

# KOHL'S PAD SITE - GROUND LEASE ONLY

22215 El Paseo, Rancho Santa Margarita, CA 92688 (#548 Rancho San Margarita)



AREA ANCHORS:

**ROSS**  
DRESS FOR LESS®

**TILLY'S**

**BevMo!**

- Pad site available for ground lease (approx. location shown above)
- Located at Plaza El Paseo
- Neighboring-Tenants include Bevmo, Ross, Tilly's, Chipotle & Wingstop
- Other retailers in the sub-market include Target, Trader Joe's, Ulta & Big 5

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,943	72,346	163,066
AVG. HH INCOME	\$149,889	\$208,830	\$203,599
HOUSEHOLDS	5,536	27,294	59,614
CONSUMER SPENDING	\$525.76 M	\$3.4 B	\$7.24 B

 epsteen & associates

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

AUSTIN COLE

acole@epsteen.com

(310)451-8171 ext. 251

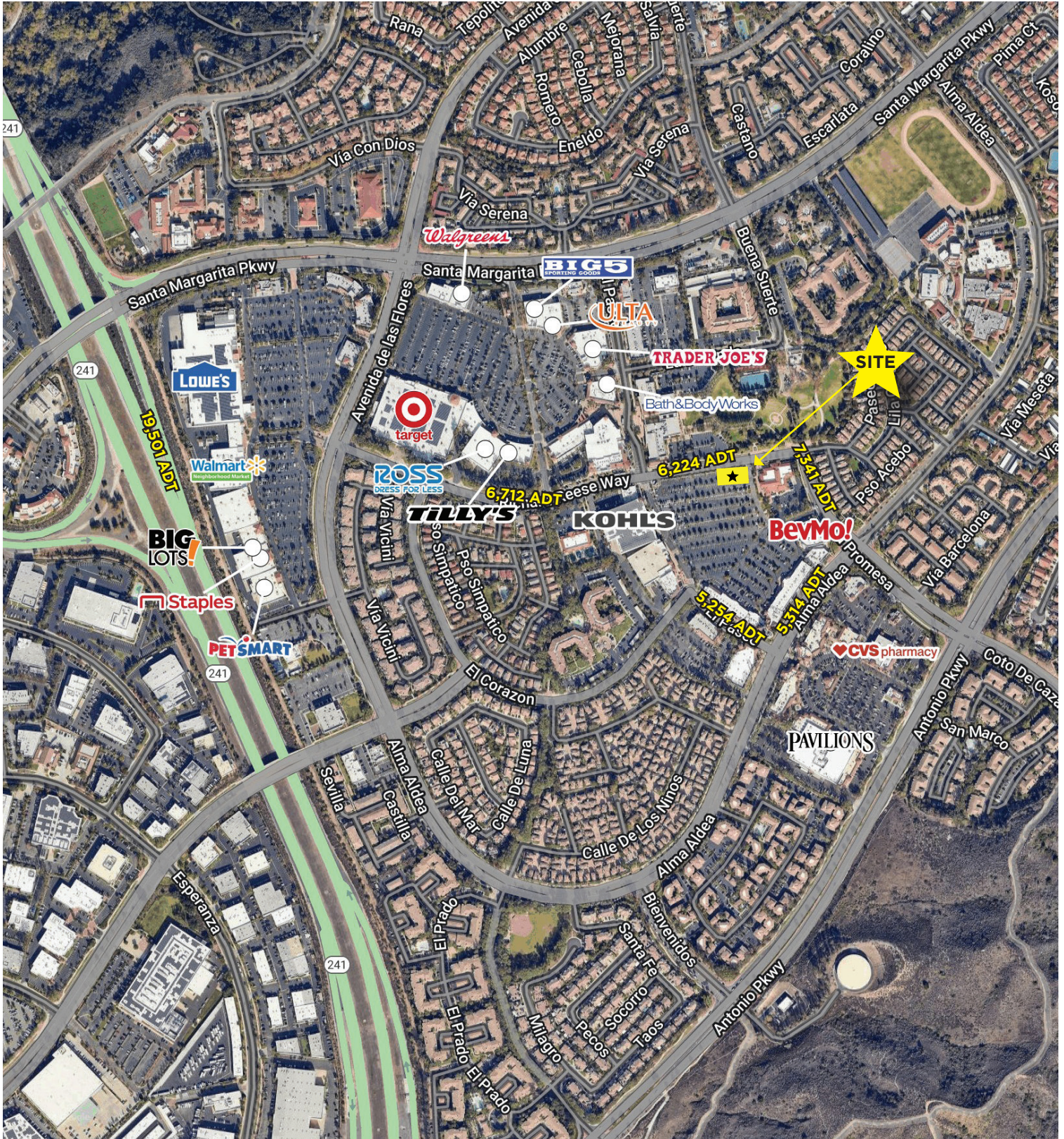
**CHAINLINKS**  
RETAIL ADVISORS

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and actual drawings shown are approximate, subject to change, and should be independently verified by you and may not be relied upon as a precise representation by this office.



# KOHL'S ANCHORED PAD SITE

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