



Trabuco Hills Medical Plaza

27725 Santa Margarita Pkwy • Mission Viejo

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Accelerating success.

Trabuco Hills Medical Plaza

27725 Santa Margarita Parkway
Mission Viejo, CA

BUILDING FEATURES

- Class "A" Medical Office Building
- 7.0:1,000 Parking Ratio which provides great flexibility for users
- Located in Trabuco Hills Center across the street from Portola Plaza Shopping Center
- Located on Santa Margarita Parkway, minutes from Lake Mission Viejo
- Nearby access to the Foothill (241) Transportation Corridor which provides easy access to the Irvine Spectrum within five minutes
- Abundance of amenities within walking distance
- Great retail identity
- 2,400 new residential homes premiering in mid-2014
- Major retailers include:



**AERIAL &
LOCATION MAP**

DEMOGRAPHICS
POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2019 Projection	20,111	129,774	247,966
2014 Estimate	19,269	124,491	238,202

2014 EST. POPULATION BY AGE

% Of Population Over 55	26.01%	24.91%	26.77%
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2014 EST. AVERAGE AGE

	38.10	37.40	38.00
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HOUSEHOLDS

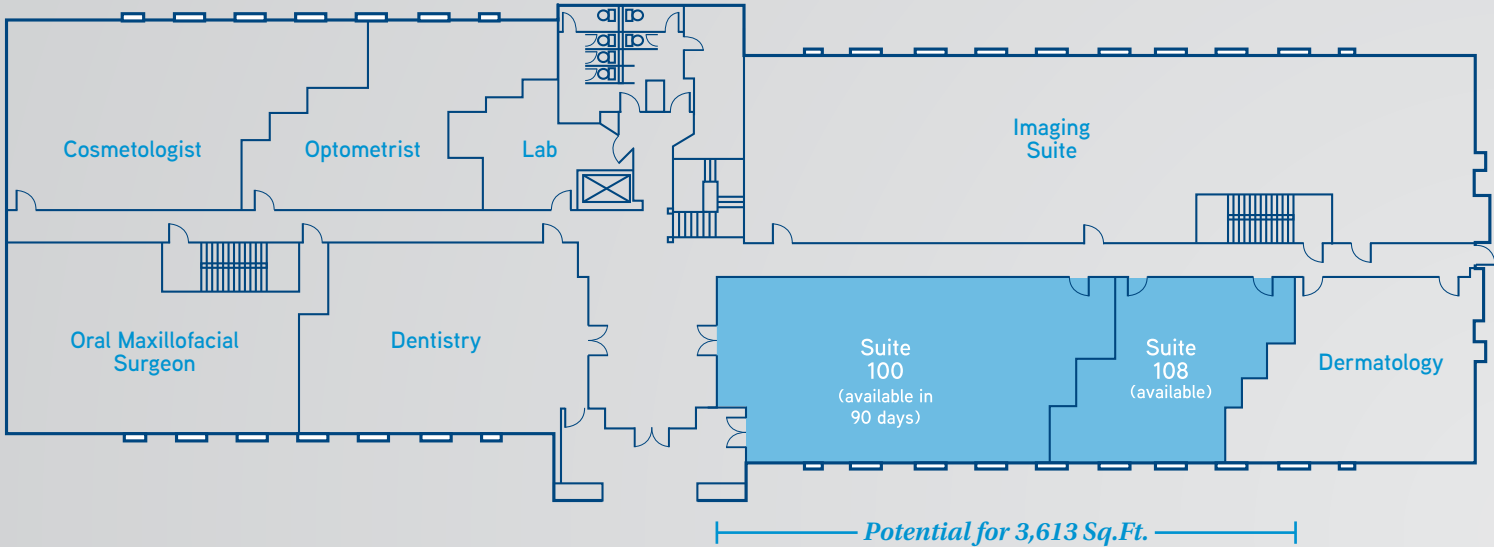
2014 Estimate	7,344	44,560	83,532
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2014 EST. AVERAGE HOUSEHOLD INCOME

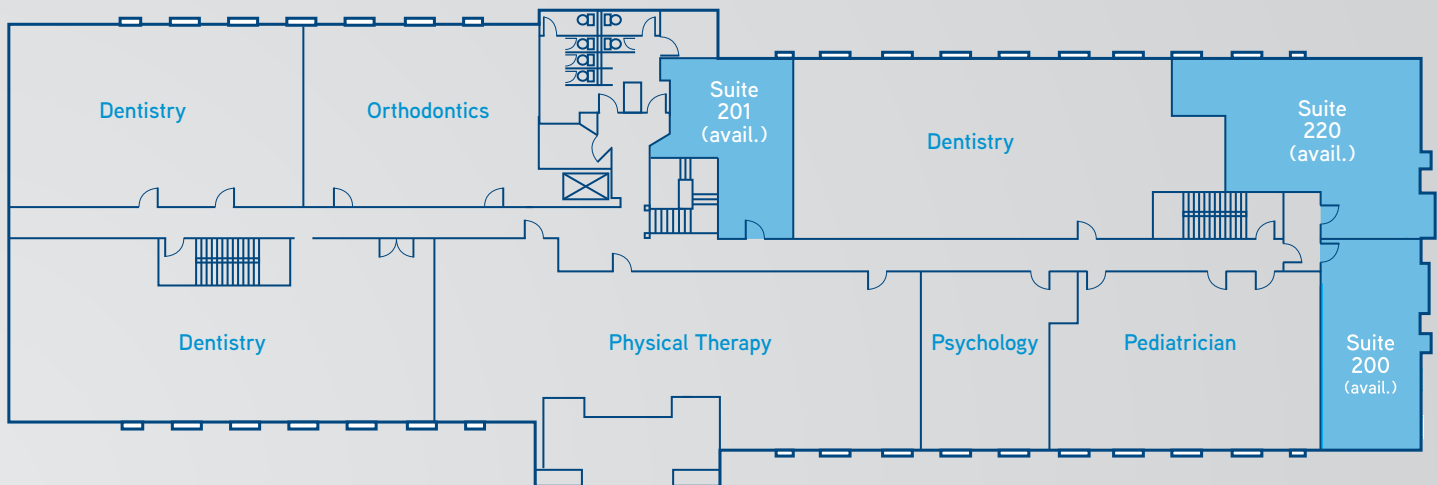
	\$104,439	\$113,955	\$115,067
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Mission Viejo, CA

AVAILABLE SUITES
1st Floor



FIRST FLOOR			
SUITE	SF	RATE	COMMENTS
100	2,425	\$2.25 NNN	Premiere off-lobby location (available in 90 days) Former chiropractic space
108	1,188	\$2.25 NNN	General medical office Attractive tenant improvement package available

AVAILABLE SUITES
2nd Floor

SECOND FLOOR

SUITE	SF	RATE	COMMENTS
200	1,000	\$2.25 NNN	Attractive tenant improvement allowance available
201	719	\$2.25 NNN	Former Chiropractor/Physical Therapy Suite
220	1,318	\$2.25 NNN	Turn- Key Build out for Internal Medicine

RETAIL CENTER
SITE PLAN





For more information, please contact:

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