

# Santa Margarita Marketplace

RI

30461-30511 AVENIDA DE LAS FLORES

FOR LEASE | RETAIL OR MEDICAL  
RANCHO SANTA MARGARITA, CA 92688





- + Premier South Orange County power center with excellent visibility off Santa Margarita Pkwy and easy access to Highway 241 (ADT ±43,000)
- + Seeking national and regional merchants to join Lowe's, Walmart Neighborhood Market, Petsmart, Staples, Lenscrafters, and Big Lots

- + Strong destination co-tenancy surrounding center including Target, Trader Joe's and Cinepolis Luxury Cinemas
- + High average household incomes within 1, 3, and 5 mile radii





**AVAILABLE 4,888 SF**  
**(Divisible: 2,444-4,888SF)**

**241** ± 43,100 ADT

Santa Margarita Pkwy ±43,100 ADT

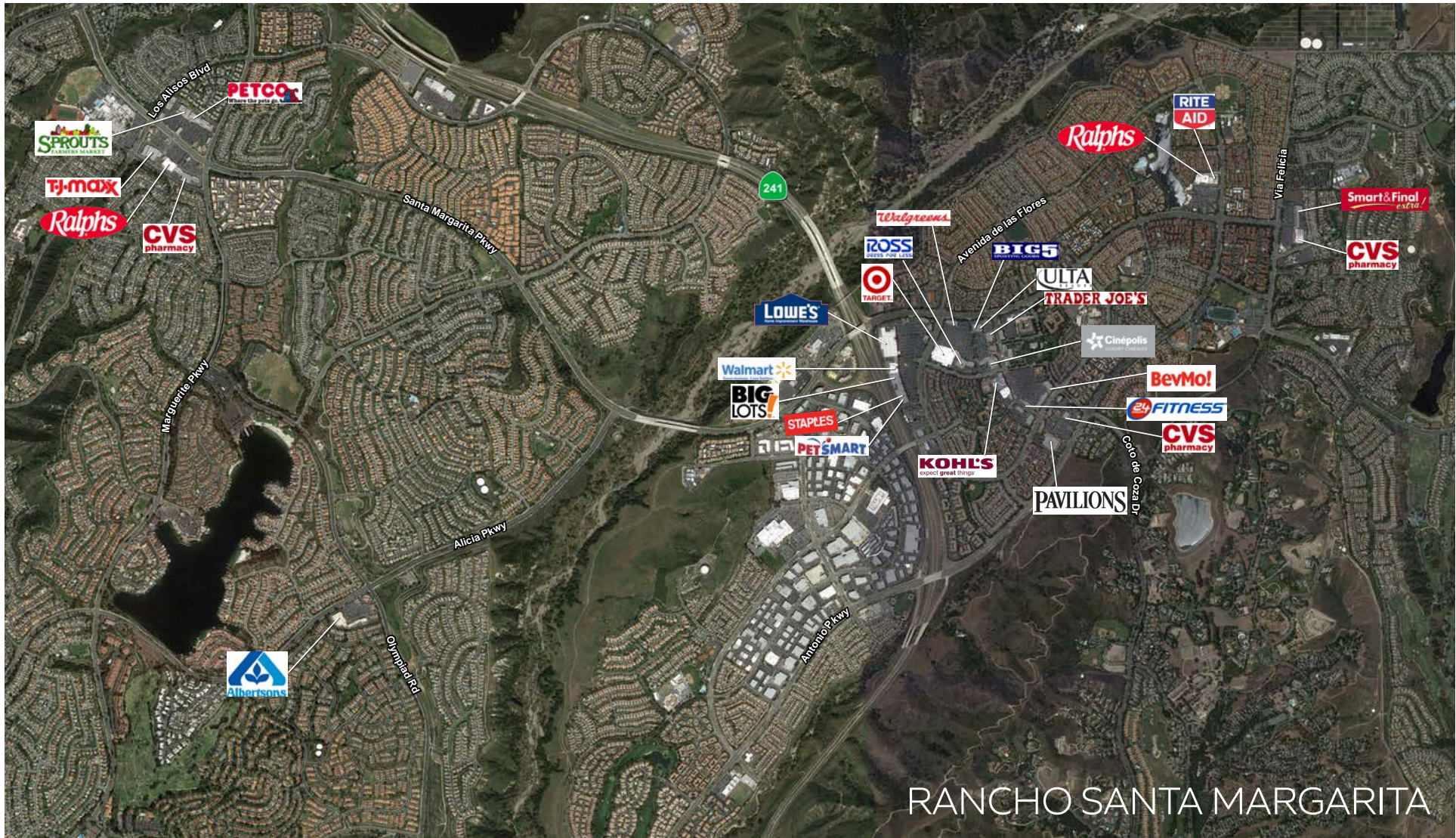
Avenida De Las Flores



No	Tenant	(SF)	No	Tenant	(SF)	No	Tenant	(SF)	No	Tenant	(SF)
30515	PetSmart	21,400	30485A	Planet Beauty	1,500	30465C	Spike's Fish House	1,801	30451B	Available	2,682
30511	Staples	23,584	30485B	Paradise Cleaners	2,000	30465D	Starbucks	2,000	30451C	Tropical Smoothie	1,015
30505A	LensCrafters	5,189	<b>30485C Available ( Divisible)</b>	<b>4,888</b>	30461B	Pick-Up-Stix	2,000	30451D	Available	1,361	
30505B	O'Reilly Auto Parts	6,501	30481	Lowe's	135,197	30461B	Selma's Pizza	4,732	30451E	Happy Oasis	1,881
30501A	Phenix Salon Suites	5,982	30471	Wendy's	2,350	30461C	Philly's Best	1,345			
30501B	Big Lots!	34,200	30465A	Verizon Wireless	4,556	30461D	Everbowl	1,345			
30491	Walmart Neighborhood Market	32,000	30465B	Rubio's Baja Grill	2,216	30451A	Luna Grill	2,408			



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy.



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# 30461-30511 Avenida De Las Flores, Rancho Santa Margarita, CA 92688

Rings: 1, 3, 5 mile radii

**POPULATION**

	1 mile	3 miles	5 miles
Total Population	15,408	84,911	185,491
Projected Population (2027)	15,324	83,535	183,271

**HOUSING**

	1 mile	3 miles	5 miles
Total Households	5,875	31,280	66,517
Projected Total Households (2027)	5,852	30,859	65,893

**INCOME**

	1 mile	3 miles	5 miles
Median Household Income	\$108,987	\$134,689	\$137,247
Average Household Income	\$145,815	\$179,316	\$179,098
Per Capita Income	\$54,309	\$66,078	\$63,960
Median Disposable Income	\$88,836	\$106,472	\$107,442
Average Disposable Income	\$104,164	\$123,450	\$123,761

**DAYTIME DEMOS**

	1 mile	3 miles	5 miles
Total Daytime Population	15,737	66,677	156,976
Daytime Population Workers	9,286	27,942	72,490
Daytime Population Residents	6,451	38,735	84,486

**RACE & ETHNICITY**

	1 mile	3 miles	5 miles
White	8,793 <b>57.07%</b>	54,451 <b>64.13%</b>	114,047 <b>61.48%</b>
Black or African American	285 <b>1.85%</b>	1,423 <b>1.68%</b>	2,830 <b>1.53%</b>
American Indian & Alaska Native Population	95 <b>0.62%</b>	433 <b>0.51%</b>	1,140 <b>0.61%</b>
Asian Population	2,017 <b>13.09%</b>	10,984 <b>12.94%</b>	27,650 <b>14.91%</b>
Pacific Islander Population	35 <b>0.23%</b>	150 <b>0.18%</b>	316 <b>0.17%</b>
Other Race Population	1,483 <b>9.62%</b>	5,101 <b>6.01%</b>	12,573 <b>6.78%</b>
Population of Two or More Races	2,700 <b>17.52%</b>	12,369 <b>14.57%</b>	26,935 <b>14.52%</b>
Hispanic Population	4,083 <b>26.50%</b>	16,103 <b>18.96%</b>	36,685 <b>19.78%</b>
Non-Hispanic Population	11,326 <b>73.51%</b>	68,807 <b>81.03%</b>	148,806 <b>80.22%</b>

**EDUCATION**

	1 mile	3 miles	5 miles
Bachelor's Degree	4,081 <b>38.91%</b>	22,010 <b>37.28%</b>	47,852 <b>36.84%</b>
Graduate/Professional Degree	1,514 <b>14.43%</b>	11,390 <b>19.29%</b>	24,830 <b>19.11%</b>

**AGE**

	1 mile	3 miles	5 miles
Median Age	36.0	40.9	40.4



**Kristin Walseth** | 949.688.7131 | [kwalseth@retailinsite.net](mailto:kwalseth@retailinsite.net)

**RI** **RETAIL INSITE**

**Retail Insite**  
*Commercial Real Estate*

120 S Sierra Ave, Ste. 110  
Solana Beach, CA 92075

**lic.** 01206760  
**t.** 858 523 2090