

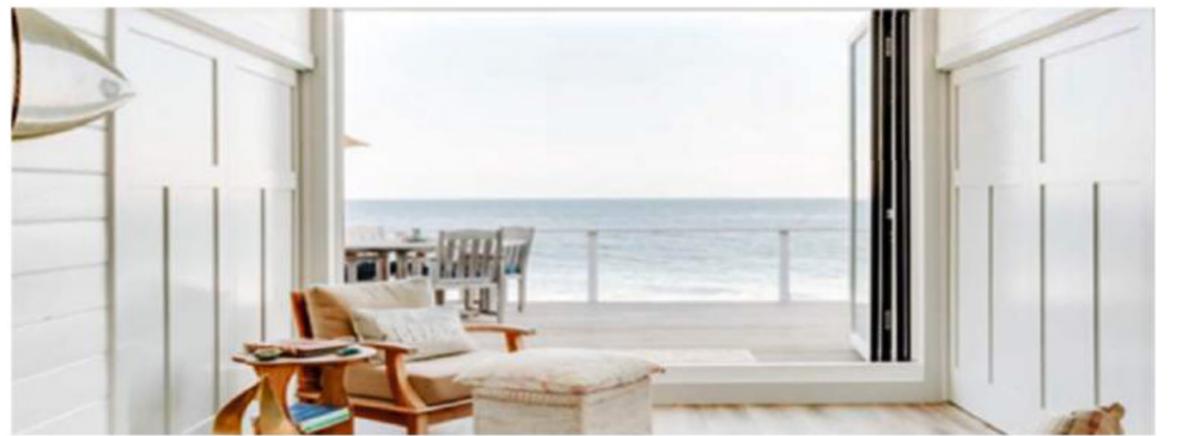
# LOCAL



**Home Design,  
Décor, and  
Improvement  
Opportunity  
Available**

*28311 - 28391  
Marguerite  
Parkway*

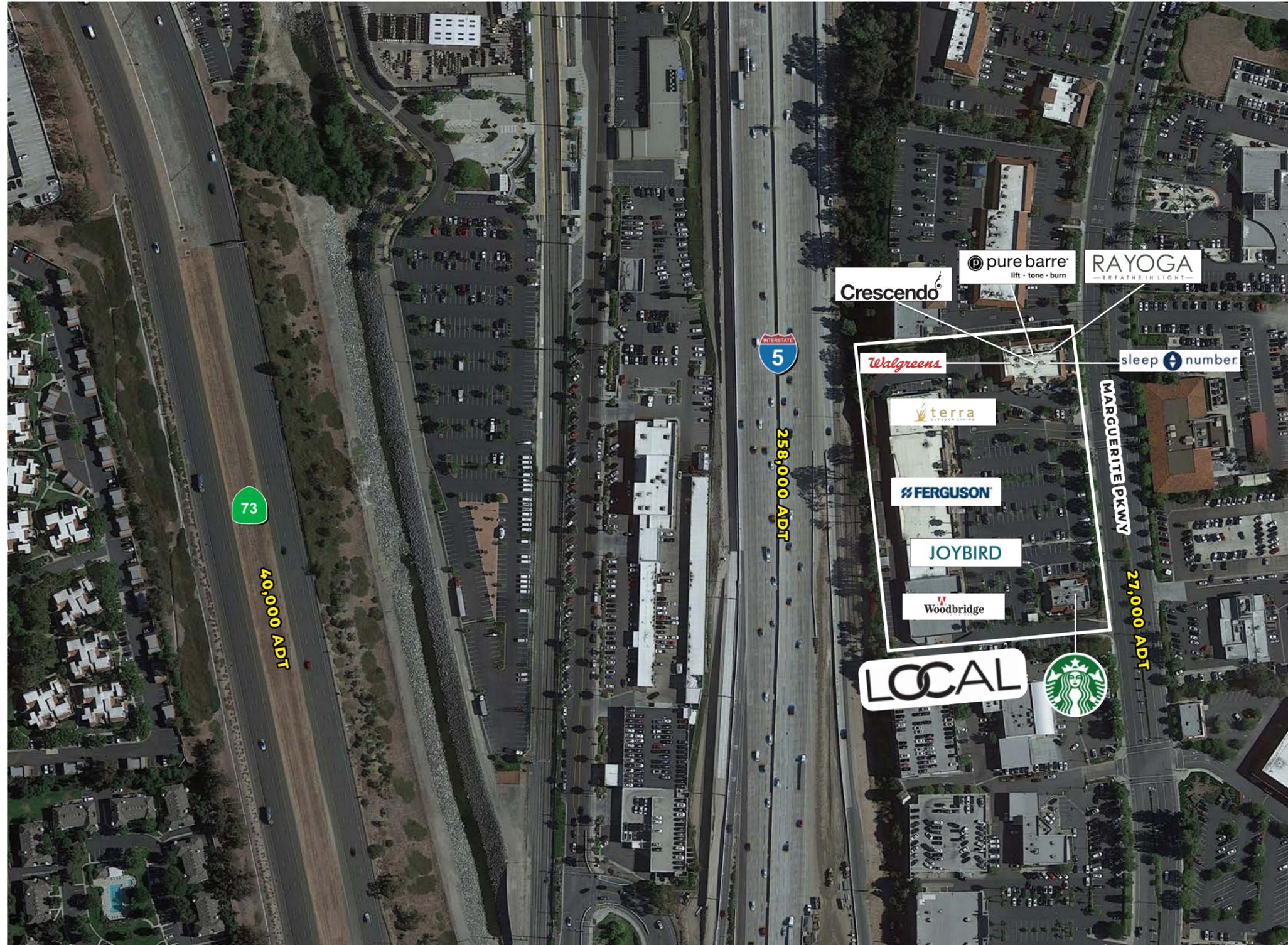
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## Property Highlights

28311 - 28391  
Marguerite Parkway

- + Newly renovated South Orange County shopping center featuring innovative design elements. Tenants include Ferguson, Terra Outdoor Living, Joybird, Sleep Number, Woodbridge, and Ra Yoga.
  - + Conveniently located in close proximity to high income ( $\pm$ \$165,961 within a 3 miles radius), high population ( $\pm$ 121,900 within a 3 mile radius) OC neighborhoods, The Shops at Mission Viejo, and Saddleback College.
  - + High visibility location accessed by I-5 Freeway ( $\pm$ 258,000 ADT) and Crown Valley Pkwy exit in Mission Viejo, CA.
- NOW SEEKING**
- + Upscale home furnishings, design, improvement, and decor retailer
  - + Health and wellness or fitness operator





### Site Plan

28311 - 28391  
Marguerite Parkway

### AVAILABLE

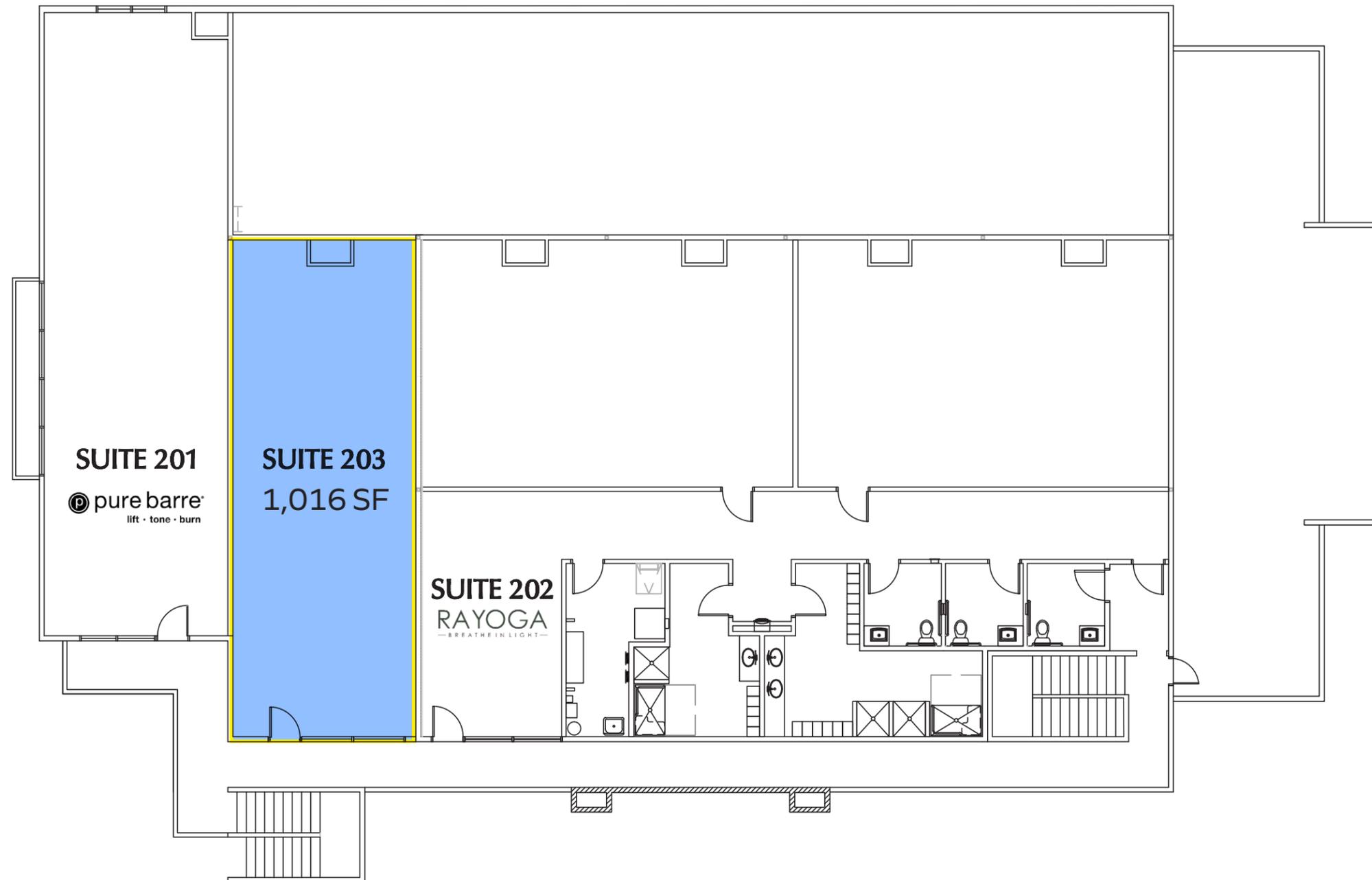
Suite 203

2nd Level Retail/Service/Fitness Space  
for Lease

+ **1,016 SF (2nd level)**

# SITE PLAN LOCAL

28311 - 28391  
Marguerite Parkway



## AVAILABLE

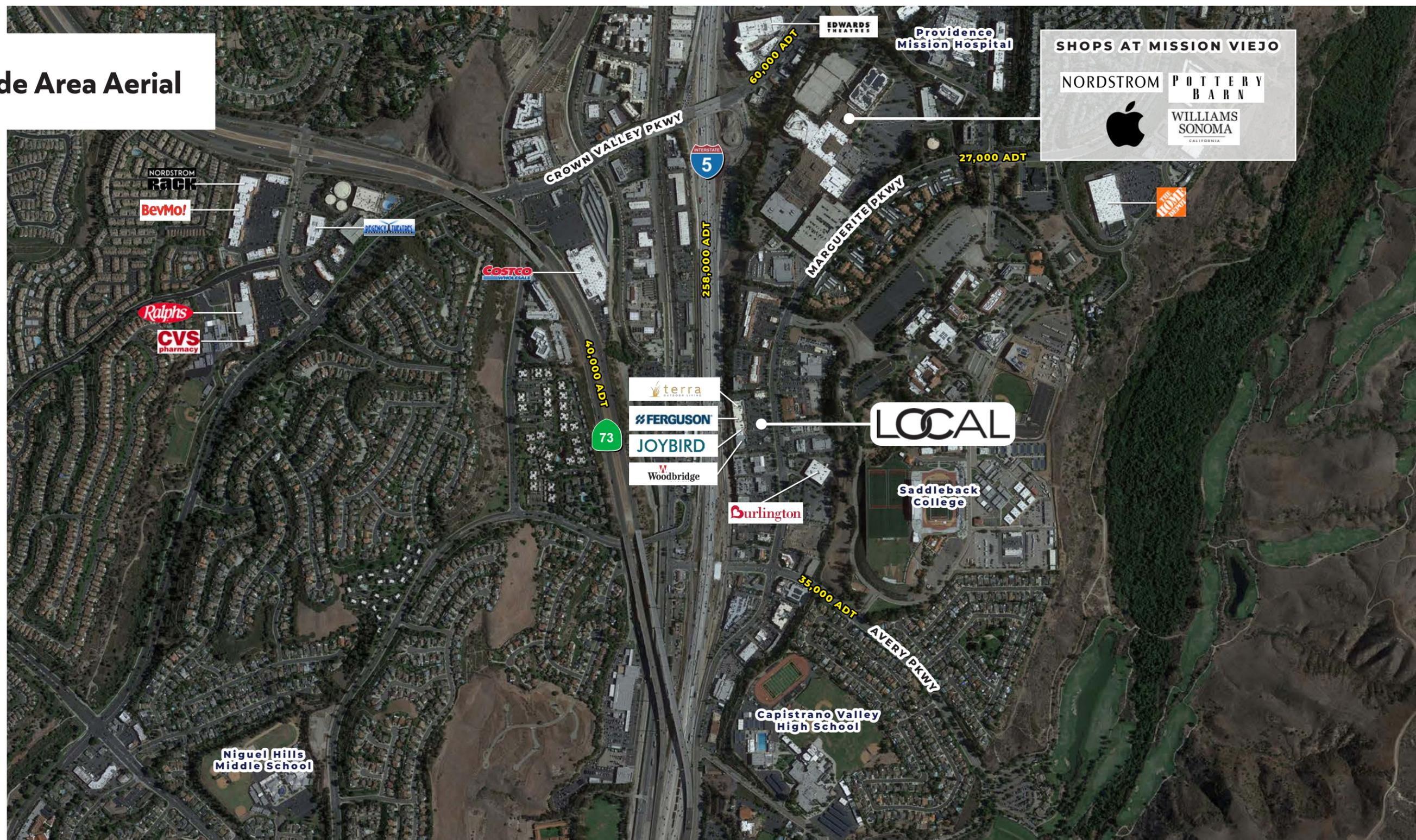
Suite 203

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# Trade Area Aerial

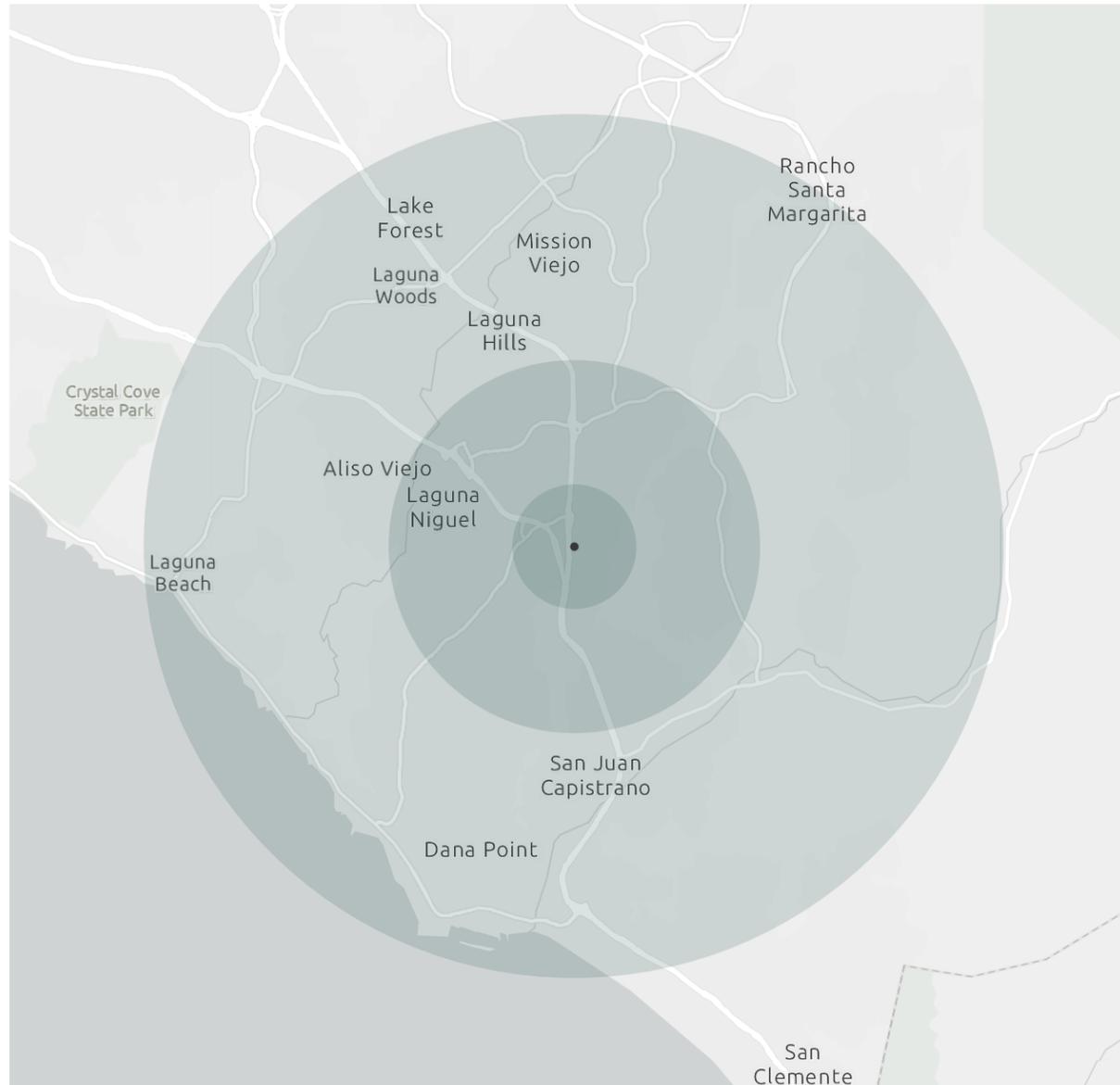


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# Demographics

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Marguerite Pkwy

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## Population

	1 Mile	3 Miles	7 Miles
Estimated Population	9,387	121,376	291,254
Forecasted Population (2027)	9,520	120,884	290,092

## Daytime Demos

	1 Mile	3 Miles	7 Miles
Total Daytime Population	21,200	114,115	269,777

## Median Household Income

	1 Mile	3 Miles	7 Miles
Estimated Median Household Income	\$103,649	\$131,001	\$124,702
Median Disposable Income	\$84,113	\$104,455	\$102,115

## Avg Household Income

	1 Mile	3 Miles	7 Miles
Estimated Average Household Income	\$158,561	\$181,870	\$173,433
Average Disposable Income	\$107,041	\$121,136	\$116,941



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