

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.
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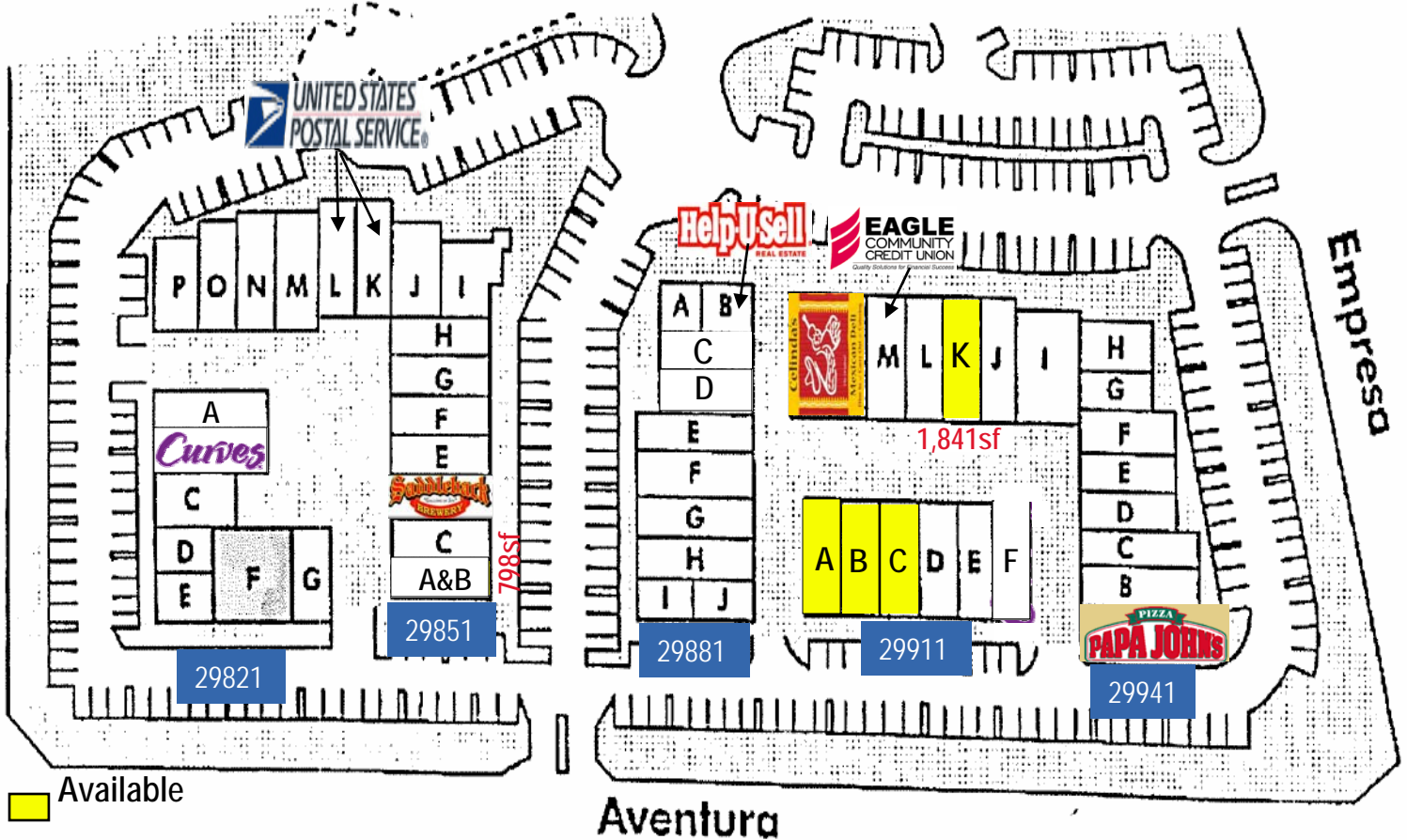
909-945-2339

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.

PLAZA EMPRESA

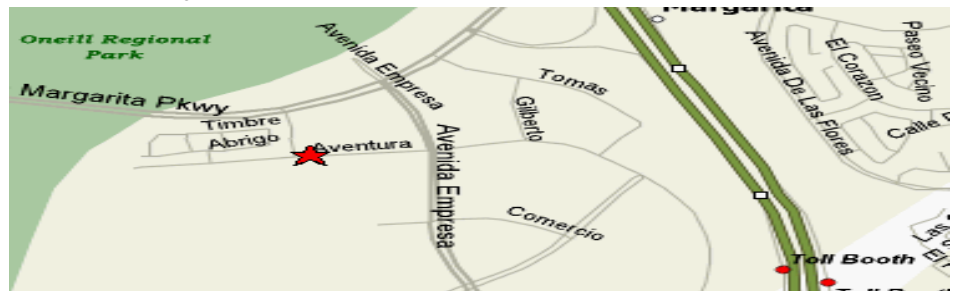
SITE PLAN

Rancho Santa Margarita Parkway



Aventura

ST#	Tenant Name	Sf	ST#	Tenant Name	Sf	ST#	Tenant Name	Sf
29821A	Super Suppers	1,744	29881A	Antonio Flowers	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	29881C	Cool Pics Studio	1,609	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	Ursula's Grooming	1,460	29881E	Sunbelt Financial Services	1,890	29941GH	RSM Medical Center	3,057
29851AB	Glass Company	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	Available	1,841
29851D	Saddleback Brewery	1,591	29911A	Available	1,747	29941L	Scott's Donuts & Bagels	1,841
29851EH	Rancho Canyon Music	3,355	29911BC	Available	3,437	29941M	Eagle Credit Union	1,841
29851F	China Bowl	1,596	29911DE	Amazing Grapes	3,465	29941NO	Celinda's Mexican Deli	3,682
29851G	Shaolin Kung Fu School	1,744	29911F	Amazing Grapes	1,747			
29851I	RSM Optometry	1,817						
29851J	Salon Empresa	1,294						
29851KL	United States Postal Service	3,620						
29851M	Fairway Trust	1,723						
29851N	Cinema Deli	1,728						
92851O	Focus Physical Therapy	1,596						
29851P	Acupuncture Medical Center	1,319						



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Date: 01/25/06
Current Geography Selection: (3 Selected) 1, 2, 3 mile radii: 29821
 AVENTURA, RANCHO SANTA MARGARITA, CA 92688

Lat: 33.636109 **Long:** -117.609662
City: Rancho Santa Margarita city **Pop:** 50,768
County: Orange County **Pop:** 3,020,648
Zip: 92688 **Pop:** 51,254

Demographic Detail Comparison Report

	1 Miles:	2 Miles:	3 Miles:
2005 Demographics			
Total Population	12,426	57,041	103,727
Total Households	4,220	20,818	36,622
Female Population	6,285	29,238	52,747
% Female	50.6%	51.3%	50.9%
Male Population	6,140	27,803	50,980
% Male	49.4%	48.7%	49.1%
Population Density (per Sq. Mi.)	3,955.2	4,539.1	3,668.6
Age:			
Age 0 - 4	10.4%	8.8%	8.2%
Age 5 - 14	18.3%	16.4%	16.7%
Age 15 - 19	5.6%	5.6%	6.1%
Age 20 - 24	4.4%	4.2%	4.1%
Age 25 - 34	16.9%	14.4%	12.7%
Age 35 - 44	21.3%	19.9%	19.9%
Age 45 - 54	12.8%	13.6%	14.9%
Age 55 - 64	5.3%	7.5%	8.3%
Age 65 - 74	2.8%	5.4%	4.9%
Age 75 - 84	1.6%	3.5%	3.3%
Age 85 +	0.5%	0.7%	0.9%
Median Age	32.2	35.3	36.2
Housing Units			
Total Housing Units	4,312	21,271	37,434
Owner Occupied Housing Units	67.8%	76.3%	77.6%
Renter Occupied Housing Units	30.1%	21.5%	20.2%
Vacant Housing Units	2.1%	2.1%	2.2%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian or Pacific Islander	9.3%	8.5%	8.1%
Black	1.7%	1.4%	1.2%
Hawaiian/Pacific Islander	0.1%	0.2%	0.2%
White	85.4%	85.9%	86.9%
Other	1.5%	1.9%	1.7%
Multi-Race	1.9%	1.8%	1.8%
Hispanic Ethnicity	14.0%	14.7%	13.8%
Not of Hispanic Ethnicity	86.0%	85.3%	86.3%

Marital Status:

Age 15 + Population	8,850	42,683	77,893
Divorced	9.8%	9.4%	9.0%
Never Married	19.6%	19.7%	20.6%
Now Married	65.0%	63.3%	63.4%
Separated	3.5%	3.5%	3.2%
Widowed	2.4%	4.2%	3.9%

Educational Attainment:

Total Population Age 25+	7,613	37,100	67,296
Grade K - 8	1.8%	2.5%	2.3%
Grade 9 - 12	3.8%	4.5%	4.4%
High School Graduate	17.6%	18.9%	18.9%
Associates Degree	7.3%	8.9%	8.8%
Bachelor's Degree	31.0%	28.7%	28.9%
Graduate Degree	16.0%	13.1%	13.4%
Some College, No Degree	22.6%	23.6%	23.4%

Household Income:

Income \$ 0 - \$9,999	1.6%	1.8%	1.9%
Income \$ 10,000 - \$14,999	1.0%	0.8%	0.9%
Income \$ 15,000 - \$24,999	5.0%	5.3%	4.6%
Income \$ 25,000 - \$34,999	4.8%	5.5%	5.5%
Income \$ 35,000 - \$49,999	10.4%	10.9%	9.9%
Income \$ 50,000 - \$74,999	15.0%	17.8%	16.8%
Income \$ 75,000 - \$99,999	15.6%	17.8%	16.8%
Income \$100,000 - \$124,999	14.8%	14.4%	14.7%
Income \$125,000 - \$149,999	10.2%	8.7%	9.1%
Income \$150,000 +	21.7%	17.0%	19.8%

Average Household Income	\$128,466	\$115,750	\$126,664
Median Household Income	\$94,048	\$84,658	\$89,238
Per Capita Income	\$43,610	\$42,158	\$44,815

Vehicles Available:

0 Vehicles Available	2.9%	2.1%	1.8%
1 Vehicle Available	23.5%	26.7%	24.2%
2+ Vehicles Available	73.6%	71.2%	73.9%
Average Vehicles Per Household	2.20	2.00	2.10
Total Vehicles Available	9,119	42,455	77,117

Business and Employment:

Number of Employees	7,301	11,975	18,307
Number of Establishments	575	1,340	2,289

	1 Miles:	2 Miles:	3 Miles:
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2010 Demographics

Total Population	14,114	65,027	114,784
Total Households	4,755	23,618	40,344
Female Population	7,116	33,260	58,241

% Female	50.4%	51.1%	50.7%
Male Population	6,998	31,767	56,543
% Male	49.6%	48.9%	49.3%

Age:

Age 0 - 4	10.1%	8.4%	8.0%
Age 5 - 14	17.6%	15.6%	15.9%
Age 15 - 19	6.1%	6.0%	6.5%
Age 20 - 24	4.7%	4.4%	4.3%
Age 25 - 34	15.1%	12.9%	11.5%
Age 35 - 44	19.7%	18.2%	18.3%
Age 45 - 54	14.0%	14.4%	15.7%
Age 55 - 64	6.7%	9.0%	9.7%
Age 65 - 74	3.6%	6.7%	6.0%
Age 75 - 84	1.8%	3.6%	3.3%
Age 85 +	0.6%	0.8%	0.9%
Median Age	32.9	36.5	37.3

Housing Units Trend

Total Housing Units	4,857	24,121	41,220
Owner Occupied Housing Units	65.7%	74.9%	76.3%
Renter Occupied Housing Units	32.2%	23.0%	21.6%
Vacant Housing Units	2.1%	2.1%	2.1%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian	9.7%	8.9%	8.5%
Black	1.3%	1.2%	1.0%
Hawaiian/Pacific Islander	0.1%	0.2%	0.2%
White	88.0%	88.7%	89.4%
Other	0.4%	0.5%	0.5%
Multi-Race	0.4%	0.4%	0.4%
Hispanic Ethnicity	16.6%	17.1%	16.3%
Not of Hispanic Ethnicity	83.4%	82.9%	83.7%

Marital Status:

Age 15 + Population	10,208	49,358	87,386
Divorced	10.5%	10.0%	9.6%
Never Married	21.4%	21.1%	21.9%
Now Married	60.8%	59.9%	60.0%
Separated	4.9%	4.9%	4.6%
Widowed	2.7%	4.3%	4.0%

Educational Attainment:

Total Population Age 25+	8,697	42,778	75,143
Grade K - 9	1.6%	2.3%	2.1%
Grade 9 - 12	3.6%	4.2%	4.1%
High School Graduate	18.8%	20.2%	20.0%
Associates Degree	7.2%	8.9%	8.8%
Bachelor's Degree	32.5%	30.1%	30.5%
Graduate Degree	16.7%	13.7%	14.0%
Some College, No Degree	19.7%	20.6%	20.6%

Household Income:

Income \$ 0 - \$9,999	1.6%	1.8%	1.9%
Income \$ 10,000 - \$14,999	0.9%	0.7%	0.8%
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Income \$ 25,000 - \$34,999	5.3%	5.0%	5.0%
Income \$ 35,000 - \$49,999	7.7%	8.9%	8.1%
Income \$ 50,000 - \$74,999	12.2%	14.6%	14.1%
Income \$ 75,000 - \$99,999	14.0%	15.8%	14.4%
Income \$100,000 - \$124,999	13.4%	14.0%	13.9%
Income \$125,000 - \$149,999	12.1%	11.7%	11.9%
Income \$150,000 +	28.8%	23.1%	26.2%
Average Household Income	\$142,079	\$129,368	\$141,147
Median Household Income	\$109,013	\$96,706	\$104,238
Per Capita Income	\$47,868	\$46,893	\$49,710

Vehicles Available

0 Vehicles Available	1.9%	1.4%	1.3%
1 Vehicle Available	23.3%	24.2%	22.0%
2+ Vehicles Available	74.9%	74.4%	76.7%
Average Vehicles Per Household	2.60	2.50	2.50
Total Vehicles Available	10,789	51,094	89,873

1 Miles:

2 Miles:

3 Miles:

29821 AVENTURA, RANCHO SANTA MARGARITA, CA 92688

Legend

ZIP Codes



★ Subject Site

○ 1, 2, 3 mile radii

□ Post Code Bndry

⊙ Big City Ctr

⊙ Medium City Ctr

⊙ Small City Ctr

— Prim. Hwy

— Secd. Hwy

— Maj. Rds

Water Bodies

Parks

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Date: 01/25/06

