

# PLAZA EMPRESA

SWC Rancho Santa Margarita Pkwy & Avenida Empresa

**29821-29941 AVENTURA  
RANCHO SANTA MARGARITA, CA**



- ◆ Retail, Office, and Medical Multi-tenant Center
- ◆ Excellent Daytime population from adjacent business parks
- ◆ Strategically located, off the 241 Toll Road, at the gateway of Rancho Santa Margarita

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population '05	12,426	57,041	103,727
Average Income	\$128,466	\$115,750	\$126,664

## DAYTIME POPULATION

Over 18,000 in 3 Miles

**NAI Capital**

Commercial Real Estate Services, Worldwide.  
3281 East Guasti Rd. • Suite 225 • Ontario • CA 91761 • Fax: 909.945.2338  
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For Leasing Information, Please Contact:

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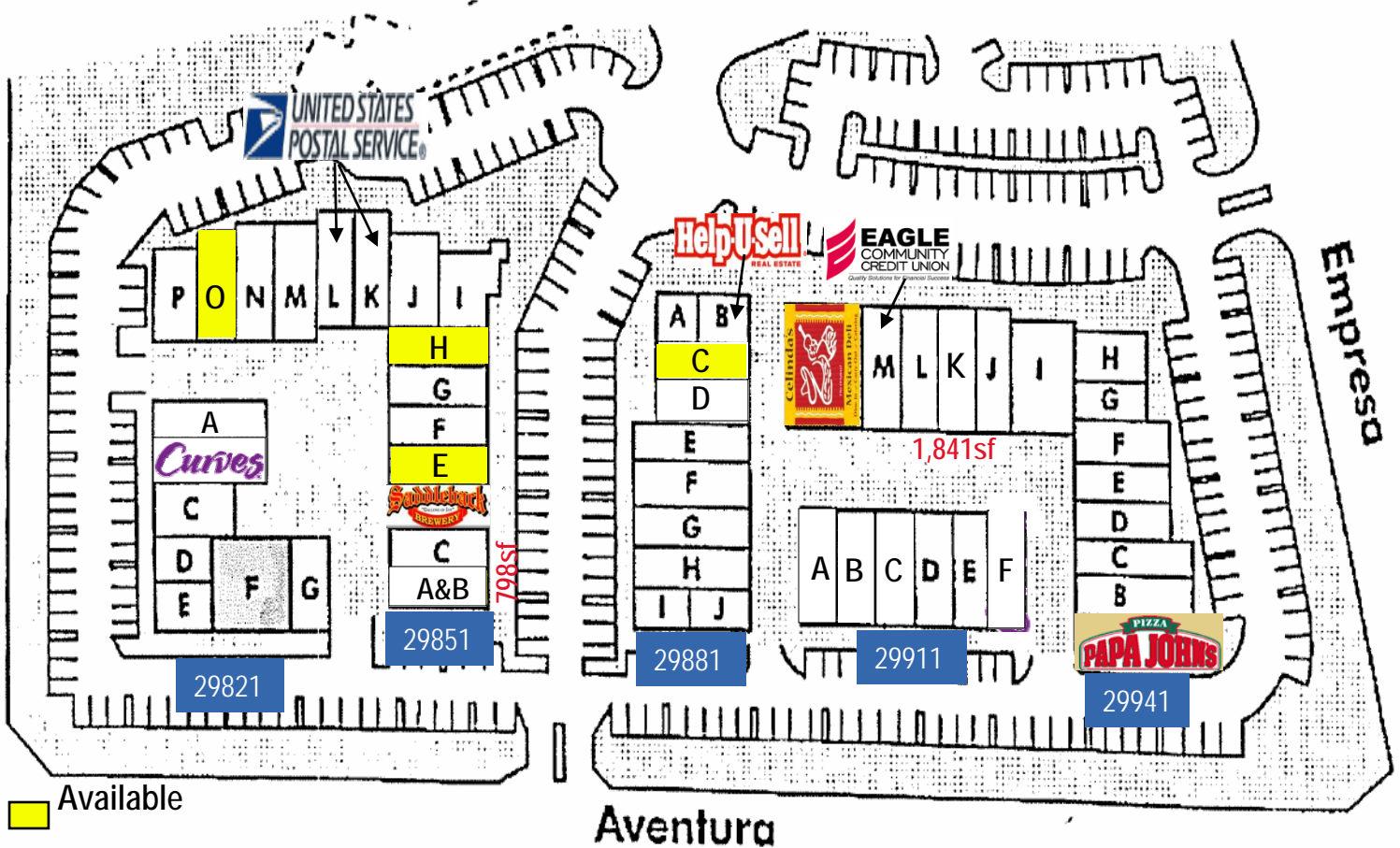
**909-945-2339**

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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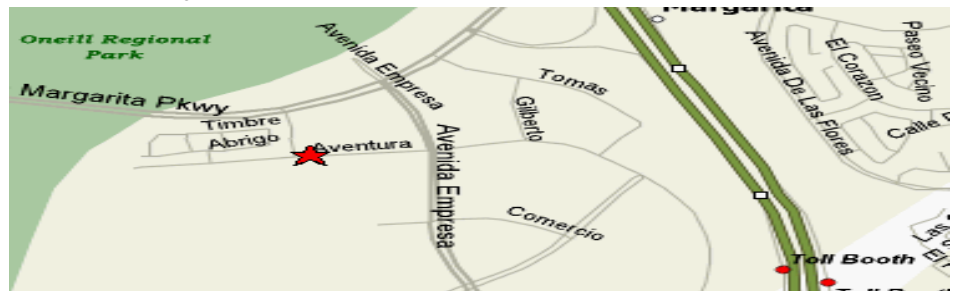
## SITE PLAN

### Rancho Santa Margarita Parkway



### Aventura

ST#	Tenant Name	Sf	ST#	Tenant Name	Sf	ST#	Tenant Name	Sf
29821A	Super Suppers	1,744	29881A	Audible Sensations	1,167	29941A	Papa John's Pizza	1,880
29821B	Curves	1,402	29881B	Help-U-Sell	900	29941B	Santa Margarita Dental Center	1,744
29821C	Kid's Gym	2,282	<b>29881C Available</b>		<b>1,609</b>	29941C	RSM Pediatric Dentistry	1,744
29821D	FZone Dance & Performing Arts	5,334	29881D	Nail Salon	1,731	29941D-F	Souther OC Pediatric Assoc.	4,338
29821G	Julie's Grooming	1,460	29881E	Sunbelt Financial Services	1,890	29941GH	RSM Medical Center	3,057
29851AB	RSM Glass & Mirror	1,596	29881F	Robert E. Meister, DDS	1,853	29941I	Neighborhood Grill & Salad Bar	2,317
29851C	Nature's Pet	1,596	29881G	JDaily Sports Grill	5,602	29941K	Ranch Market	1,841
29851D	Saddleback Brewery	1,591	29911A	Signs Now	1,747	29941J	Rancho Cleaners	1,841
<b>29851E Available</b>		<b>1,677</b>	29911BC	Variety Store	3,437	29941L	Scott's Donuts & Bagels	1,841
29851F	China Bowl	1,596	29911DE	Amazing Grapes	3,465	29941M	Eagle Credit Union	1,841
29851G	Shaolin Kung Fu School	1,744	29911F	Amazing Grapes	1,747	29941NO	Celinda's Mexican Deli	3,682
<b>29951H Available</b>		<b>1677</b>						
29851I	RSM Optometry	1,817						
29851J	Salon Empresa	1,294						
29851KL	United States Postal Service	3,620						
29851M	Acupuncture Med Center	1,723						
29851N	Cinema Deli	1,728						
<b>29851O Vacant</b>		<b>1,596</b>						
29851P	Fairway Trust	1,319						



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