

# FOR LEASE



## 28662 MARGUERITE PKWY

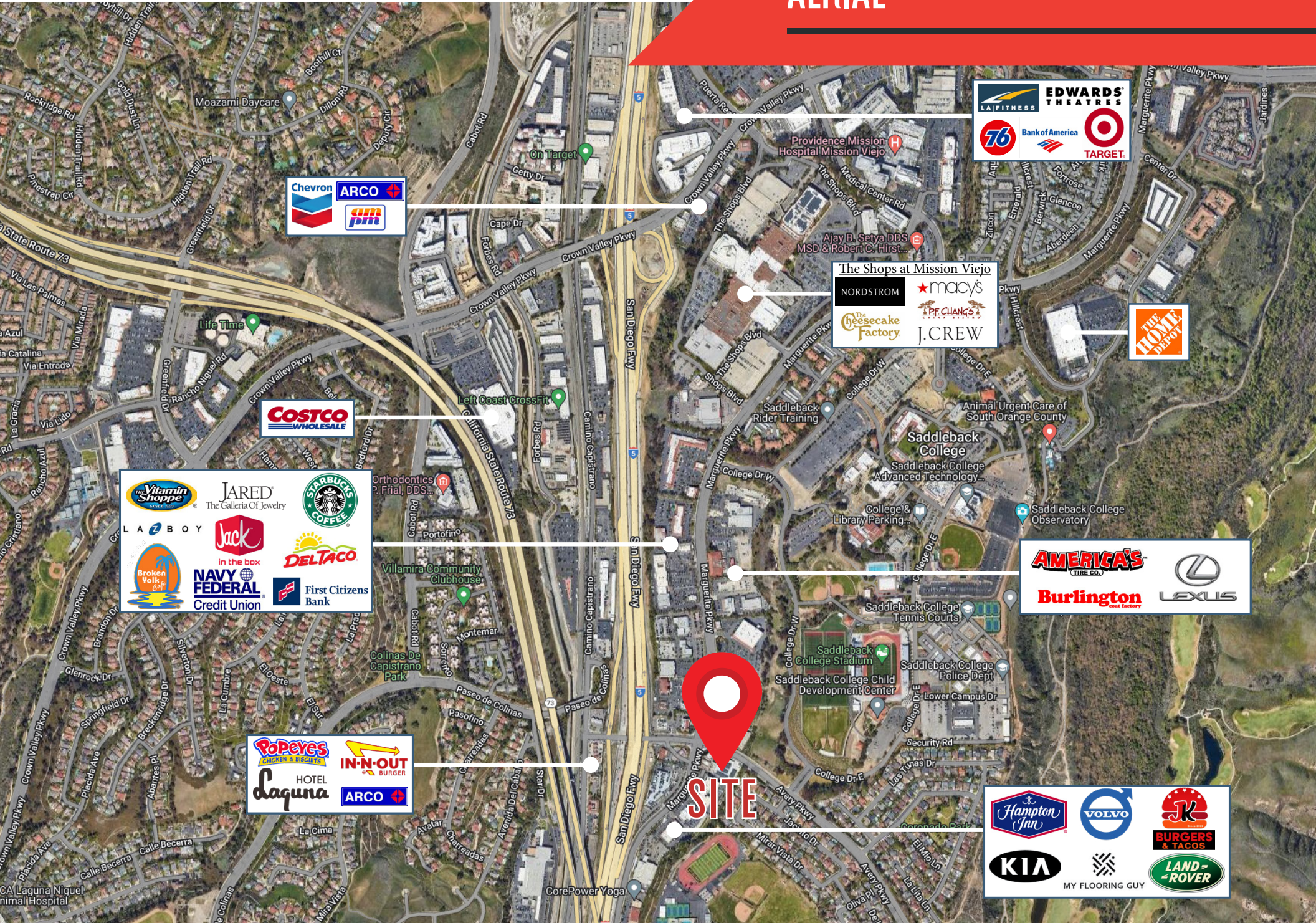
MISSION VIEJO, CA 92692

RETAIL AND RESTAURANT SPACES AVAILABLE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**RANDALL DALBY**  
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# AERIAL



**Chevron** **ARCO**  
**76** **AMT**

**LA FITNESS** **EDWARDS THEATRES**  
**76** **Bank of America** **TARGET**

**The Shops at Mission Viejo**  
**NORDSTROM** **macy's**  
**The Cheesecake Factory** **P.F. CHANG'S**  
**J.CREW**

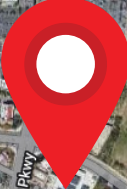
**THE HOME DEPOT**

**COSTCO WHOLESALE**

**Vitamin Shoppe** **JARED** **STARBUCKS COFFEE**  
**LABOY** **Jack** **DELTA CO.**  
**Broken Volk** **NAVY FEDERAL Credit Union** **First Citizens Bank**

**AMERICA'S TIRE CO.** **LEXUS**  
**Burlington** **coat factory**

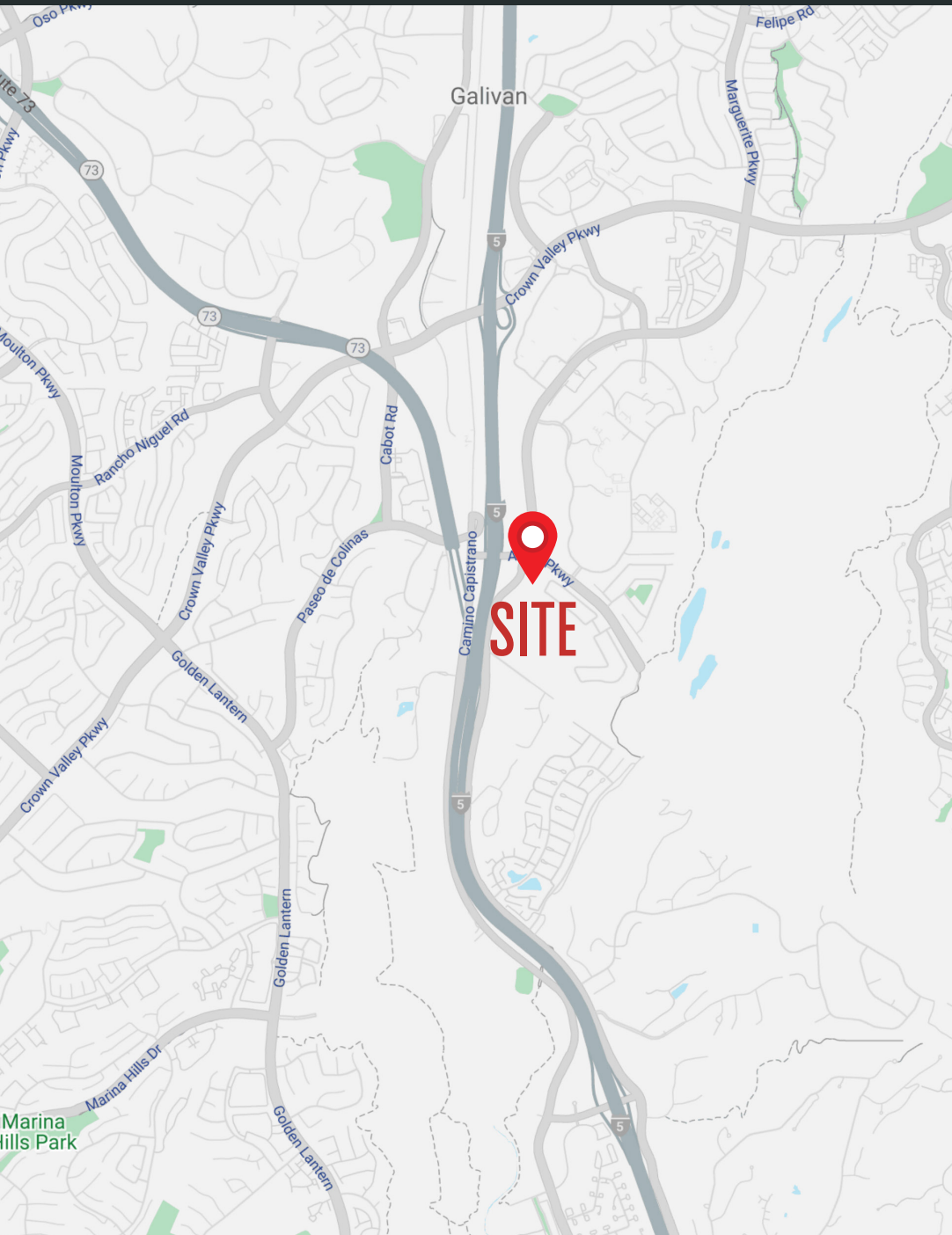
**POPEYES** **IN-N-OUT BURGER**  
**HOTEL Laguna** **ARCO**



**SITE**

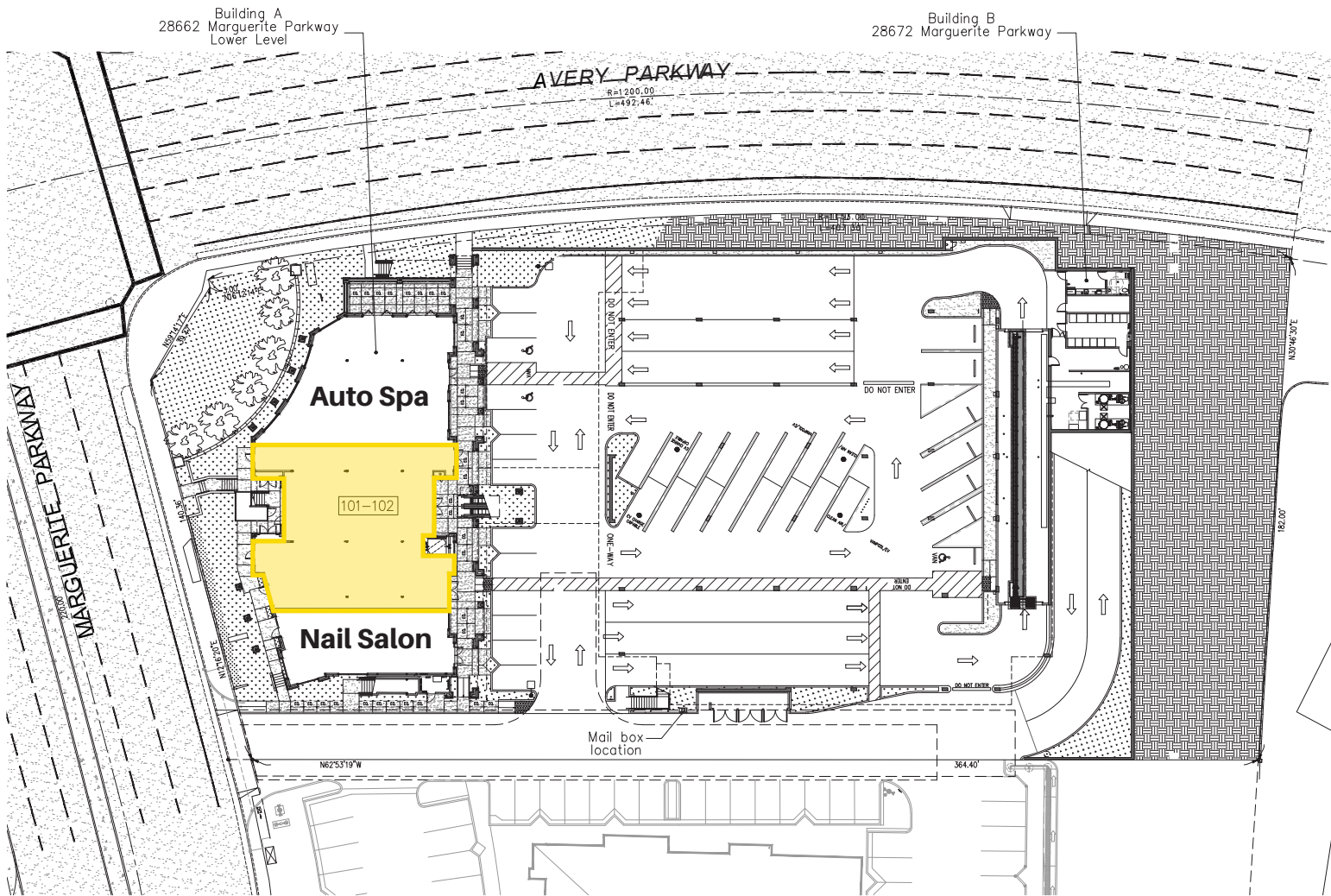
**Hampton Inn** **VOLVO** **K&N**  
**KIA** **MY FLOORING GUY** **BURGERS & TACOS**  
**LAND-ROVER**

# 28662 MARGUERITE PKWY, MISSION VIEJO



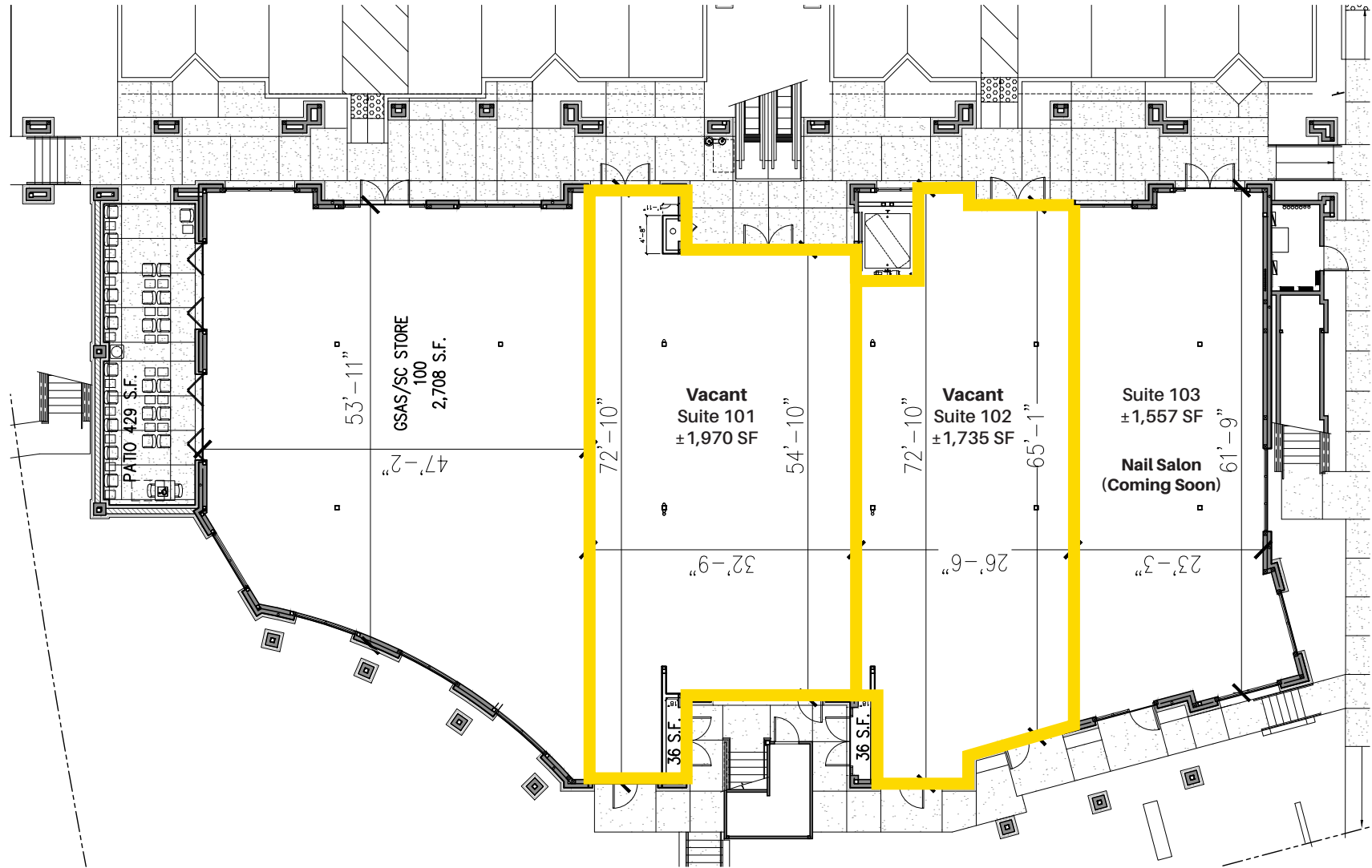
## PROPERTY HIGHLIGHTS

- New Retail/Restaurant Development (Built 2019)
- Great Retail Trade Area
- Adjacent to I-5 Freeway & 73 Freeway
- Near Shops at Mission Viejo Mall
- Excellent Hard Corner Location (Marguerite Pkwy at Avery Pkwy)  $\pm$ 61,000 Cars Per Day
- Monument Signage Available
- Near Entrance to Saddleback College ( $\pm$ 26,000 Students)
- Suite 200 - Potential Restaurant Space Available (With Patio)
- Excellent Demographics (\$142,000 Average Household Income within 1 Mile)
- Good Ingress and Egress
- Great Street Front Visibility
- Excellent Building Signage
- Unique 2-Story Project with Parking Directly in Front of Both Floors



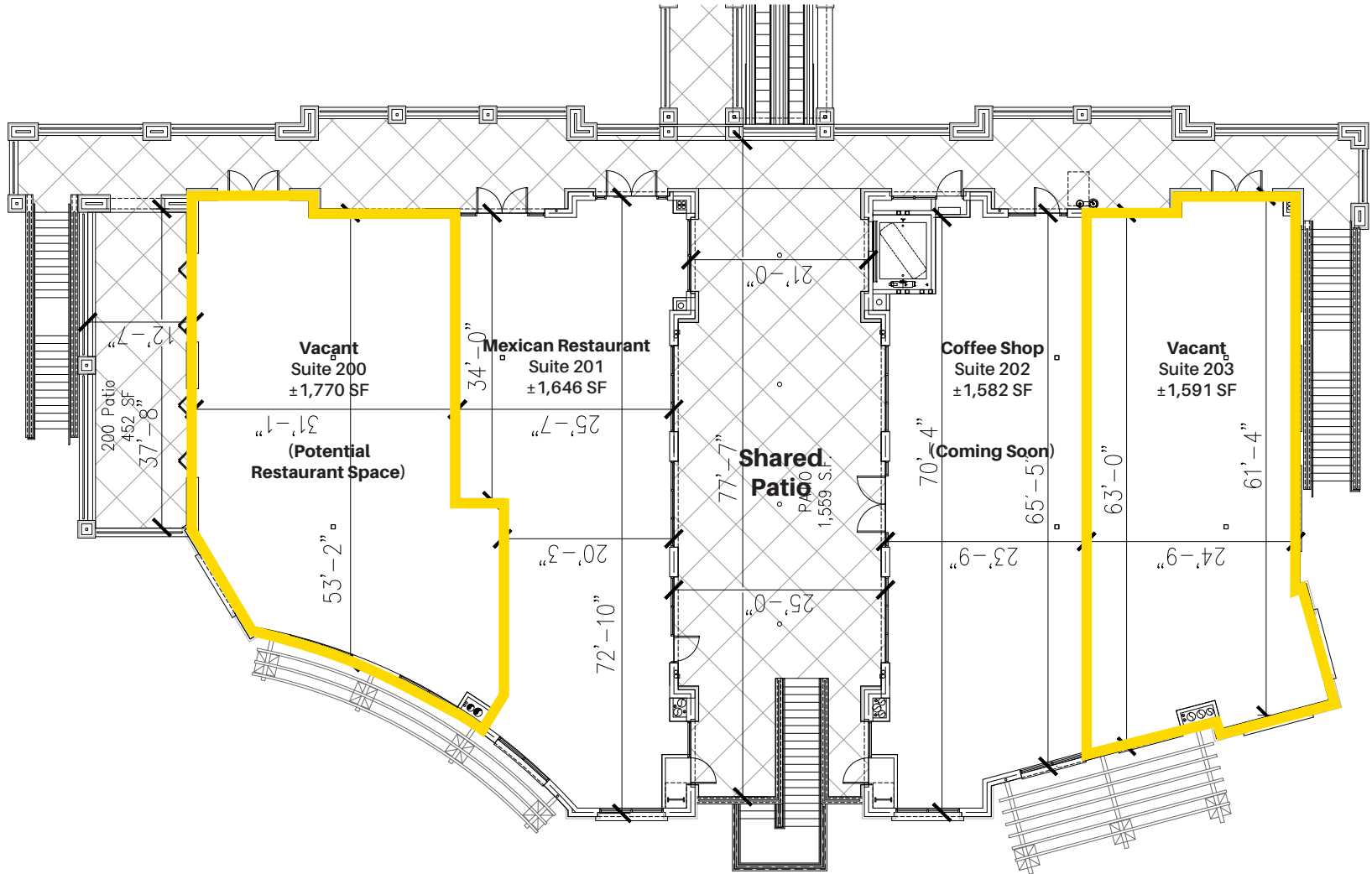
GREENSTREET CENTER – LOWER LEVEL

**SITE PLAN**



# FLOORPLAN - 1ST FLOOR

Suite	Size	Rate
101	±1,970 SF	\$2.25 NNN
102	±1,735 SF	\$2.25 NNN
101/102	±3,705 SF	\$2.25 NNN



Suite	Size	Rate
200	±1,770 SF (Potential Restaurant)	\$2.25 NNN
203	±1,591 SF	\$2.25 NNN

# FLOORPLAN - 2ND FLOOR

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CONTACT FOR MORE INFO



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## DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2023 Estimate	8,451	113,319	266,303
2028 Projection	9,880	117,906	280,259



INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$142,376	\$157,418	\$149,878
Median Household Income	\$112,474	\$128,792	\$122,482