

# ALICIA TOWNE PLAZA

24391-24491 ALICIA PARKWAY | MISSION VIEJO, CA

**FOR LEASE**  
±1,440-7,000 SF Retail



## PROPERTY HIGHLIGHTS

- Strategically located along Interstate 5 and Alicia Parkway in the heart of Southern Orange County.
- Notable tenants in the trade area include Target, LA Fitness, Dick's Sporting Goods, Ralphs, CVS Pharmacy and more.
- Multiple ingress/egress points with unobstructed access from Alicia Parkway.
- Services the affluent and dense residential communities of Mission Viejo, Lake Forest and Laguna Hills.
- ± 61,000 Average Daily Traffic on Alicia Parkway
- ± 333,100 Average Daily Traffic on Interstate 5

Source: CoStar



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Corporate License #01355491

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## CURRENT AVAILABILITIES



STE.	TENANT	SF
2	Del Taco	4,256
6	LA Fitness	71,758
10	AT&T Wireless	1,800
12	H & R Block	1,200
14	Whole Nutrition Center	900
16	Alicia Orthodontic	1,200
18	James Remodeling Inc.	1,295
20	Profile by Sanford	2,053
22	Lash Art Studio	1,432
24	Amazing Foot Spa	1,800
26	Holishirts (Available)	1,440
28	Flame Broiler	900
30	Check Into Cash	900
32	Surfin' Donuts	1,200
35	Available	4,560
38	Rita's Jewelry	900
40	Music & Arts	2,085
42	Wild Birds Unlimited	1,815
46	Salon Pompeii	2,100
48	Subway	900
52	A Snail's Pace	3,300
56	Dollar Tree	10,000
60	TC Nails & Spa	1,120
61	Five Star Cleaners	1,400
62	Casa Franco	1,925
64	OC Mattress (Available)	7,000
66	Five Guys	2,700
70	Denny's	5,290

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## MISSION VIEJO SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2020 Estimated Population	21,589	164,031	339,917
	2025 Projected Population	22,070	166,920	350,038
	2010 Census Population	20,118	156,489	308,533
	2000 Census Population	20,858	158,818	283,003
	Growth 2010-2020	0.69%	0.46%	0.95%
	Growth 2019-2025	0.44%	0.35%	0.59%
	2020 Estimated Median Age	43.2	45.1	41.5
	Total Businesses	1,291	9,745	20,679
	Total Employees	9,669	76,887	195,597
	HOUSEHOLDS	2020 Estimated Households	6,753	60,712
2025 Projected Households		6,891	61,532	129,546
2010 Census Households		6,404	58,653	115,250
2000 Census Households		6,718	59,650	106,486
Growth 2010-2020		0.52%	0.34%	0.88%
Growth 2020-2025		0.41%	0.27%	0.54%
2020 Est. Average Household Size		3.03	2.66	2.67
INCOME	2020 Est. Median Household Income	\$93,544	\$98,420	\$108,111
	2025 Prj. Median Household Income	\$103,046	\$106,425	\$116,725
	2020 Est. Average Household Income	\$119,845	\$128,684	\$139,090
	2025 Prj. Average Household Income	\$134,648	\$143,420	\$154,786
	2020 Estimated Per Capita Income	\$37,274	\$47,498	\$51,821
HOUSING	2020 Estimated Housing Units	7,019	63,628	131,384
	2020 Est. Owner Occupied Units	64.7%	68.4%	64.1%
	2020 Est. Renter Occupied Units	31.6%	27.1%	31.9%
	2020 Estimated Vacant Units	3.8%	4.6%	4.0%
	2020 Est. Median Housing Value	\$647,617	\$633,793	\$672,958
	2020 Est. Average Housing Value	\$643,329	\$661,518	\$721,884



**96,653**  
Total Population



**33,995**  
Total Households



**\$146,048**  
Avg. H.H. Income



**94,277**  
Daytime Population

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Source: ESRI