



28161-28241 MARGUERITE PARKWAY :: MISSION VIEJO, CALIFORNIA





## PROPERTY SUMMARY

BUILDING SIZE:

**56,339 SF**

LOT SIZE:

**7.79 AC**

PARKING SPACES:

**276 spaces**

LOCATION:

**Mission Viejo, CA**

## PROPERTY HIGHLIGHTS

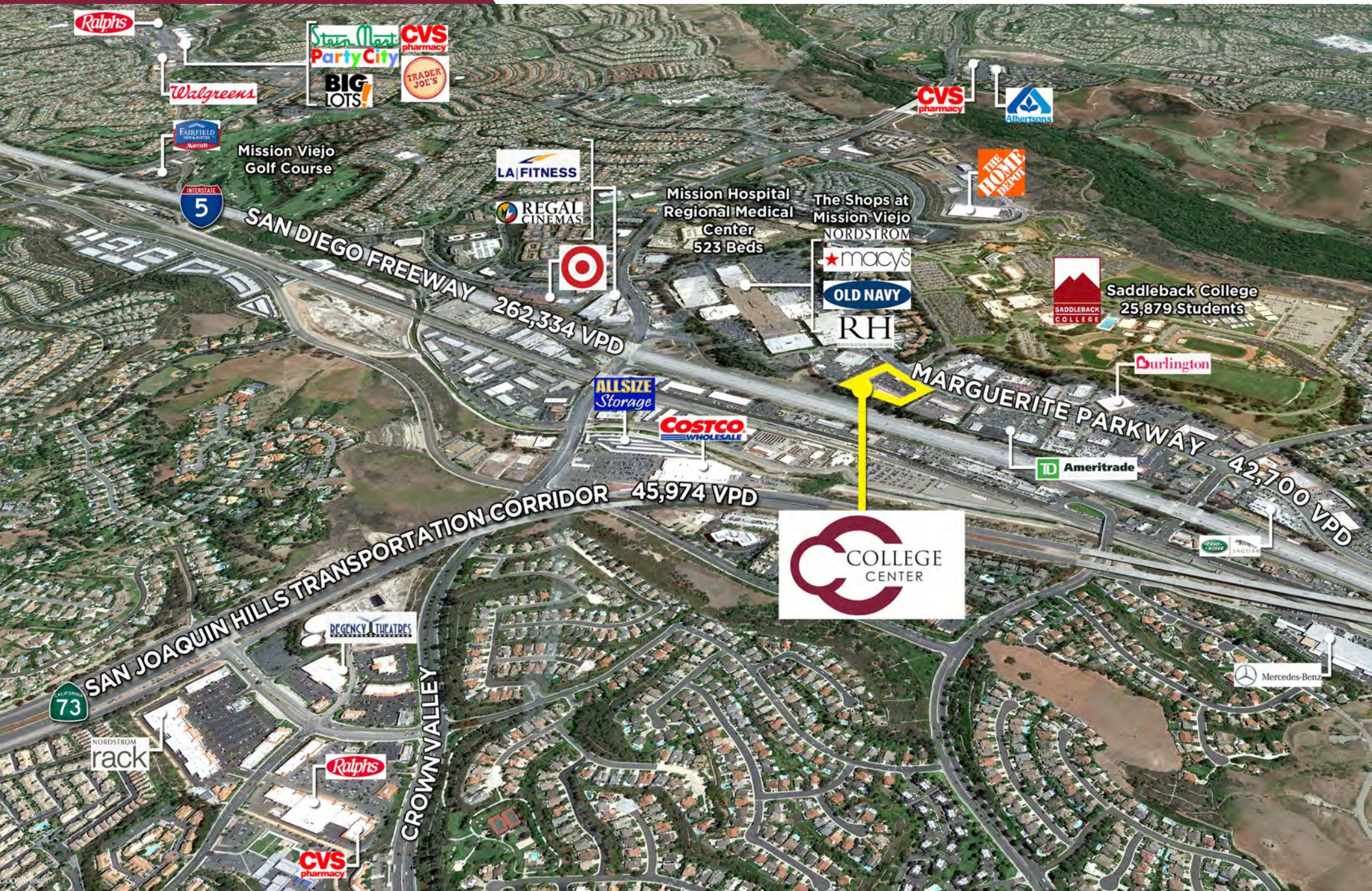
- Adjacent to The Shops at Mission Viejo mall anchored by Nordstrom, Macy's, and Old Navy
- Situated directly across from Saddleback College and near the prestigious Mission Hospital, one of the largest hospital in Orange County
- Great mix of well-known and long-term tenants
- Easy access with signalized entrance from Marguerite Parkway (main artery road)
- Surrounded by well-established neighborhoods and desirable demographics

## DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION:</b>	<b>9,735</b>	<b>128,778</b>	<b>286,985</b>
<b>AVG HHI:</b>	<b>\$98,143</b>	<b>\$143,418</b>	<b>\$132,740</b>







**COLLEGE CENTER**

**SAN DIEGO FREEWAY**  
262,334 VPD

**SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR**  
45,974 VPD

**MARGUERITE PARKWAY**  
42,700 VPD

Mission Viejo Golf Course

Mission Hospital Regional Medical Center  
523 Beds

Saddleback College  
25,879 Students

Ralphs

Walgreens

Stain Mart  
Party City  
BIG LOTS!  
CVS pharmacy  
TRADER JOE'S

FARFIELD  
WASHM

LA FITNESS

REGAL CINEMAS

Target

ALLSIZE Storage

COSTCO WHOLESALE

CVS pharmacy

THE HOME DEPOT

The Shops at Mission Viejo  
NORDSTROM

macy's

OLD NAVY

RH

SADDLEBACK COLLEGE

Burlington

ID Ameritrade

73

5

REGENCY THEATRES

NORDSTROM  
rack

Ralphs

CVS pharmacy

CROWN VALLEY

Mercedes-Benz



Tenant	SF
1 Navy Recruiting	683
2 Marines Recruiting	591
3 Air Force Recruiting	409
4 Ambitious Edge Barber	1,071
5 PrideStaff	1,075
6 H&R Block	1,075
7 Orange County Credit Union	3,000
8 Landmark Antiques	5,040
9 Bronx Sandwich	1,114
10 Hannah Hong DMD	1,114
11 J San Ramen	1,114
12 Lava BBQ	1,114
13 Avis/Budget	1,114
14-15 Navy Federal Credit Union	2,228
16 Roger Dunn Golf Shops	10,000
17-19 Army Career Center	3,300
20 ProfessionNAILS	1,128
21-22 Little France	1,000
23 Milk & Cookies	1,100
24 Ding Tea	1,128
25 World Class Pizza	1,215
26-27 Albertaco's Mexican	2,114
28 Surfin' Souvlaki	1,120
29 Jared Jeweler	5,996
30 Vitamin Shoppe (Available July 2025)	4,920





## EXCLUSIVE LEASE ADVISOR:

### RALPH ONGKEKO

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