

RETAIL FOR LEASE

2 Spaces Available
1,075 SF & 2,500 SF

COLLEGE CENTER



28221 - 28231

MARGUERITE PARKWAY

NEWMARK | PACIFIC

MISSION VIEJO, CALIFORNIA

PROPERTY SUMMARY



Heart of Mission Viejo location with easy access and signalized entrance from Marguerite Parkway (main artery road). Proven excellent retail location.



Adjacent to The Shops at Mission Viejo mall anchored by Nordstrom, Macy's, Old Navy and Dick's Sporting Goods.



Situated directly across from Saddleback College and near the prestigious Mission Hospital, the largest hospital in South Orange County.



Great mix of well-known and long-term tenants.



Surrounded by well-established neighborhoods and high income dense demographics.

56,339 SF

BUILDING SIZE

7.79 Acres

LOT SIZE

276

PARKING SPACES

Mission Viejo

LOCATION

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MARGUERITE PARKWAY



NEARBY RETAIL

2026 Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	9,614	117,158	290,661
Daytime Population	22,214	113,579	274,340
Avg. Household Income	\$159,283	\$203,344	\$196,575



SITE PLAN

College Center

	Tenant	SF
1	Navy Recruiting	683
2	Marines Recruiting	591
3	Air Force Recruiting	409
4	Ambitious Edge Barber	1,071
5	Available	1,075
6	H&R Block	1,075
7	Orange Coast Credit Union	3,000
8	Available	2,500
8.5	IN LEASES	2,540
9	Bronx Sandwich	1,114
10	Hannah Hong DMD	1,114
11	J San Ramen	1,114
12	Lava BBQ	1,114
13	Avis/Budget	1,114
14-15	Navy Federal Credit Union	2,228
16	Roger Dunn Golf Shops	10,000
17-19	Army Career Center	3,300
20	ProfessioNAILS	1,128
21-22	Little France	1,000
23	Milk & Cookies	1,100
24	Ding Tea	1,128
25	World Class Pizza	1,215
26-27	Albertaco's Mexican	2,114
28	Surfin' Souvlaki	1,120
29	Jared Jeweler	5,996
30	IN LEASES	4,920



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