



## 29851 Aventura

RANCHO SANTA MARGARITA, CALIFORNIA 92688

### Property Highlights

- 1,600 SF Unit Available
- Space Features Lobby, Private Offices, Restroom, Rear Roll Up Door, & 14 Foot Clear Height
- Great for Retail, Medical, Flex, Office
- Over 50,000 Vehicles Per Day on Rancho Santa Margarita Parkway
- Minutes from the 241 Freeway
- Anchored by US Post Office, First Citizens Bank, KFC, Laguna Beach Brewery, Arco Gas Station

### OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (\$1.25 NNN)
Available SF:	1,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,754	33,757	74,076
Total Population	10,725	91,369	209,838
Average HH Income	\$173,432	\$179,017	\$180,423

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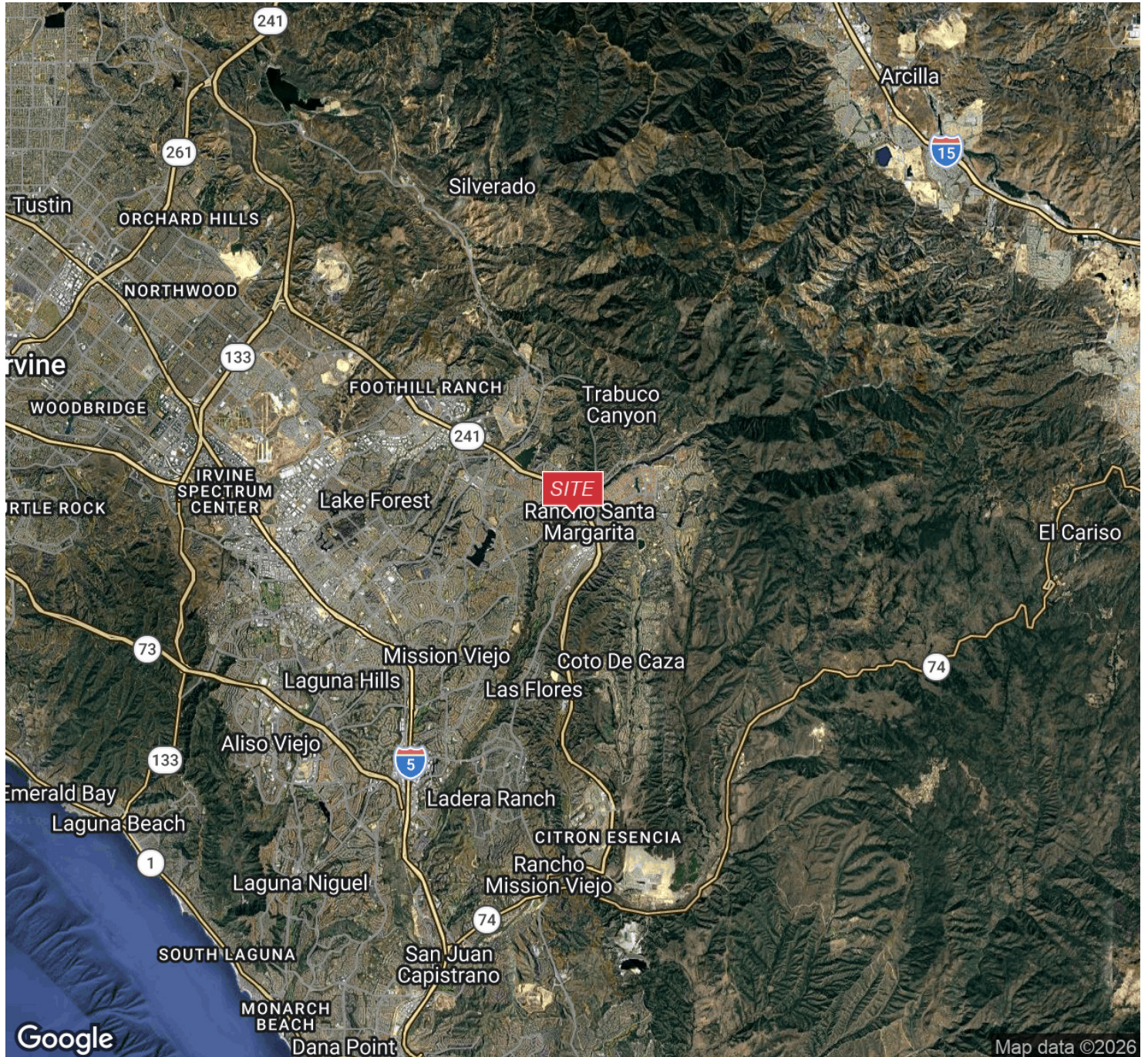
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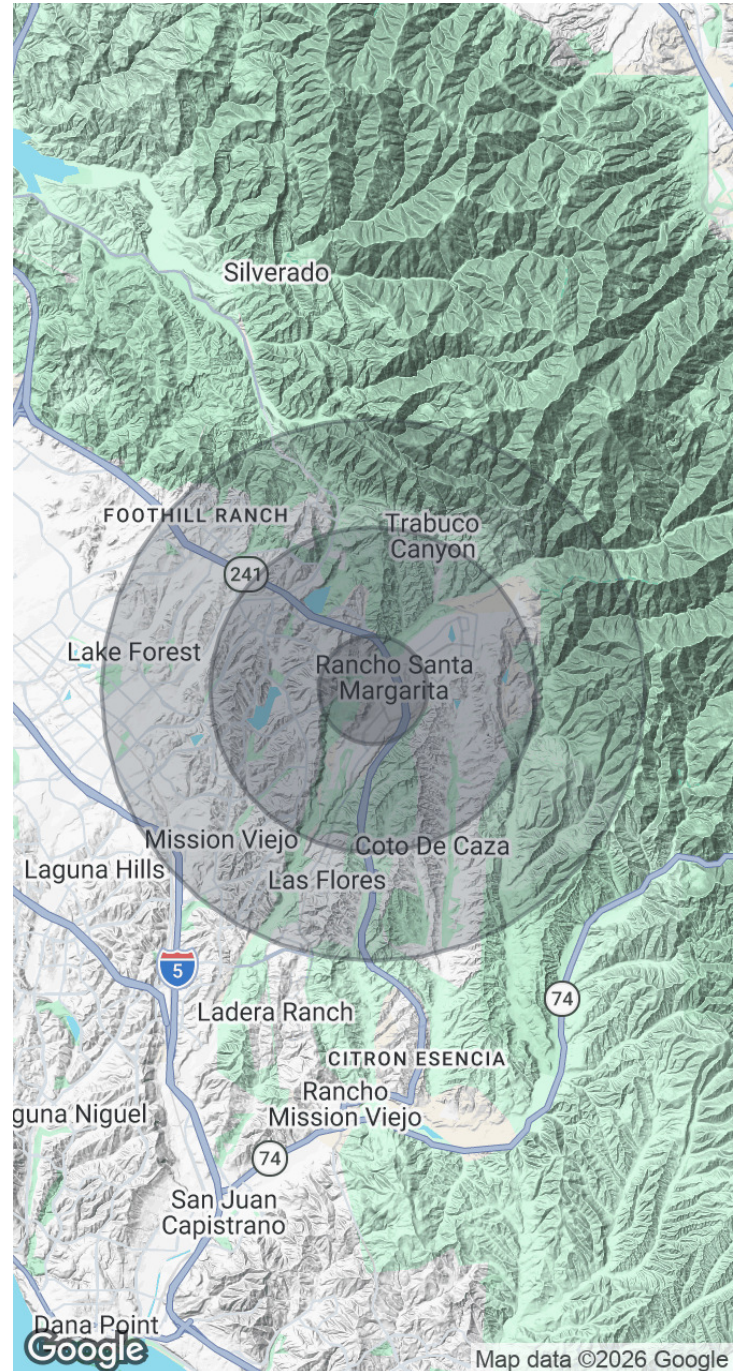
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,725	91,369	209,838
Average Age	39.3	44.7	43.4
Average Age (Male)	39.2	44.0	42.6
Average Age (Female)	41.5	45.6	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,754	33,757	74,076
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$173,432	\$179,017	\$180,423
Average House Value	\$990,431	\$991,719	\$1,017,108

TRAFFIC COUNTS	
Rancho Santa Margarita Parkway	50,000/day



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