



For Lease Portola Plaza

**SWC Santa Margarita Pkwy & Marguerite Pkwy
Mission Viejo, CA 92691**

Property Specifications

Portola Plaza is a 160,000 SF community shopping center located in an affluent Mission Viejo trade area. The center features a strong mix of national, regional, and daily-needs retailers.

RETAIL/RESTAURANT AVAILABLE

1,160 SF – 1,501 SF

PLEASE DO NOT DISTURB EXISTING TENANT

2026 Est Demographics

1 MILE

Population	17,224
Avg Household Income	\$190,950
Daytime Population	2,199

3 MILE

Population	132,550
Avg Household Income	\$200,572
Daytime Population	47,140

5 MILE

Population	262,841
Avg Household Income	\$198,729
Daytime Population	109,651

SOURCE esri



About the Property

- Anchored by Ralphs, CVS, and TJ Maxx with strong daily-needs draw
- Highly visible location at a major signalized intersection
- Affluent Mission Viejo trade area with average household incomes above \$200,000 within 3 miles
- Adjacent to Trabuco Hills High School, serving approximately 2,500 students
- Nearby retailers include Sprouts Farmers Market and Petco
- Close proximity to Saddleback Church's Lake Forest campus, a major regional congregation

Traffic Counts

Santa Margarita Pkwy	±28,000 CPD
Beach Blvd	±13,700 CPD
Los Alisos Blvd	±13,200 CPD

Year: 2025 | Source: Costar

Contact

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NO.	TENANT	SF
27722	Verizon	1,211
27724	Available	1,171
27726	Néktar Juice Bar	1,211
27732	Sydnée's Pet Grooming	1,341
27734	Crispy Cones COMING SOON	1,201
27736	Mission Smoke Shop	901
27738	Available	1,501
27740	Top Nails	1,201
27742	Nuggets & Carats	1,201
27744	MOMOT Tea House	901
27746A	Nothing Bundt Cake	1,201
27746B	Creation Dance Studio	1,512

NO.	TENANT	SF
27752	Portola Plaza Pet Clinic	1,406
27754	DEAL PENDING	1,802
27758	A-1 Mail	901
27760	Cookie Plug	901
27762A	Aloha Stacks Restaurant	2,568
27764	Kumon	901
27766	USSD Karate	1,388
27670A	PastaViva	1,341
27670B	Panda Express	1,819
27672	Donut World	900
27676	Portola Tailor	900
27678	Games Workshop	900

NO.	TENANT	SF
27678	Framing Store	1,200
27680	Dentist	1,200
27682-84B	Optometrist	2,239
27684A	Tutoring Club	2,141
27690	TJ Maxx	32,330
27690B	Burger Boss	2,101
27690C	Taco & Co.	2,245
27690D	DEAL PENDING	3,408
27692	Perspire Sauna Studio	1,695
27696	Available	1,160
27698	Starbucks Coffee	1,300

