



28161-28241 MARGUERITE PARKWAY :: MISSION VIEJO, CALIFORNIA





## INVESTMENT SUMMARY

BUILDING SIZE:

**56,339 SF**

LOT SIZE:

**7.79 AC**

PARKING SPACES:

**276 spaces**

LOCATION:

**Mission Viejo, CA**

## INVESTMENT 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>9,791</b>	<b>122,339</b>	<b>296,218</b>
<b>AVG HHI:</b>	<b>\$121,781</b>	<b>\$174,942</b>	<b>\$155,946</b>







**COLLEGE CENTER**

**SAN DIEGO FREEWAY**  
263,695 AADT

**SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR**  
37,348 AADT

**MARGUERITE PARKWAY**  
27,131 AADT

Mission Viejo Golf Course

Mission Hospital Regional Medical Center  
523 Beds

Saddleback College  
25,879 Students

Ralphs

Walgreens

Star Market  
Party City  
BIG LOTS!  
CVS pharmacy  
TRADER JOE'S

FAIRFIELD  
NORTH

INTERSTATE 5

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

SADDEBACK COLLEGE

Burlington

73

NORDSTROM rack

REGENCY THEATRES

Ralphs

CVS pharmacy

CROWN VALLEY

DSW

Ameritrade

JOS.A.BANK

AGUVA

JAGUAR

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 Available	1,114
10 Sarah Zirakzadeh DDS	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 ProfessionAILS	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	5,996
30 Vitamin Shoppe	4,920



Marguerite Parkway





# COLLEGE CENTER

**EXCLUSIVE LEASE ADVISOR:**

**RALPH ONGKEKO**

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