

FOR LEASE · RETAIL · SAN JUAN CAPISTRANO

Parker & Associates
DIGITALRE.COM/MARBELLA

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+

66,124

GROSS LEASABLE
SF

— THE PROPERTY

One retail suite is available in a 66,124 SF open-air center anchored by Irvine Ranch Market.

Suite C11 is available at Marbella Plaza: 2,213 SF inline, formerly occupied by Polo Cleaners. The space is available now on a triple-net lease with rate available upon request. The center is 66,124 SF across six buildings, anchored by Irvine Ranch Market with five full-service restaurants and a steady mix of service, wellness, and specialty tenants across 27 suites.

ANCHOR + DINING

Irvine Ranch Market drives daily grocery trips. Sol Agave, Limoncello, Totoya Sushi, and The Olives Branch capture lunch and dinner traffic.

TRADE AREA

Inside 5 miles: 217K residents, 80K households, \$189K average HHI, 32% of households earning \$200K+. Stable South OC income with low rollover.

CENTER PROFILE

Six Spanish Colonial buildings around a central court. Outdoor dining patios, mature landscaping, 493' of frontage with direct I-5 visibility.

TOTAL GLA

66,124 SF

YEAR BUILT

1992

CENTER TYPE

Neighborhood Center

FRONTAGE

493' on Rancho Viejo Rd

PARKING

Ample Surface

LEASE RATE

Upon Request

- 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+

— AVAILABLE SPACES

Suite C11

2,213 SF

● **AVAILABLE NOW**

NNN · Retail · Former Polo Cleaners



Suite C11 · 2,213 SF - former Polo Cleaners storefront



Concept visualization - not a current tenant or build-out

SITE PLAN



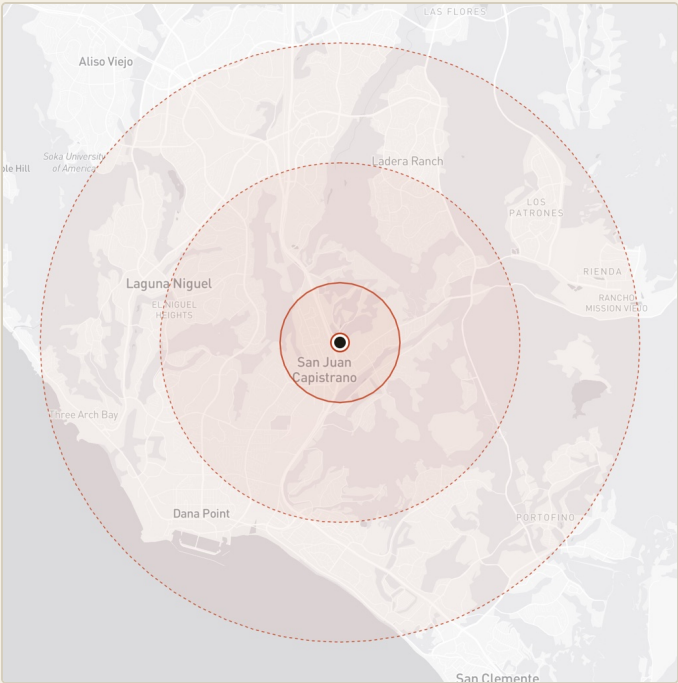
“Two minutes from the Mission, one minute from the I-5 — Marbella Plaza sits at the crossroads where San Juan Capistrano has gathered since 1776.”

SAN JUAN CAPISTRANO · EST. 1776

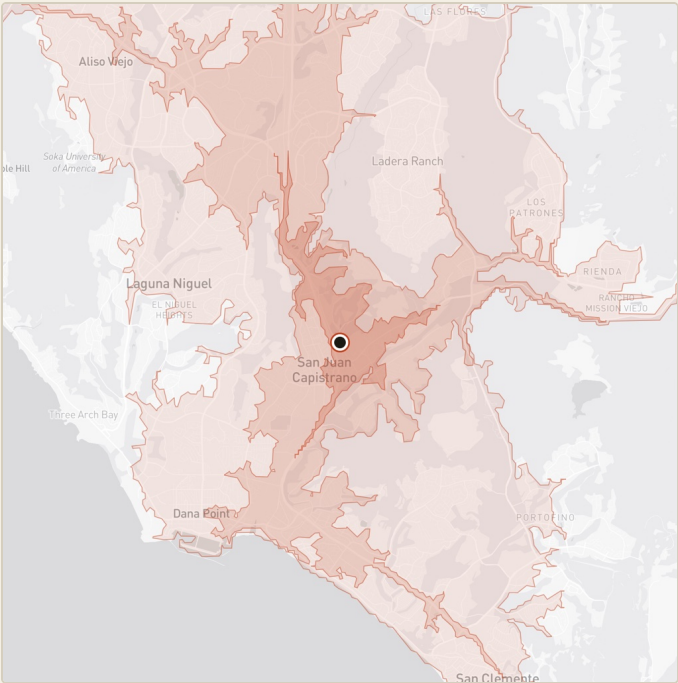


Six Spanish Colonial buildings · 66,124 SF · ample surface parking · direct I-5 visibility

TRADE AREA · 1 / 3 / 5 MILE



Radius rings — 1, 3 & 5 miles



Drive time — 5, 10 & 15 minutes

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 · drive-time isochrones via Mapbox

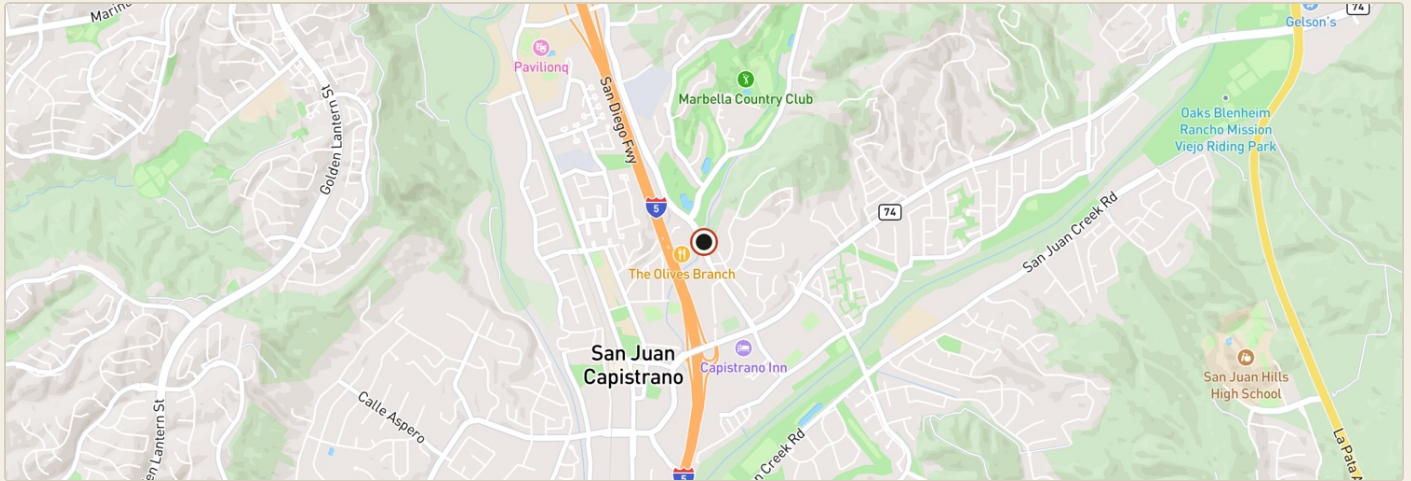
NEARBY · DRIVE TIMES

1 min I-5 / Ortega Hwy Interchange DIRECT FREEWAY ACCESS	2 min Mission San Juan Capistrano HISTORIC ANCHOR	8 min Dana Point Harbor 5M+ ANNUAL VISITORS	8 min Doheny State Beach SURF + CAMPING
10 min Ladera Ranch MASTER-PLANNED COMMUNITY	10 min Laguna Niguel AFFLUENT SUBMARKET	12 min The Outlets at San Clemente 1.5M SF RETAIL	30 min John Wayne Airport PRIMARY OC AIRPORT

Marbella Plaza

PARKER & ASSOCIATES
FOR LEASE · SAN JUAN CAPISTRANO, CA

LOCATION



31103-31115 Rancho Viejo Road · San Juan Capistrano, CA — 493' on Rancho Viejo Rd, direct I-5 visibility

CO-TENANCY

ANCHOR & DESTINATION TENANTS · 27 SUITES



TALK TO A BROKER



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