

**PLAZA
EL PASEO
RANCHO SANTA
MARGARITA**



NEWMARK



PLAZA EL PASEO

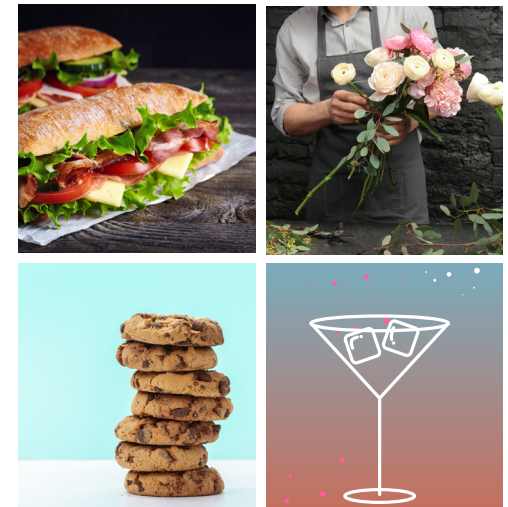
RANCHO SANTA MARGARITA

22331 El Paseo | Rancho Santa Margarita, CA 92691



KEY HIGHLIGHTS

- Plaza El Paseo is a high profile community center located in the heart of Rancho Santa Margarita. The site boasts a diverse mix of national and regional retail, restaurant and service oriented uses
- Corner location, great visibility
- Located between two main thoroughfares serving the trade area
- Minutes from the 241 corridor
- Abundant parking, ample open space and easy accessibility
- High income demographics

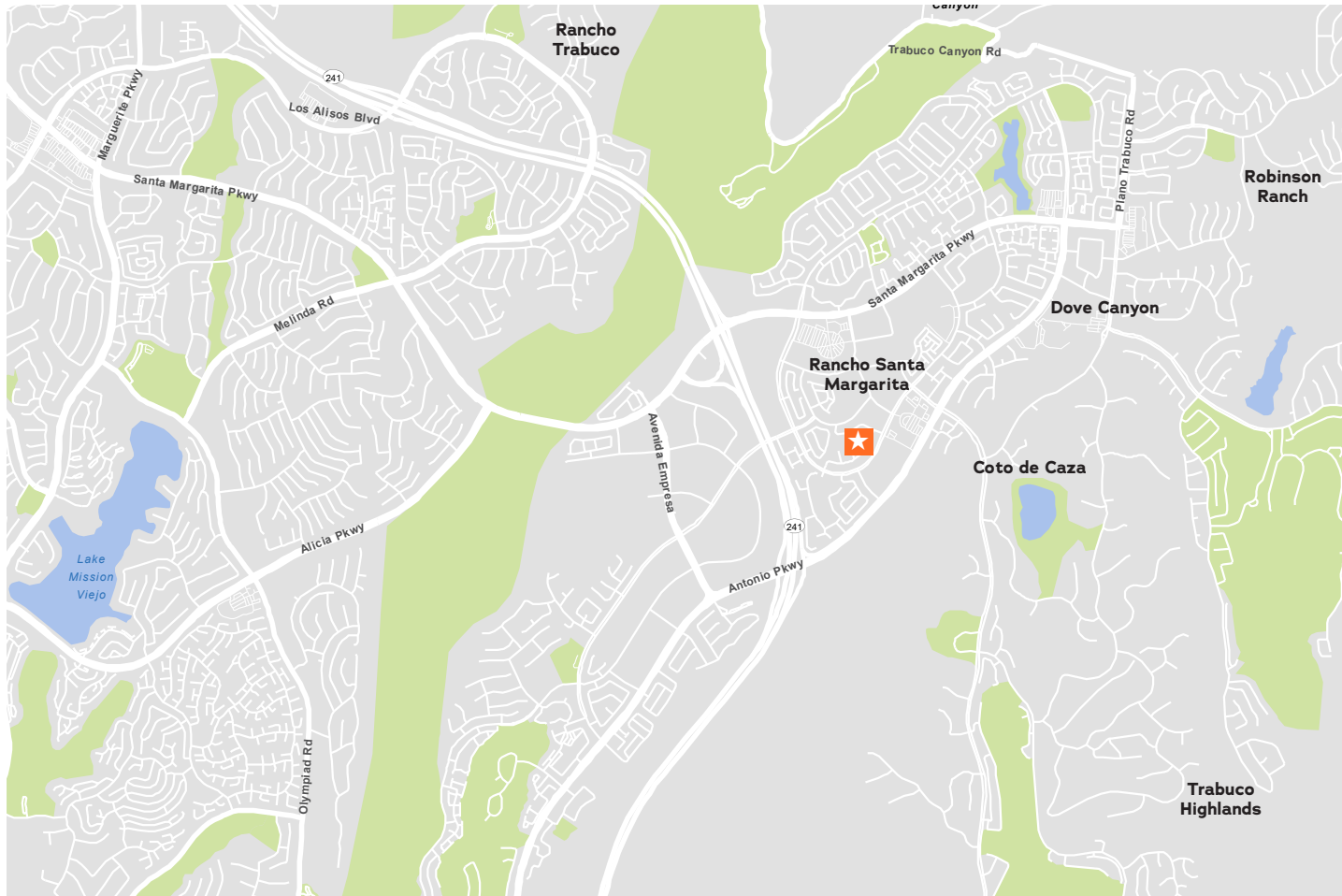




Available / Tenants

Vacant (Former 24 Hour Fitness) 22,000 SF

- BevMo
- Chipotle Mexican Grill
- Cold Stone Creamery
- Crumbl Cookies
- Devi Rebel Yoga
- Elegant Nails & Spa
- Floral Philosophy
- Happy Nails
- Karate
- Kingdom Nutrition
- Kohl's
- Kyoto Poke and Ramen
- Lulu's Caafe
- Natraj's Indian Bistro
- Old World Barbershop
- Optometry
- Palm Beach Tan
- Pet Supply
- Pho O-Oh Tasty
- Pinot's Palette
- Pure Pilates
- Sharetea
- Tapas and Beer
- The Stand
- Todos Santos
- TOGO'S Sandwiches
- Tutto Fresco Kitchen & Bar
- Wood Ranch BBQ & Grill



2022 DEMOGRAPHICS

POPULATION

1 Mile	16,713
3 Miles	78,238
5 Miles	170,348

DAYTIME POPULATION

1 Mile	17,088
3 Miles	61,279
5 Miles	141,042

AVERAGE HH INCOME

1 Mile	\$128,309
3 Miles	\$181,481
5 Miles	\$179,017

For more information, please contact:

Mark Baziak
Senior Managing Director
t 949-608-2049
mark.baziak@nrmk.com
CA RE Lic. #01202116

Bryan Norcott
Executive Managing Director
t 213-298-3595
bryan.norcott@nrmk.com
CA RE Lic. #01054568