

Mission Viejo

33,490 SF Prime Retail Space for Sublease



**26940 Crown Valley Pkwy,
Mission Viejo, CA 92691**

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THE
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Project Highlights

- High-profile freestanding building
- Situated along the major arterial in a difficult area to penetrate
- Strong daytime population with hospital being located across the street

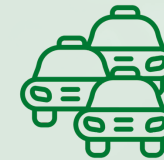
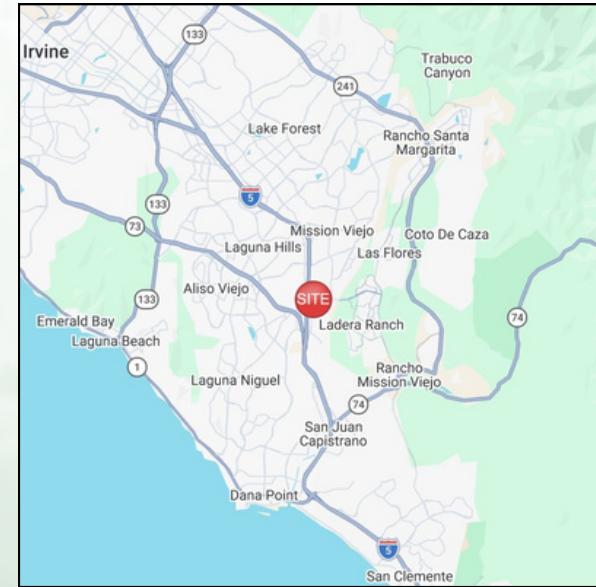


Demographics

| (2025 Estimates) | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|---------------------------|---------------|----------------|----------------|
| Population | 12,682 | 120,490 | 307,343 |
| Avg. HH Income | \$156,098 | \$192,929 | \$184,809 |
| Daytime Population | 16,556 | 44,279 | 121,955 |



Project Location



Traffic Counts

- Crown Valley Pkwy - 49,800 ADT
- Medical Center Rd - 9,300 ADT
- The Shops Blvd - 14,300 ADT
- I-5 Fwy - 287,900 ADT

Site Plan



Available
33,490 SF



CROWN VALLEY PARKWAY

MEDICAL CENTER ROAD

THE SHOPS BOULEVARD

MONUMENT SIGN, E.T.R.

MONUMENT SIGN, E.T.R.

PATIO

PATIO

T.E.

DOUBLE DOCK

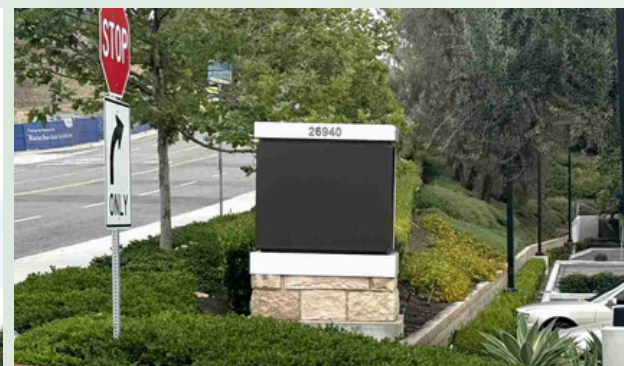
NEW RECYCLE ENCLOSURE

NEW RETAINING WALL NEEDED

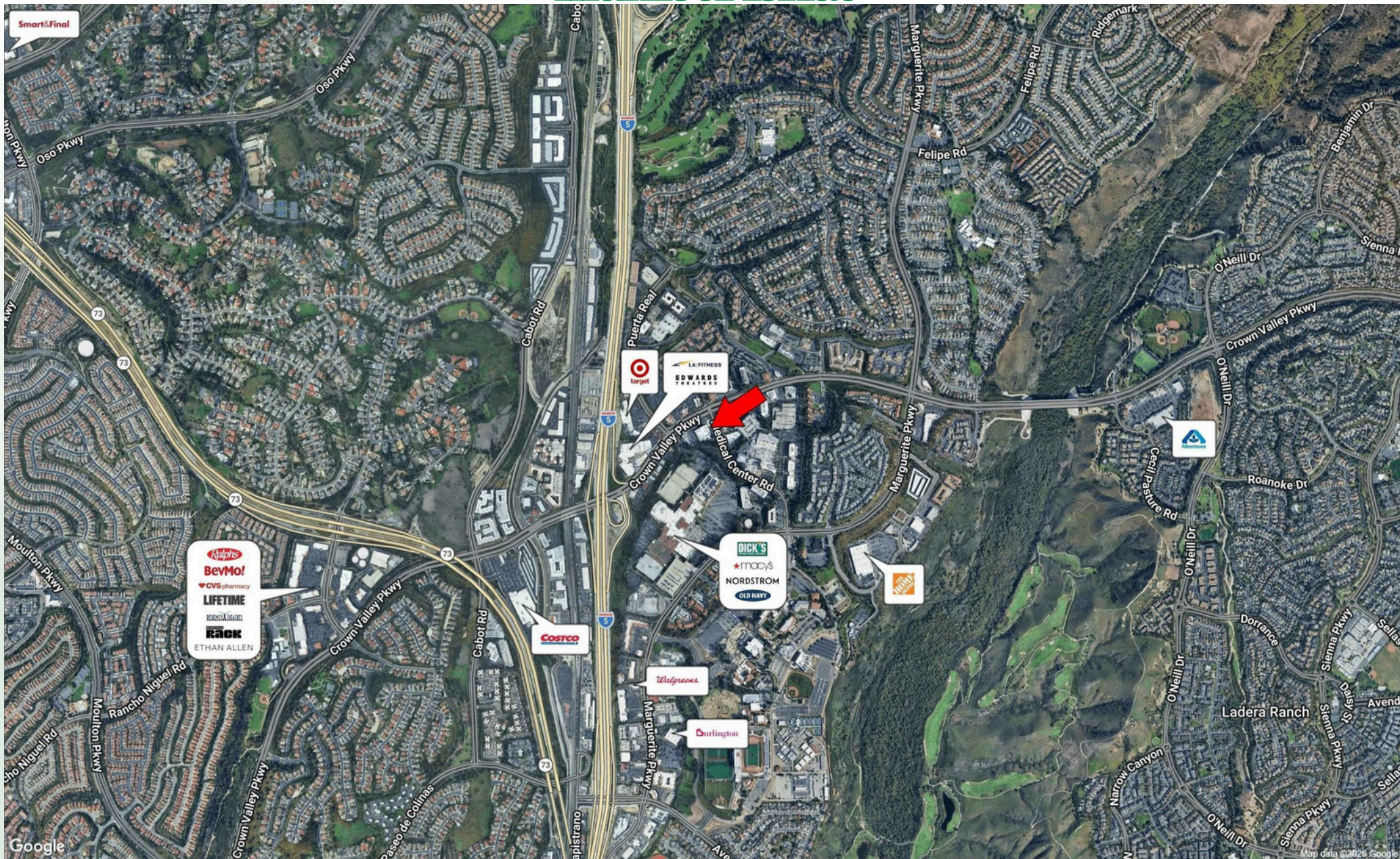
EXISTING TO REMAIN RETAINING WALL



Exterior Photos



Market Aerial



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