAZA EL PASEO

RANCHO SANTA MARGARITA
TOWN CENTER

SITE PLAN & AVAILABILITIES



NO.	TENANT	(SF)
22235A	Available	26,991
22372A	BevMo!	7,750
22245C	Chipotle Mexican Grill	2,522
22245A	SAJJ Mediterranean	2,200
22235B	Pinot's Palette	2,500
22205A	Natraj's Indian Bistro	2,850
22245B	Niko Niko Sushi	2,005
22372B	OC Pet Supply	7,250
22205B	Round Table Pizza	2,500
222352	Wood Ranch BBQ	6,517
22342C	Re/Max	1,260
223421B	California Rehabilitation	2,419
22312I	Available	1,533
22312A	Former Restaurant	4,621
223421A	The Stand	4,019
22342B	Cold Stone Creamery	1,260
22312D	Dr. Anderson - Optometrist	1,187
22332	Tutto Fresco	5,002
22342D	Crumbl Cookies	1,260
22215	Kohl's	98,438
22322	Todos Santos Restaurant	5,500
22312G	Chocolate Bliss	1,278
22312C	Pure Pilates	1,280
22312H	Quest Diagnostic	1,272
22312F	Red Persimmon Nails	1,272
22312B	Available	1,280
22312E	Available (Former Restaurant)	1,272
22342F2	California Poke	1,480
22342A	Uncorked	1,234
22342E	United Studios of Self Defense	1,261
22342F1	Devi Rebel Yoga	3,578

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property



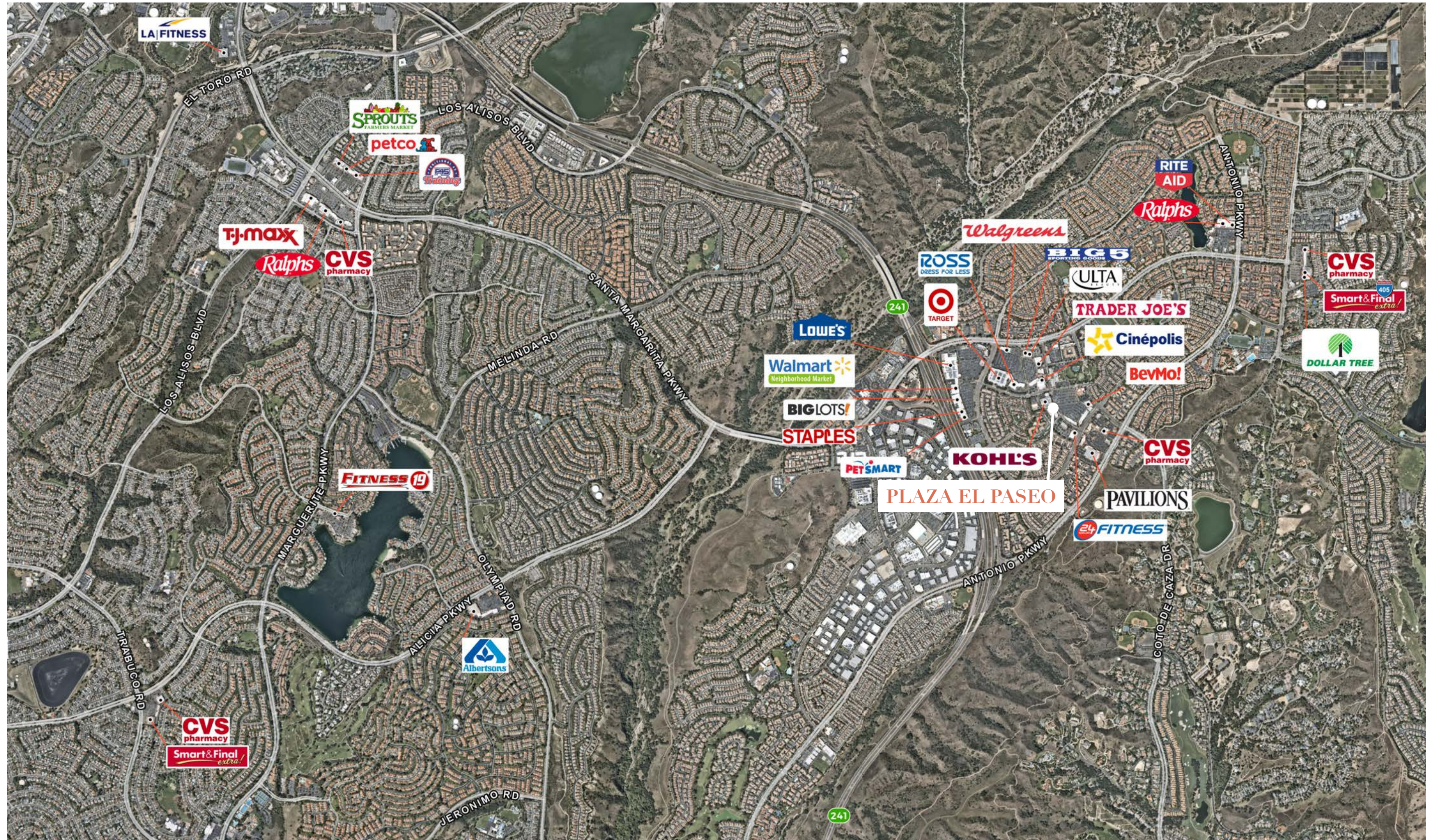
PROPERTY IMAGES



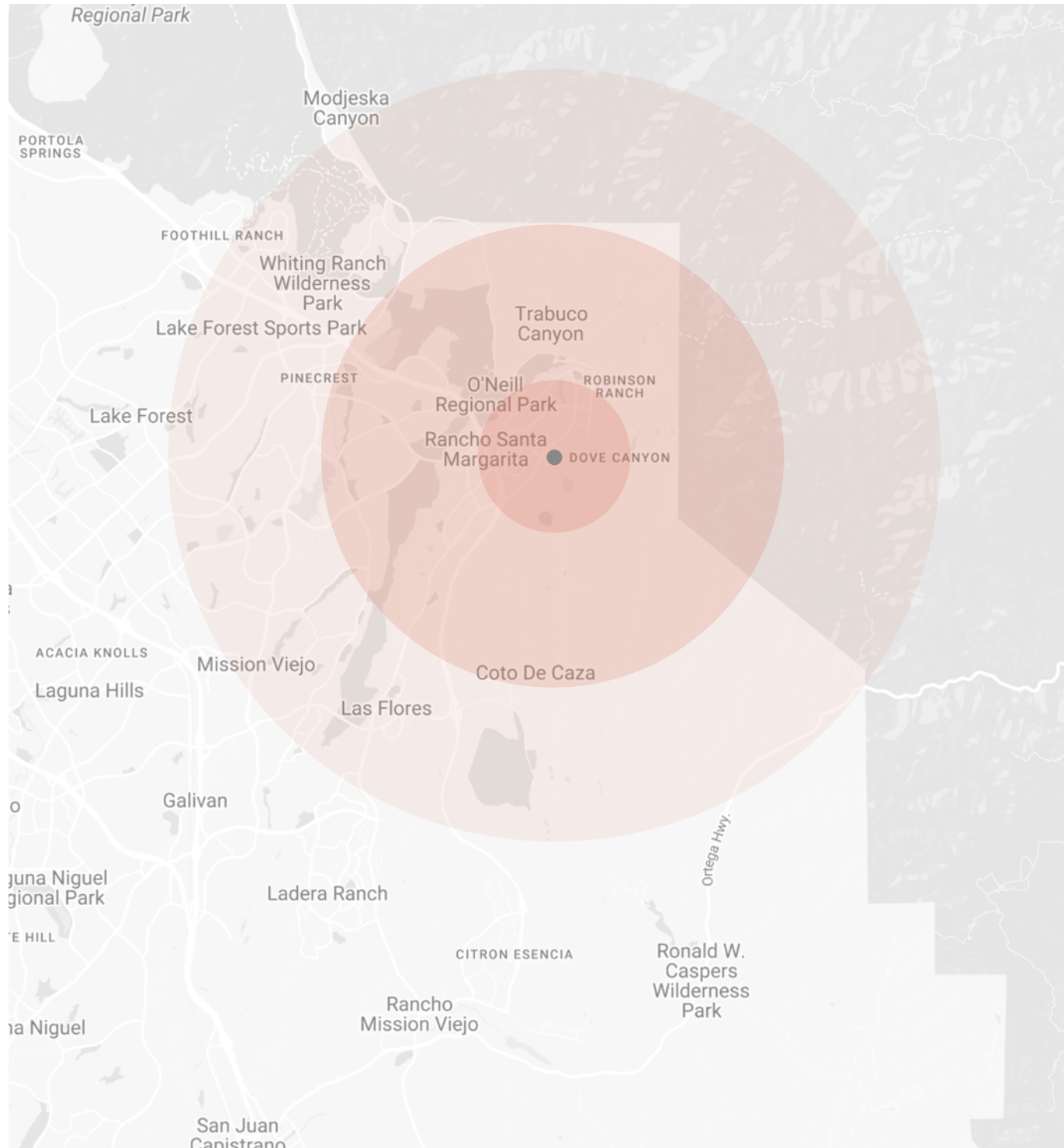
AVAILABLE ANCHOR OPPORTUNITY



TRADE AERIAL



DEMOGRAPHICS



RANCHO SANTA MARGARITA / CALIFORNIA

	1 Mile	3 Mile	5 Mile
Population			
Estimated Population	15,846	75,437	167,177
Forecasted Population (2028)	15,885	74,858	165,980
Daytime Demos			
Total Daytime Population	16,302	56,499	131,702
Median Household Income			
Estimated Median Household Income	\$103,623	\$142,611	\$138,945
Median Disposable Income	\$82,724	\$109,191	\$107,375
Average Household Income			
Estimate Average Household Income	\$135,823	\$189,427	\$182,235
Average Disposable Income	\$97,395	\$127,079	\$123,461

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