

LA PAZ & MARGUERITE

NEC LA PAZ ROAD & MARGUERITE PARKWAY | MISSION VIEJO, CA

FOR LEASE
±1,750 SF Retail



PROPERTY HIGHLIGHTS

- Strategically located at the main intersection of La Paz Road and Marguerite Parkway in the heart of the Mission Viejo trade area.
- Located in close proximity to Mission Viejo High School, La Paz Junior High and Fred Newhart Middle School.
- Project benefits from dense residential community consisting of above average household incomes in one of South Orange County's most established trade areas.
- ±31,600 ADT on Marguerite Pkwy.
- ±24,100 ADT on La Paz Rd.



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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CURRENT AVAILABILITIES

STE.	TENANT	SF
A1	El Pollo Loco	3,004
B1	The UPS Store	1,000
B2	Yogurtland	1,000
B3	New Top Nails	1,250
B4	Laguna Creek Construction	1,058
C1	Fantastic Sams (Avaliable)	1,750
C2	Broken iPhone Repair	1,000
C3	Play N' Trade Video Games	1,400
D1	Ralphs	36,020
E1	World Class Pizza	3,500
E2	Top Notch Salon	1,500
E3	Dr. Randall Winchell D.C.	1,100
F1	Dr. Vincent Rodriguez D.D.S.	1,200
F2	Plaza Cleaners	1,090
F3	Henry's Donuts	910
G1	Big Chopsticks	992
G2	Launderland	2,000
G3	Pizza Hut	1,200
G4	Tacos & Co.	1,008
PAD	Chase Bank	TBD

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MISSION VIEJO SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2019 Estimated Population	17,366	140,043	356,638
	2024 Projected Population	17,632	144,535	369,265
	2010 Census Population	16,966	132,439	322,641
	2000 Census Population	17,736	125,699	301,249
	Growth 2010-2019	0.25%	0.61%	0.76%
	Growth 2019-2024	0.30%	0.63%	0.70%
	2019 Estimated Median Age	45.5	42.5	41.0
	Total Businesses	636	6,227	18,665
	Total Employees	4,476	45,446	163,165
HOUSEHOLDS	2019 Estimated Households	5,677	47,751	128,567
	2024 Projected Households	5,723	48,996	132,473
	2010 Census Households	5,634	45,910	121,308
	2000 Census Households	5,694	43,468	111,021
	Growth 2010-2019	0.08%	0.43%	0.63%
	Growth 2019-2024	0.16%	0.52%	0.60%
	2019 Est. Average Household Size	3.04	2.90	2.75
INCOME	2019 Est. Median Household Income	\$134,861	\$108,366	\$105,613
	2024 Prj. Median Household Income	\$151,527	\$120,823	\$117,396
	2019 Est. Average Household Income	\$164,892	\$141,606	\$136,980
	2024 Prj. Average Household Income	\$185,859	\$161,562	\$156,143
	2019 Estimated Per Capita Income	\$54,280	\$48,338	\$49,547
HOUSING	2019 Estimated Housing Units	5,776	49,437	133,258
	2019 Est. Owner Occupied Units	85.0%	71.4%	67.1%
	2019 Est. Renter Occupied Units	13.2%	25.2%	29.4%
	2019 Estimated Vacant Units	1.7%	3.4%	3.5%
	2019 Est. Median Housing Value	\$707,513	\$677,200	\$662,203
2019 Est. Average Housing Value	\$735,498	\$734,775	\$719,345	



97,826
Total Population



34,391
Total Households



\$139,466
Avg. H.H. Income



40,697
Daytime Population

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