

FOR LEASE · RETAIL

PARKER & ASSOCIATES
LAKE FOREST, CALIFORNIA 92630 · (949) 796-7275 · DIGITALRE.COM

31115 HISTORIC SAN JUAN CAPISTRANO · ANCHORED NEIGHBORHOOD RETAIL

MARBELLA PLAZA

31103-31115 Rancho Viejo Road · San Juan Capistrano, CA 92675

217K

POPULATION
5-MILE RADIUS

\$189K

AVERAGE HHI
5-MILE RADIUS

32%

HOUSEHOLDS
EARNING \$200K+

80K

HOUSEHOLDS
5-MILE RADIUS

— THE PROPERTY

TOTAL GLA

66,124 SF

LEASE RATE

Upon Request

PARKING

Ample Surface

YEAR BUILT

1992

CENTER TYPE

**Neighborhood
Center**

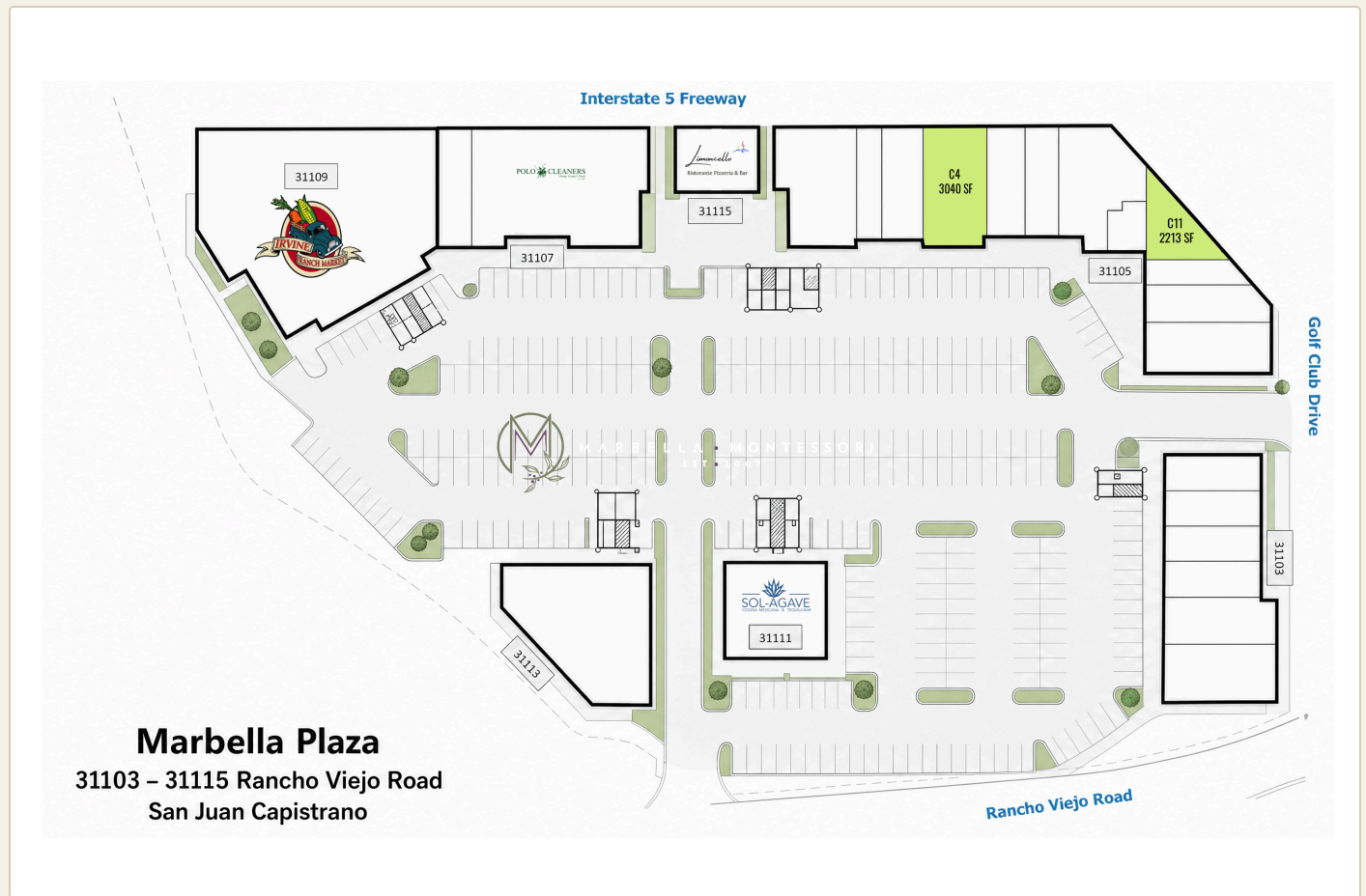
FRONTAGE

**493' on Rancho
Viejo Rd**

— HIGHLIGHTS

- 66,124 SF open-air neighborhood center, built 1992, 27 tenants
- Anchored by Irvine Ranch Market with five full-service restaurants — Sol Agave, Limoncello, Totoya Sushi, The Olives Branch
- 493' of frontage on Rancho Viejo Rd; direct I-5 visibility
- 5-mi trade area: 217K residents, \$189K average HHI, 32% of households earning \$200K+

— SITE PLAN



Marbella Plaza

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— AVAILABLE SPACES

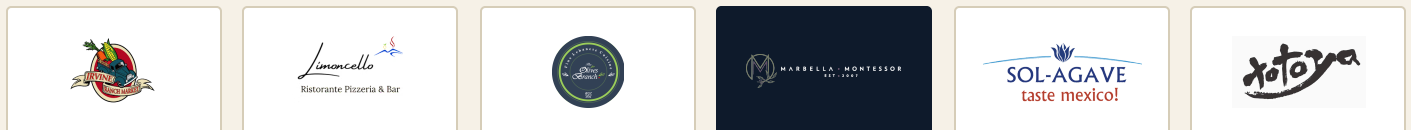
SUITE	SF	RATE	NNN	STATUS	NOTES
C4	3,040 SF	Upon Request	NNN	AVAILABLE NOW	Previously a home décor shop
C11	2,213 SF	Upon Request	NNN	AVAILABLE 07/01/2026	Previously Polo Cleaners

— TRADE AREA DEMOGRAPHICS · 1 / 3 / 5 MILE

METRIC	1 MI	3 MI	5 MI
Population	10,991	87,075	217,166
Households	3,218	30,348	80,124
Average HHI	\$145,842	\$190,880	\$188,995
Median HHI	\$114,473	\$137,133	\$138,758
Median Age	38.2	43.8	43.9
Households \$200K+	18.2%	30.8%	32.2%

Source: US Census ACS 5-Year 2018-2022

— CO-TENANCY



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