

**RETAIL SPACE FOR LEASE**

◀ **BACK TO NEW LISTINGS**

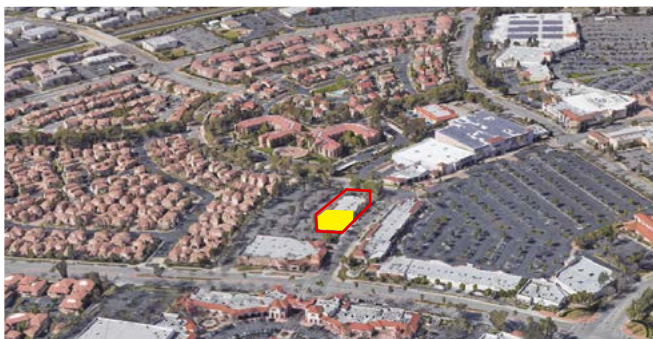
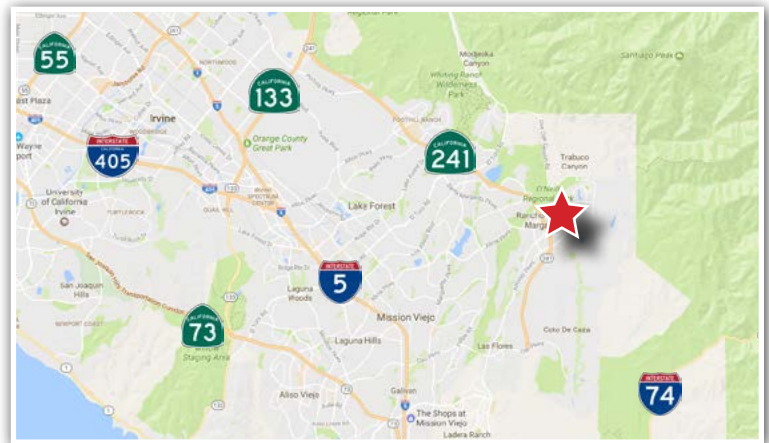


**Property Features**

- Join: 24 Hour Fitness, Happy Nails, Spectrum Tan, Nutri-Shop
- Target, Kohl's, Bed Bath & Beyond, Vons, CVS in neighboring properties
- Great retail trade area
- Good signalized intersection
- Excellent street front visibility
- Main and Main retail trade area in Rancho Santa Margarita
- Lease Rate: \$3/SF NNN (\$1.03/SF)

**Availability**

Suite F: 2,502 SF

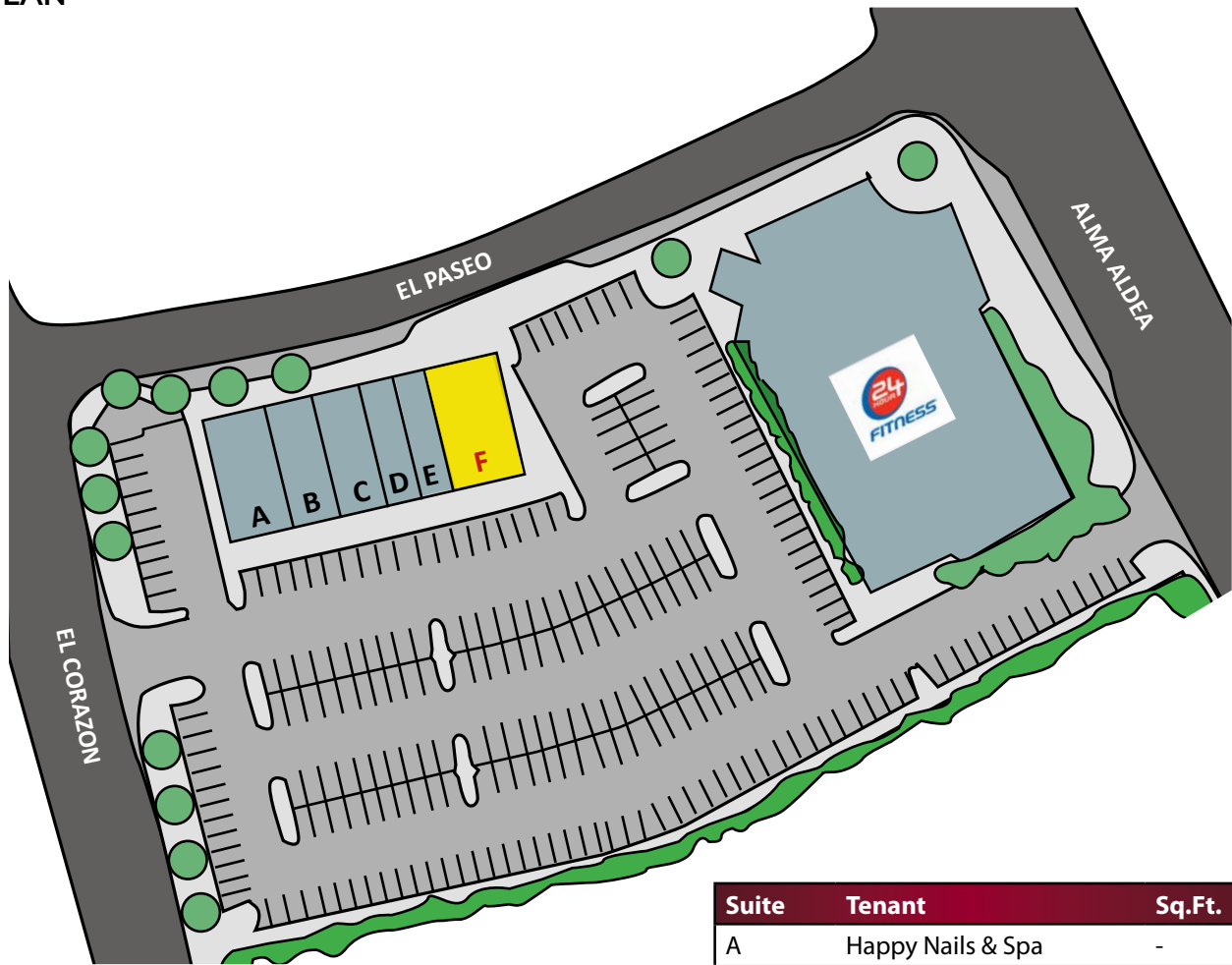


**Demographics**

	1 Mile	3 Miles	5 Miles
Daytime Pop.	9,374	18,267	40,036
Population	15,518	77,435	171,396
Ave. HH Income	\$90,563	\$139,649	\$138,607

For more information, contact: **RANDALL DALBY • 760-448-2459 • rdalby@lee-associates.com • CalBRE Lic # 01259576**  
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SITE PLAN



Suite	Tenant	Sq.Ft.
A	Happy Nails & Spa	-
B	Spectrum Tan	-
C	Spectrum Tan	-
D	Nutri-Shop	-
E	Day Spa	-
<b>F</b>	<b>AVAILABLE</b>	<b>2,502</b>



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# Welcome to Rancho Santa Margarita



Rancho Santa Margarita is a master planned community, and is one of the youngest cities in Orange County. Rancho Santa Margarita is a small city with the soul of a village. The City is instilled with traditions that honor the heritage of our land. A mix of land uses and a balance of jobs and housing provide a planned community oasis in which people live, work, shop, and play. Community events and public gathering places promote a family-oriented community and encourage community spirit and participation. The City maintains a safe environment through a variety of community programs, law enforcement, and fire protection services. Quality educational programs and facilities are promoted through cooperation between the City and the school districts.

As the community looks toward the future, Rancho Santa Margarita will strive to ensure its small town village character is protected and enhanced by well-designed and well-maintained neighborhoods that complement the natural environment. The quality of environmental, open space, scenic resources and our watershed shall be preserved to enhance the community's distinct setting and natural beauty. Other amenities such as Lake Santa Margarita, parks, pools, community centers, and pedestrian/bicycle trails will also be protected and well-maintained to meet the needs of the community.

(Reference: [www.cityofrsm.org](http://www.cityofrsm.org))



22307 El Paseo, Rancho Santa Margarita



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