

CROWN VALLEY PARKWAY

Crown Valley Parkway & Puerta Real, Mission Viejo, CA 92691

Merlone Geier
Partners



FEATURES

Prominently located along the I-5 freeway and the highly trafficked intersection of Crown Valley Parkway and Puerta Real.

Ideally situated across from The Shops at Mission Viejo which has been established as South Orange County's premier retail destination.

Draws from strong demographics with a population of nearly 315,000 within a 5-mile radius with an average household income over \$133,000.



DEMOGRAPHICS 2018

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	9,968	128,425	312,956
Daytime:	18,440	45,918	111,682
Households:	3,608	43,449	112,001
Average Household Income:	\$123,037	\$144,496	\$133,689



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TENANT INDEX

1	Bank of America (N.A.P.)	6,000 SF	5	Evolve Martial Arts	2,340 SF	12	A & B Home Remodeling & Design	1,210 SF
1A	76 Gas (N.A.P.)		7	Jerry's Deli	750 SF	13	Elegant Nails	990 SF
1B	76 Gas (N.A.P.)		8	Hayashi Teriyaki & Roll	780 SF	14	Chez Naz Pastries	1,100 SF
2	Costello's Tavern	4,200 SF	9	AVAILABLE	2,763 SF	15	Gold & Braid Salon	3,144 SF
3	AOC (Judicial Council of CA)	910 SF	10	The UPS Store	1,650 SF	16	AVAILABLE	5,040 SF
4	AVAILABLE	29,851 SF	11	Sunny Fresh Cleaners	1,100 SF	17	AOC (Judicial Council of CA)	5,206 SF

PROJECT SUMMARY

Building Summary	
Gross Leasable Area	+/-67,000 SF

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