

# For Lease • ±9,100 SF Inline Space

26774 ALISO CREEK RD, ALISO VIEJO, CA



## FEATURES

- +/- 9,100 SF inline space (former Pier 1 Imports) located in the Aliso Viejo Town Center, a dominant retail center with heavy foot traffic. The center is anchored by Ralphs, TJ Maxx, PetSmart and Barnes & Noble.
- Located along Aliso Creek Road (39,000 ADT) and Pacific Park Drive (38,000 ADT).
- The site is located in a dense and affluent part of Orange County with apartment complexes and master planned communities in the surrounding trade area.
- Easy access to major north/south commercial streets, the San Joaquin Hills Tollway (SR73) and Interstate I-5 which serves other highly affluent consumers from Laguna Beach, Irvine, Newport Beach, Mission Viejo, Laguna Hills, Laguna Hills and Lake Forest.



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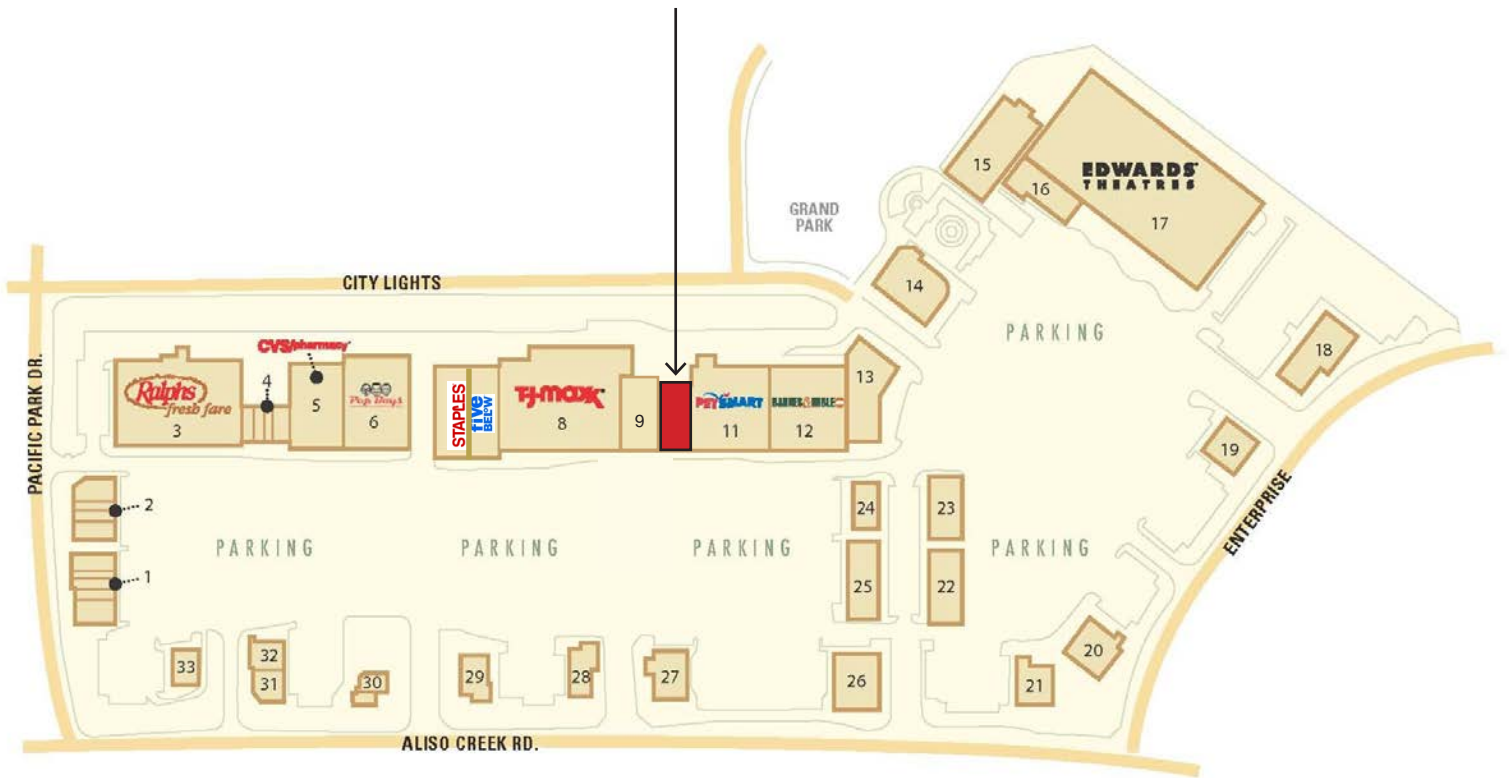
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## SITE PLAN

9,100 SF  
AVAILABLE

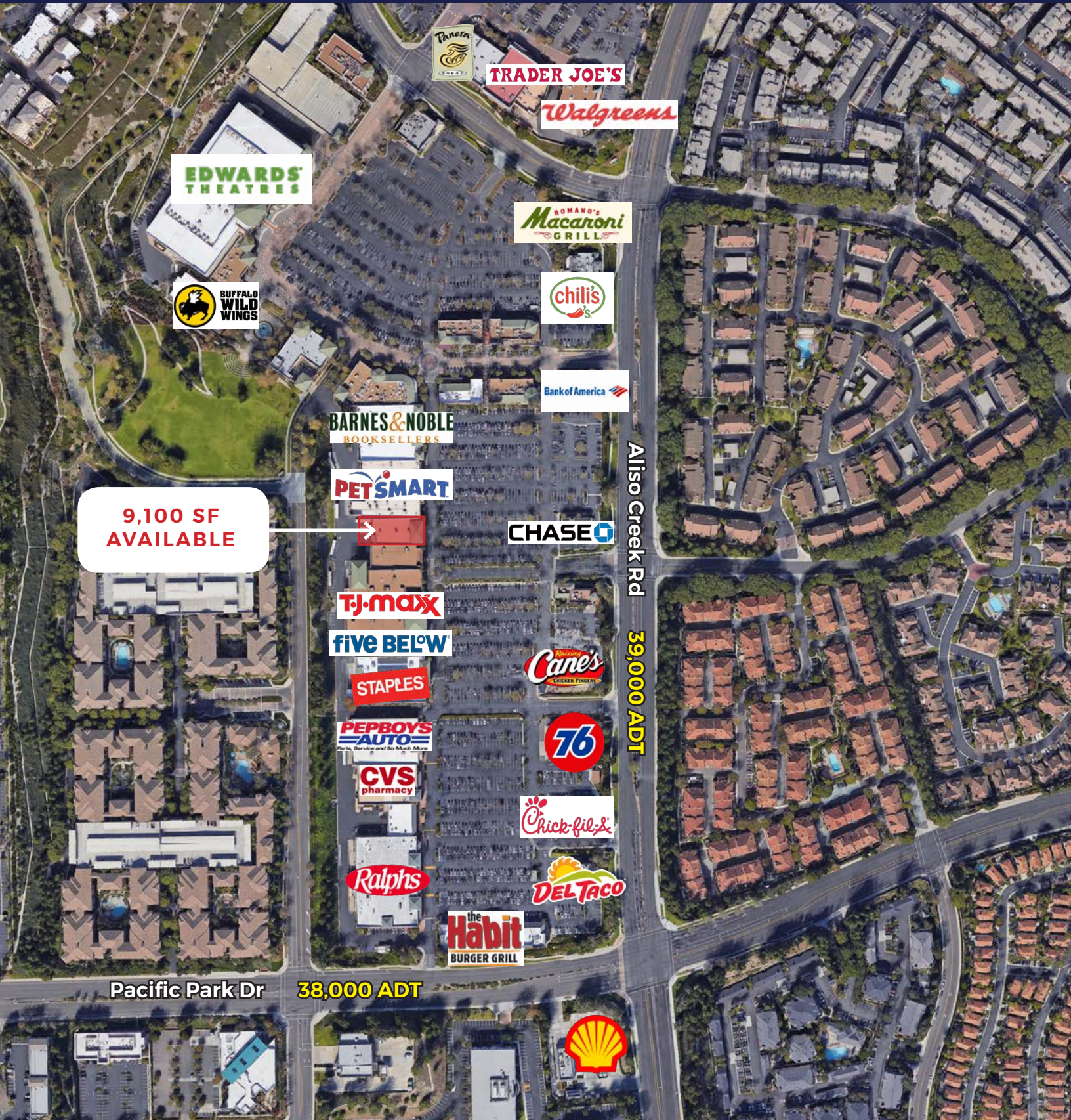


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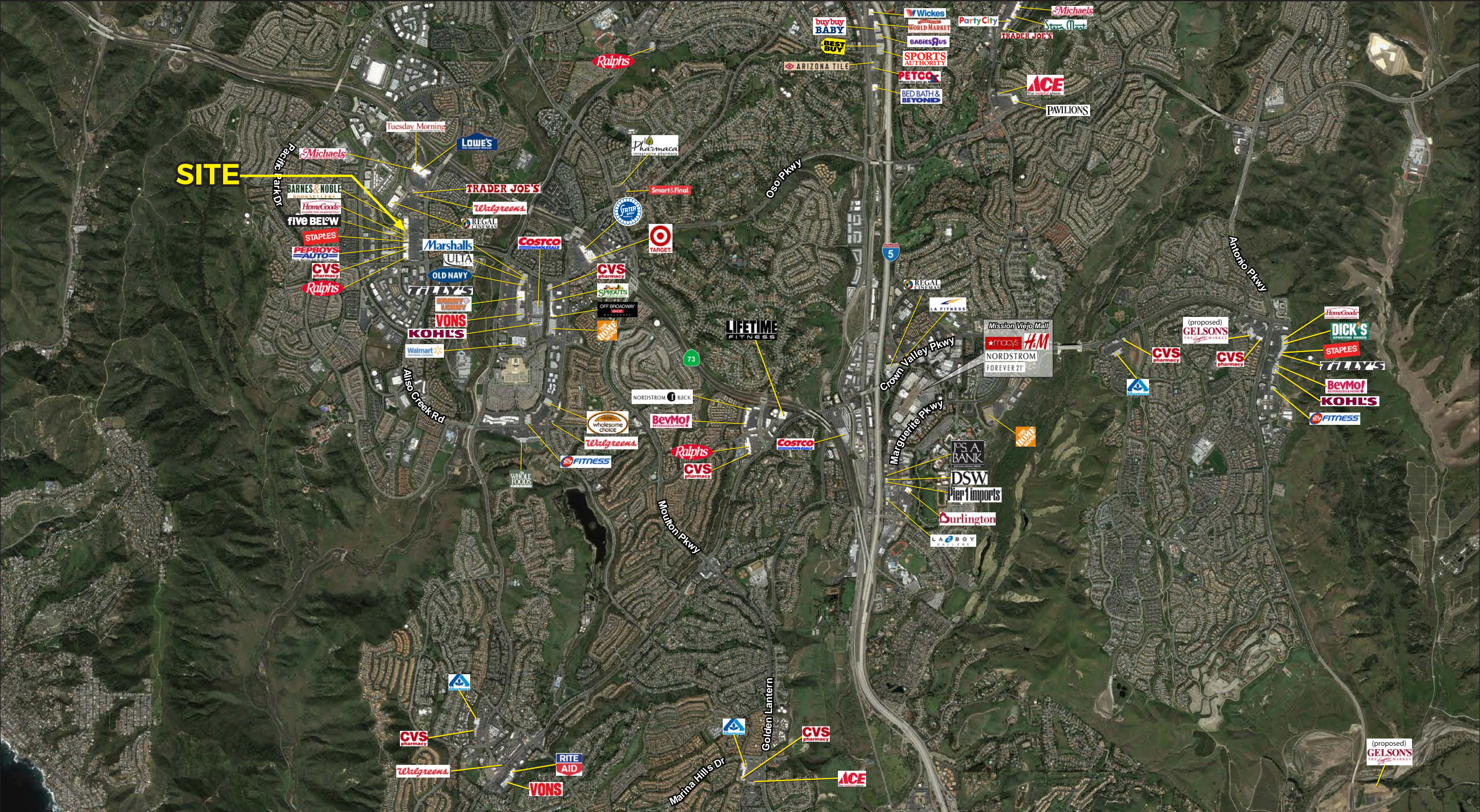


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COMMERCIAL REAL ESTATE

# ALISO VIEJO/LAGUNA NIGUEL

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# Expanded Demographic Profile

ESTIMATED 2017 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

26774 Aliso Creek Rd, Aliso Viejo, California, 92656

## POPULATION

	1 mile	3 miles	5 miles
Total Population	25,979	128,226	290,694
Projected Population (2022)	27,185	135,812	304,488

## HOUSING

Total Households	10,591	51,438	110,299
Projected Total Households (2022)	11,015	53,974	114,787

## INCOME

Median Household Income	\$97,980	\$93,840	\$100,543
Average Household Income	\$117,613	\$130,359	\$135,653
Per Capita Income	\$47,889	\$52,716	\$51,937
Median Disposable Income	\$76,605	\$74,906	\$78,717
Average Disposable Income	\$87,414	\$91,440	\$94,895

## DAYTIME DEMOS

Total Daytime Population	27,668	114,072	295,035
Daytime Population Workers	17,289	51,067	153,187
Daytime Population Residents	10,379	63,005	141,848

## RACE & ETHNICITY

White	17,125 <b>65.92%</b>	91,379 <b>71.26%</b>	212,088 <b>72.96%</b>
Black or African American	721 <b>2.78%</b>	2,236 <b>1.74%</b>	4,549 <b>1.56%</b>
American Indian & Alaska Native Population	86 <b>0.33%</b>	381 <b>0.30%</b>	1,063 <b>0.37%</b>
Asian Population	4,566 <b>17.58%</b>	19,563 <b>15.26%</b>	36,955 <b>12.71%</b>
Pacific Islander Population	43 <b>0.17%</b>	216 <b>0.17%</b>	517 <b>0.18%</b>
Other Race Population	1,599 <b>6.16%</b>	7,295 <b>5.69%</b>	20,138 <b>6.93%</b>
Population of Two or More Races	1,838 <b>7.08%</b>	7,156 <b>5.58%</b>	15,383 <b>5.29%</b>
Hispanic Population	4,910 <b>18.90%</b>	22,560 <b>17.59%</b>	58,218 <b>20.03%</b>
Non-Hispanic Population	21,069 <b>81.10%</b>	105,666 <b>82.41%</b>	232,476 <b>79.97%</b>

## EDUCATION

Bachelor's Degree	6,813 <b>38.16%</b>	32,410 <b>34.56%</b>	69,523 <b>32.90%</b>
Graduate/Professional Degree	2,973 <b>16.65%</b>	18,883 <b>20.13%</b>	40,830 <b>19.32%</b>

## AGE

Median Age	35.1	43.9	43.2
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