

**RETAIL
FOR LEASE**

**AVAILABLE
1,200 - 3,600 SF**

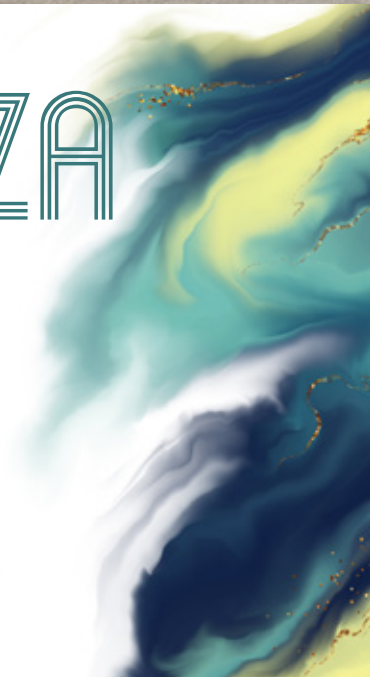


OLYMPIAD PLAZA

23012 - 23062 ALICIA PARKWAY
MISSION VIEJO, CALIFORNIA 92692

NEWMARK

westwood
FINANCIAL





PROPERTY HIGHLIGHTS



3,600 SF Restaurant Pad Available

±1,200 - 3,300 SF Retail Space Available



Only grocery anchored shopping center within a 1.25 mile radius.



Serves the affluent and dense residential community of Mission Viejo, including Lake Mission Viejo, Canyon Crest and Stone Ridge.



Convenient and unobstructed access via multiple ingress/egress points on both Alicia Parkway and Olympiad Road.





SITE PLAN



TENANT ROSTER

SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
A101	Happy Nails & Spa	4,000	C108	Sabatino Italian Bistro	1,820	E115	Subway	750
B102	Lakeside Chinese (Available)	3,600	C109	Dollar Tree	8,800	E116	Bank of America	1,200
C103	Olympiad Pet Hospital	2,015	E110	Bagels & Brew	1,800	E117	Available	1,200
C104	MJ's Pet Spaw	975	E111	Available	1,200	E118	The UPS Store	1,200
C105	O'Toole Chiropractic	1,170	E112	GNC (Available 1/2021)	1,200	E119	Available	1,500
C106	Alicia Dental	1,300	E113	UFC Gym (Available)	3,300	F120	Life of Martial Arts	2,600
C107	Golden Crown Barbershop	1,170	E114	Snappy Dry Cleaners	1,800	F121	Available	3,000

DEMOGRAPHICS

40.6

MEDIAN AGE

The current population of this area is approximately 125,791 and the median age is 40.6.

\$143.6K

3 MILE AVERAGE H.H. INCOME

\$114.2K

MEDIAN H.H. INCOME

Overall, the median household income for this area is \$114,185, compared to \$68,703 for all U.S. Households.

	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Total Population	13,003	125,791	290,653
2025 Total Population	13,088	127,813	297,519
2020-2025 Annual Rate	0.13%	0.32%	0.47%
Total Businesses	417	4,494	13,499
Total Employees	2,329	31,206	111,994
Total Daytime Population	12,150	113,817	283,705
2020 Median Age	51.1	40.6	41.2
HOUSEHOLDS			
2020 Households	4,951	44,344	101,042
2020 Average Household Size	2.62	2.83	2.85
2020 Housing Units	5,143	45,668	104,926
Owner Occupied Housing Units	82.9%	69.3%	70.8%
Renter Occupied Housing Units	13.4%	27.8%	25.5%
Vacant Housing Units	3.7%	2.9%	3.7%
2020 Average Home Value	\$860,149	\$714,217	\$742,488
INCOME			
2020 Household Income Base	4,951	44,344	101,042
<\$15,000	4.1%	4.1%	5.2%
\$15,000-\$24,999	3.9%	3.4%	3.7%
\$25,000-\$34,999	4.3%	3.6%	4.1%
\$35,000-\$49,999	6.9%	5.8%	6.2%
\$50,000-\$74,999	9.8%	12.2%	11.7%
\$75,000-\$99,999	9.3%	12.3%	10.8%
\$100,000-\$149,999	18.1%	22.9%	20.4%
\$150,000-\$199,999	13.1%	16.1%	16.5%
\$200,000+	30.5%	19.8%	21.4%
2020 Median Household Income	\$127,644	\$114,185	\$115,502
2020 Per Capita Income	\$64,584	\$50,568	\$51,535
2020 Average Household Income	\$169,746	\$143,691	\$147,793



OLYMPIAD PLAZA

23012 - 23062 ALICIA PARKWAY
MISSION VIEJO, CALIFORNIA 92692

For further information, please contact our exclusive agent:

KEVIN HANSEN

Associate Director
t 949-608-2194
m 949-612-5637
khansen@ngkf.com
CA RE License #01937047

NEWMARK

18401 Von Karman Avenue, Suite 150
Irvine, CA 92612
o 949-608-2000
Corporate RE License #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

westwood
FINANCIAL

nmrk.com