

MISSION VIEJO COMMERCE CENTER

27210-27240 LA PAZ ROAD
MISSION VIEJO, CA

RETAIL SPACE FOR LEASE



PROPERTY FEATURES:

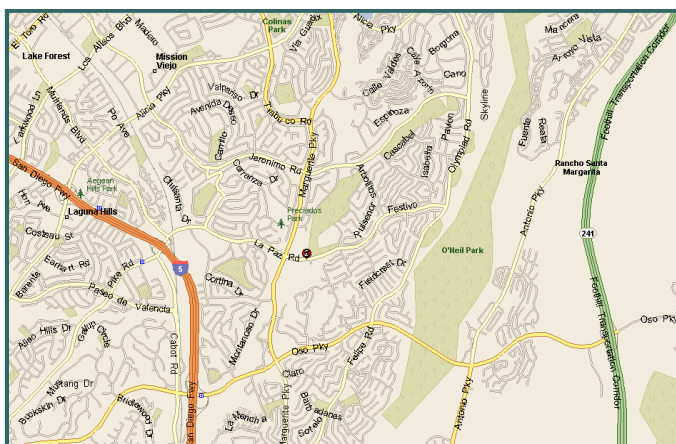
- 22,677 SF DESIGNED FOR CAR CARE AND 13,556 SF FOR SERVICE RETAIL
- ACROSS THE STREET FROM A MASTER PLANNED COMMUNITY
- CLOSE PROXIMITY TO I-5 FREEWAY
- AFFLUENT RESIDENTIAL BASE
- AMONG EXCELLENT HOUSEHOLD INCOME

DEMOGRAPHIC PROFILE:	1 MILE	2 MILES	3 MILES
POPULATION:	16,862	62,703	122,234
AVERAGE HOUSEHOLD INCOME:	\$139,059	\$127,415	\$123,969
DAYTIME POPULATION:	4,708	17,000	48,007

(DEMOGRAPHICS PROVIDED BY SITES USA 2008)

TRAFFIC COUNTS:	
LA PAZ ROAD	28,000 CPD
MARGUERITE PARKWAY	39,000 CPD
I-5 FREEWAY	305,000 CPD

PROVIDED BY THE CITY OF MISSION VIEJO



SPACE AVAILABLE:

- 1,529 SF INLINE
- 1,143 SF INLINE
- 1,025 SF INLINE
- Can be combined

FOR MORE INFORMATION, PLEASE CONTACT:

DOUG WOMBACHER
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949-723-7300 EXT. 12

LAUREN COLLETTI
(LICENSE ID: 01874133)
949-723-7300 EXT. 16

27210-27240 LA PAZ RD.
MISSION VIEJO, CA

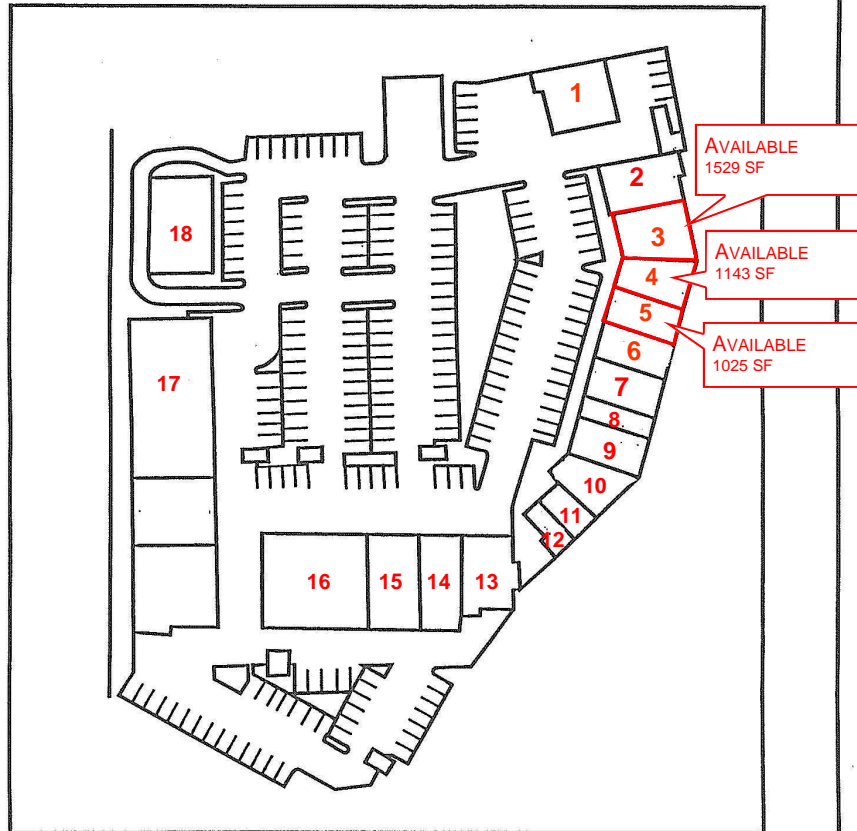
SITE PLAN

TENANT ROSTER

**3,697 Total
SF AVAILABLE**

- 1 JIFFY LUBE
- 2 ANIMAL HOSPITAL
- 3 **1,529 SF AVAILABLE**
- 4 **1,143 SF AVAILABLE**
- 5 **1,025 SF AVAILABLE**
- 6 CLEANERS
- 7 SUSHI
- 8 NAILS
- 9 TAE KWON DO
- 10 DOMINOS
- 11 EDWARD JONES
- 12 DRIVING SCHOOL
- 13 PRO CARE AUTO
- 14 EZ SMOG
- 15 SADDLEBACK AUTO
- 16 MIDAS
- 17 FIRESTONE
- 18 BRAVO BURGERS

MISSION VIEJO COMMERCE CENTER
27230 LA PAZ ROAD



FOR LEASING INFORMATION PLEASE CONTACT:

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COMMERCIAL
W E S T

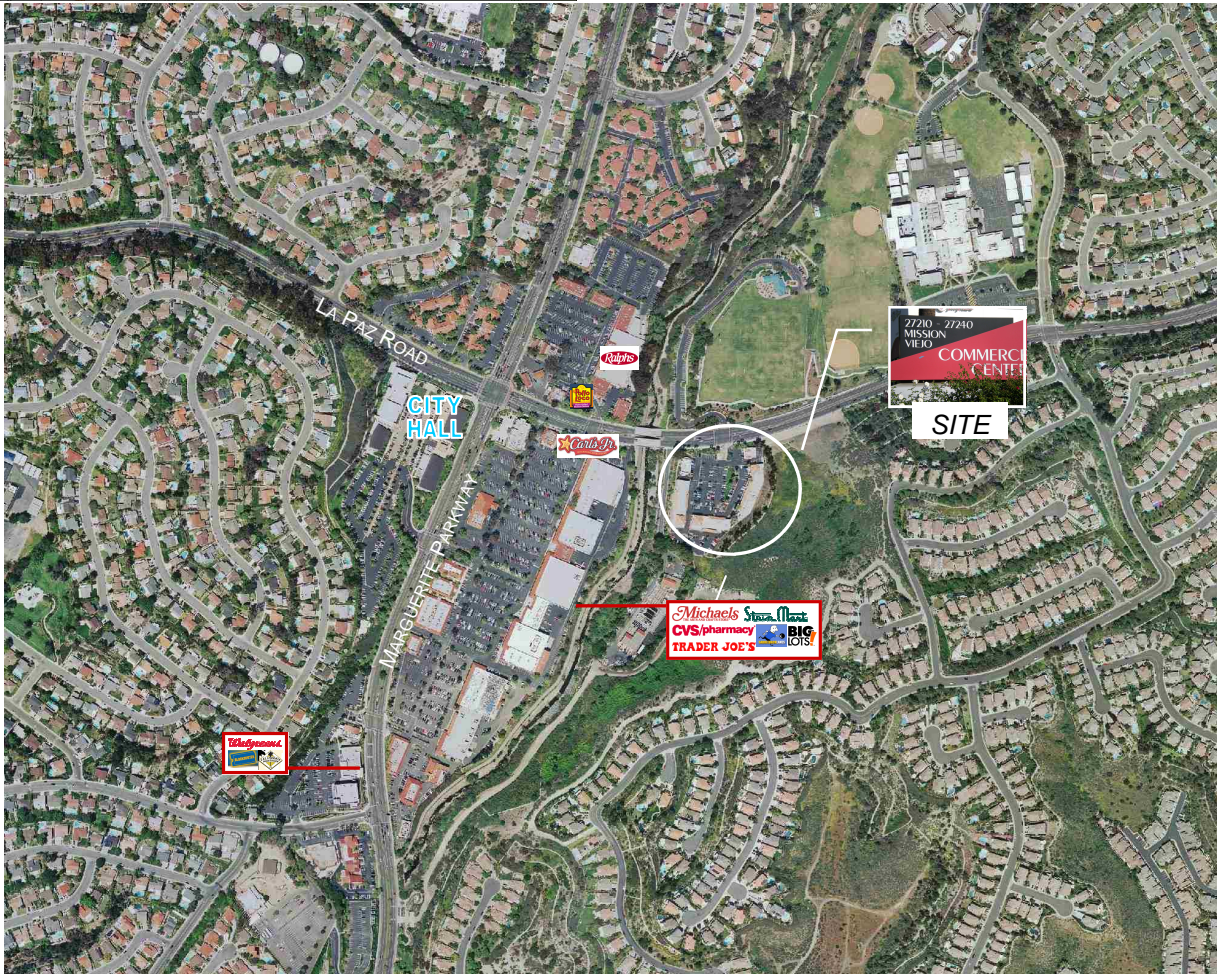
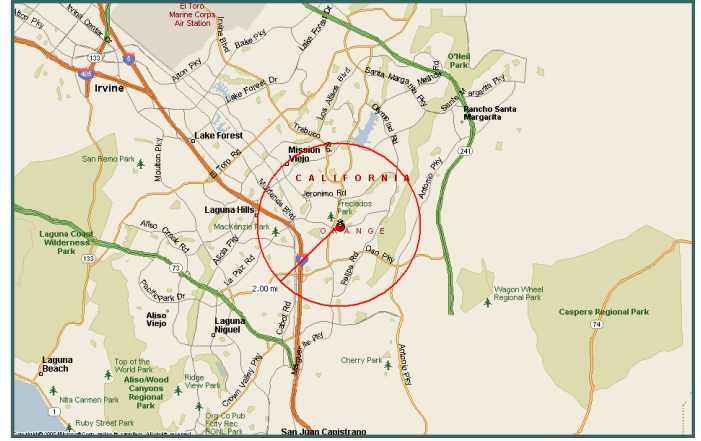
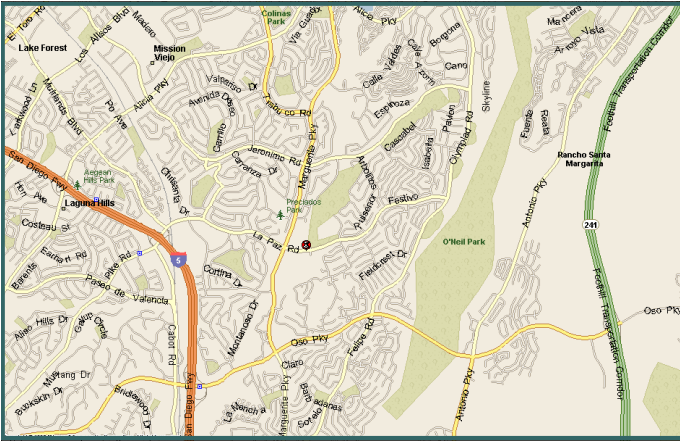
BROKERAGE



2443 East Coast Highway, Corona Del Mar, CA 92625, 949-723-7300

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MAPS & AERIAL



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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.5969365/-117.6554785

Mission Viejo Commerce Center		1.00 mi radius	2.00 mi radius	3.00 mi radius
Mission Viejo, California				
POPULATION	2008 Estimated Population	16,862	62,703	122,234
	2013 Projected Population	16,712	64,011	126,948
	2000 Census Population	16,657	58,195	113,697
	1990 Census Population	12,919	47,186	92,832
	Historical Annual Growth 1990 to 2008	1.7%	1.8%	1.8%
	Projected Annual Growth 2008 to 2013	-0.2%	0.4%	0.8%
	2008 Median Age	38.8	39.6	39.5
HOUSEHOLDS	2008 Estimated Households	5,239	20,389	40,793
	2013 Projected Households	5,111	20,546	41,805
	2000 Census Households	5,353	19,393	39,127
	1990 Census Households	4,063	15,234	32,148
	Historical Annual Growth 1990 to 2008	1.6%	1.9%	1.5%
Projected Annual Growth 2008 to 2013	-0.5%	0.2%	0.5%	
POPULATION BY RACE	2008 Estimated White	81.2%	80.8%	78.9%
	2008 Estimated Black or African American	1.1%	1.2%	1.3%
	2008 Estimated Asian & Pacific Islander	11.5%	10.9%	11.1%
	2008 Estimated American Indian & Native Alaskan	0.2%	0.2%	0.2%
	2008 Estimated Other Races	6.0%	6.9%	8.5%
	2008 Estimated Hispanic	14.1%	15.4%	18.3%
INCOME	2008 Estimated Average Household Income	\$ 139,059	\$ 127,415	\$ 123,969
	2008 Estimated Median Household Income	\$ 126,145	\$ 114,336	\$ 107,428
	2008 Estimated Per Capita Income	\$ 43,595	\$ 42,472	\$ 42,620
EDUCATION (AGE 25+)	2008 Elementary	2.0%	2.1%	2.9%
	2008 Some High School	1.8%	3.0%	3.6%
	2008 High School Graduate	14.9%	16.9%	18.3%
	2008 Some College	20.8%	21.0%	21.3%
	2008 Associates Degree Only	10.9%	9.6%	9.4%
	2008 Bachelors Degree Only	32.7%	31.3%	29.3%
	2008 Graduate Degree	16.9%	16.2%	15.2%
BUSINESS	Number of Businesses	615	2,096	5,188
	Total Number of Employees	4,708	17,000	48,007
	Employee Population per Business	7.7	8.1	9.3
	Residential Population per Business	27.4	29.9	23.6