

Plaza Empresa







2ND GENERATION RESTAURANT SPACE






2911 - 2941 Aventura, Rancho Santa Margarita
For Lease



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Highlights

-  Retail, Office and Medical Multi-Tenant Center
-  Fully Built out salon and spa available; perfect for salon, spa, medical space
-  Strategically located off the 241 Toll Road, at the gateway of Rancho Santa Margarita
-  United States Postal Service is the driver of the center
-  Excellent center to gain a foothold in this high demand trade area
-  One of the strongest income demographics in Orange County

2025 Demographics

	1 Mile	2 Miles	3 Miles
 Population	11,514	51,153	94,407
 Avg HH Income	\$157,895	\$149,408	\$158,820
 Daytime Population	14,144	47,786	83,827

Traffic Counts	
 Avenida Empresa at Santa Margarita Pkwy	22,938 CPD
 Santa Margarita Pkwy just west of center	48,751 CPD



Site Plan

SUITE	TENANT NAME	SF
29911 A-B	Gracie Barra Jujitsu	3,466
29911 C	Yogurt & Juice Cafe	1,752
29911 D-E	Craft Spirits	3,437
29911 F	OC Music	1,728
29941 A	Available (Former Pizza Restaurant)	1,610
29941 B	Santa Margarita Dental Center	1,744
29941 C	RSM Pediatric Dentistry	1,744
29941 D	Jersey Mike's Subs	1,440
29941 E	Elissimo Coffee	1,400
29941 F-H	Ranch Market	4,298
29941 I	Available	2,317
29941 J	Available - Retail Space	1,841
29941 K	Black Market Meal Prep	1,841
29941 L	Scott's Donuts & Bagel	1,841
29941 M	Kindred K9 Academy	1,841
29941N-O	H M & N Restaurant	3,682



Plaza Empresa Overview



Trade Area

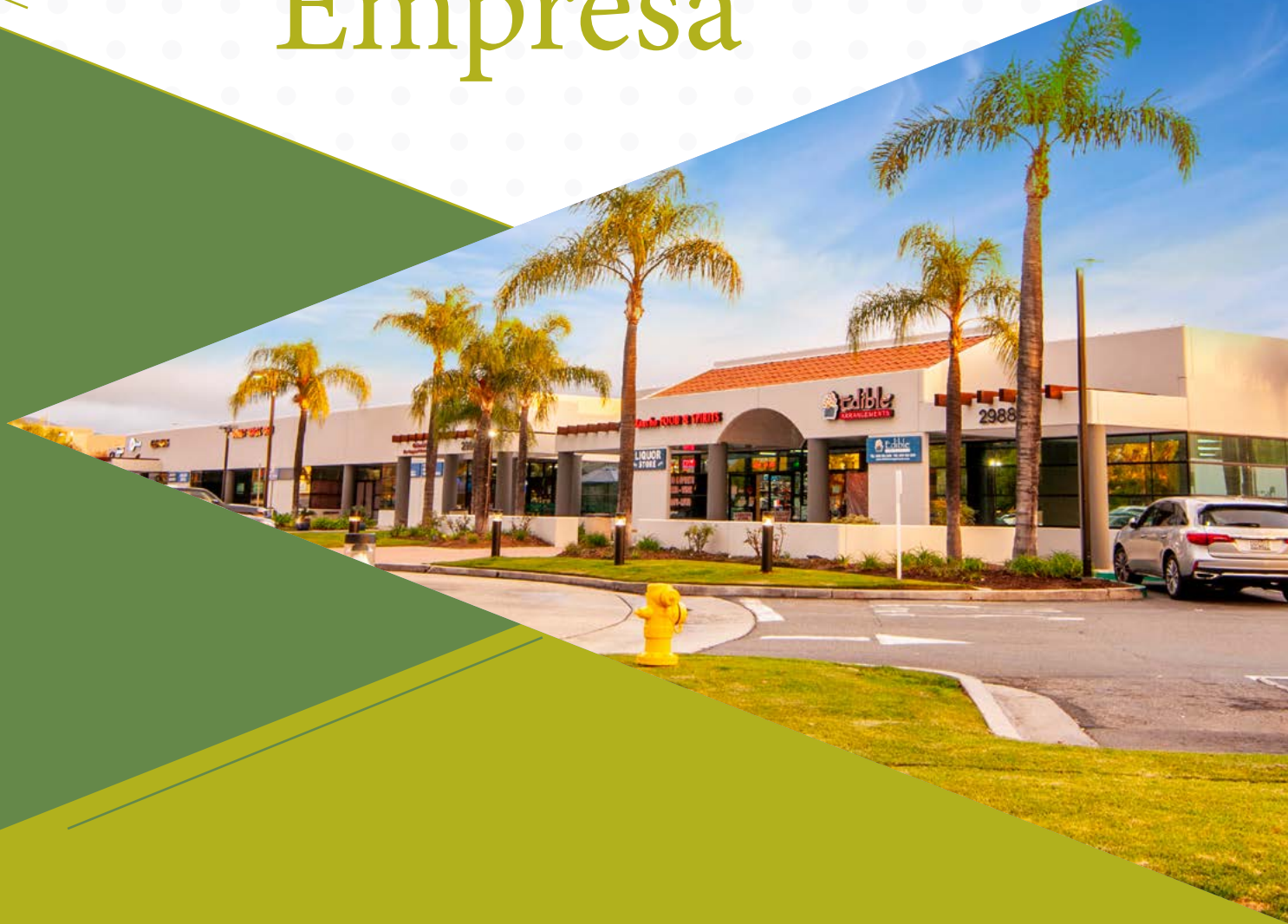




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