

**MEDICAL
OFFICE
RETAIL
LIFESTYLE**



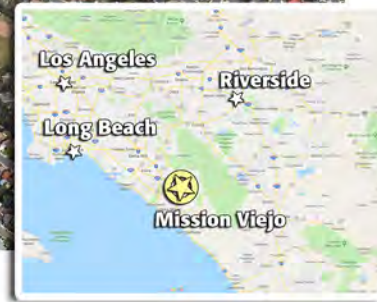
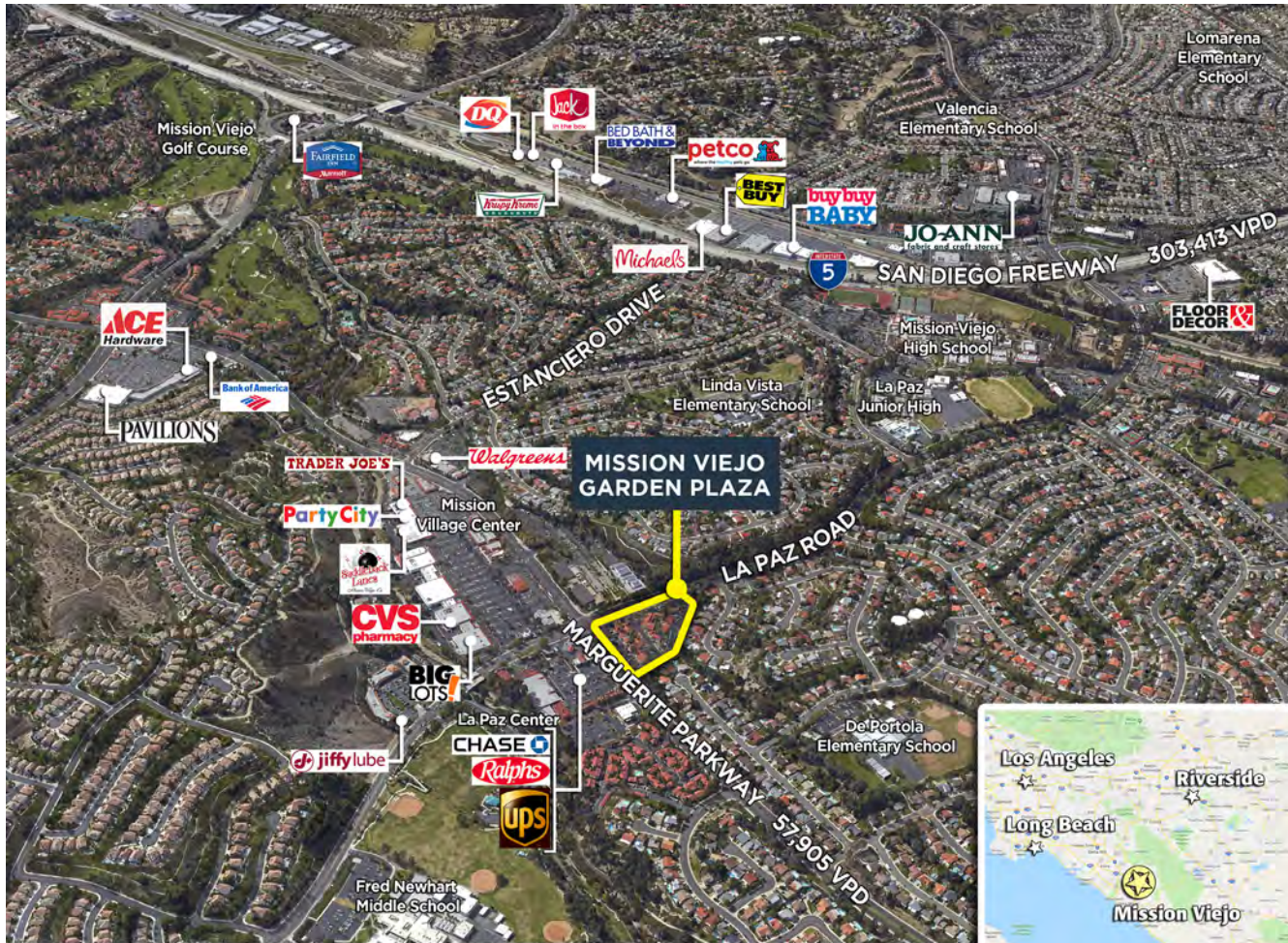
**MISSION
VIEJO
GARDEN
PLAZA**




VALUEROCK

MISSION VIEJO GARDEN PLAZA

27001 La Paz Road, Mission Viejo, California



KEY HIGHLIGHTS

- Office, retail, and medical spaces available from 300-3,000 SF
- Flexible lease terms.
- Monument signage available
- Move-in ready units available
- Central Mission Viejo location with quick, convenient access to I-5 freeway and 241 tollway providing direct access to all of South Orange County
- High income demographics, surrounded by well-established and affluent suburban neighborhoods
- Unique multi-level design with extensive landscaping provides a desirable garden-courtyard ambiance
- On-site leasing and management of property



Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
 18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

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PROPERTY DETAILS

Land Area	5.22 Acres
GLA	68,125 Sq. Ft.
Parking	271 Stalls

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	19,145	160,854	350,022
Average Income	\$143,325	\$121,382	\$125,218

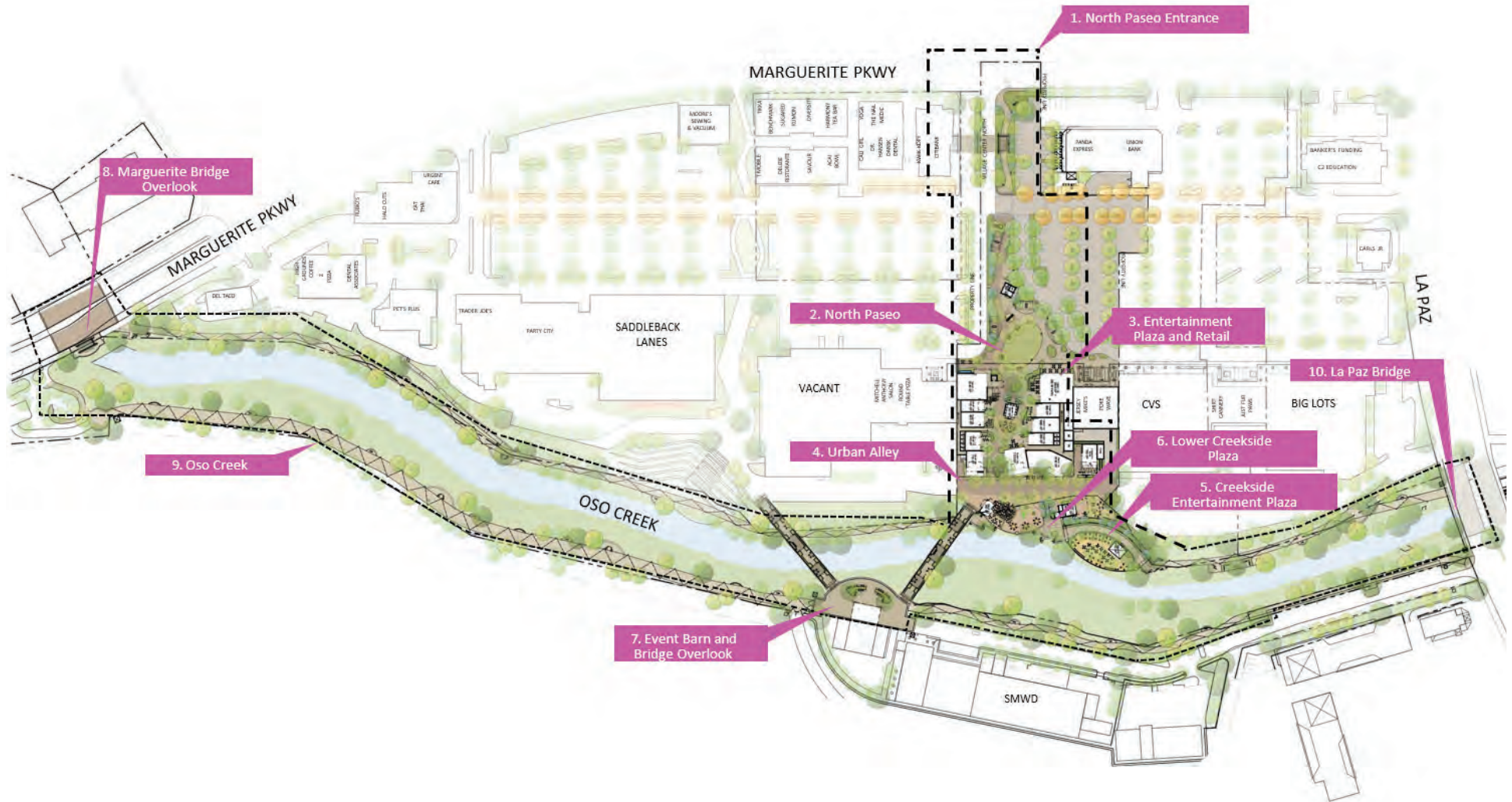


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CIVIC CORE PLAN (FUTURE DEVELOPMENT)



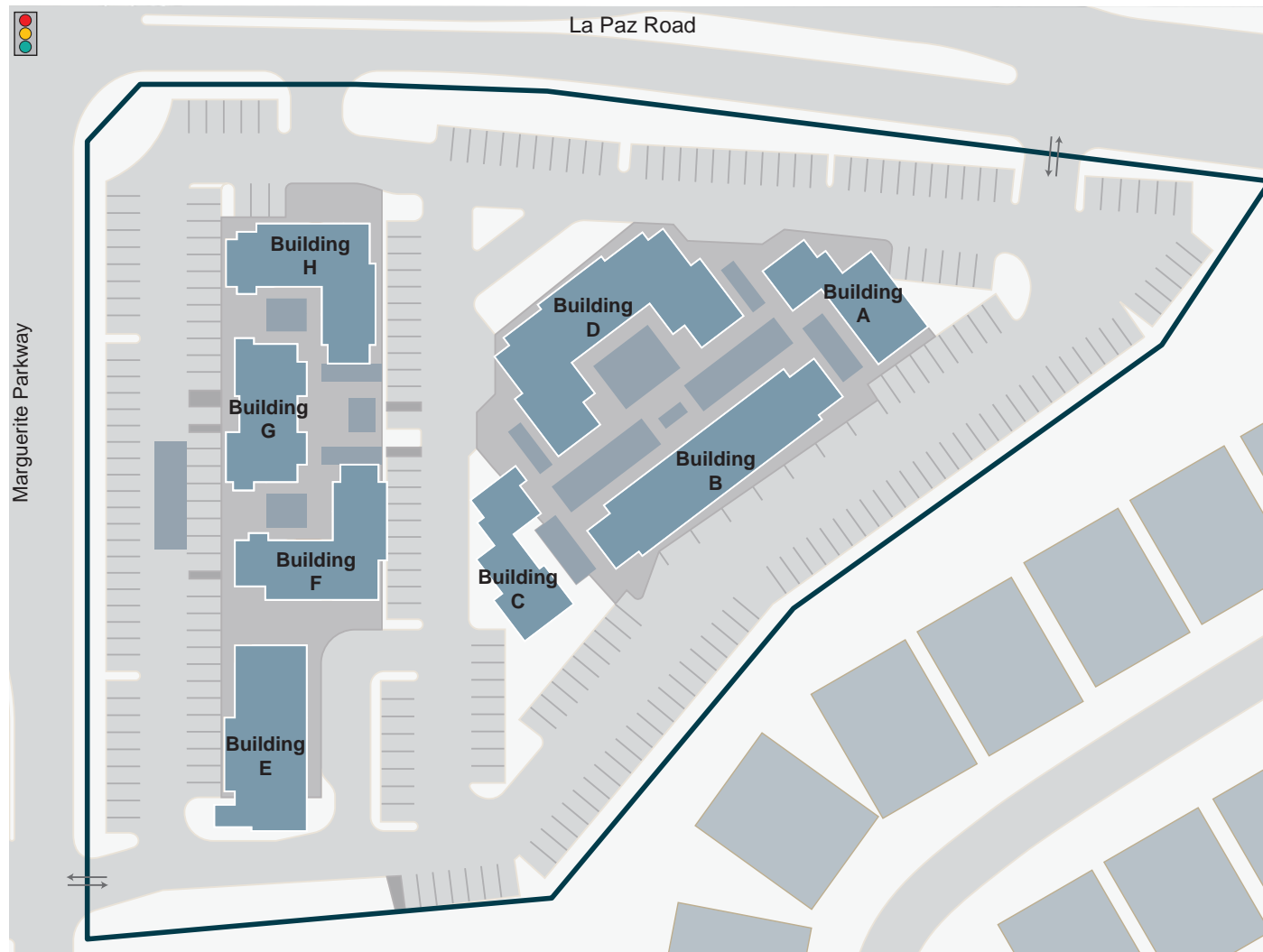
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SELECT TENANTS

- The Perfect Workout
- True Lash Boutique
- Westline Sales
- Illuminate Massage & Wellness
- Pride Learning Center
- Rapid Mortgage Capital
- Glacier Brands
- Dadashie Acne Systems
- The Tangled Vine
- ToxStrategies
- Premier Acupuncture
- Essex Realty Management
- Homeology
- Diho Siam
- Quilt Passions
- Hello Honey OC
- Honey and Cream Spa
- Raising Plants OC
- RxTech Repair

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