

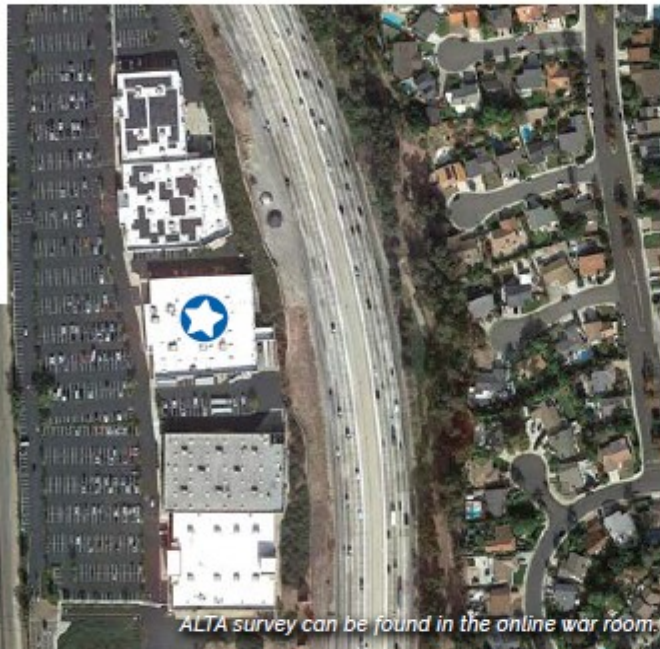
FORMER **Toys R Us** , FURNITURE CITY

25362 EL PASEO RD | MISSION VIEJO, CA



LEASING HIGHLIGHTS

- Freestanding building that is located amongst a group of big box retailers, which include a newly relocated Michaels, Best Buy, Bed, Bath & Beyond, Petco, Cost Plus World Market among others
- Unobstructed visibility from Interstate 5, which sees approximately 106,000 vehicles per day
- Exceptional local demographics with 159,900 people living within three miles and earning in excess of \$121,000
- One of the top producing Toys R Us locations at \$242 per square foot



ALTA survey can be found in the online war room.

PROPERTY DETAILS

Building Condition

Roof Installation:	2015
Roof Warranty Expiration:	2030
Parking:	243
HVAC Age:	2009

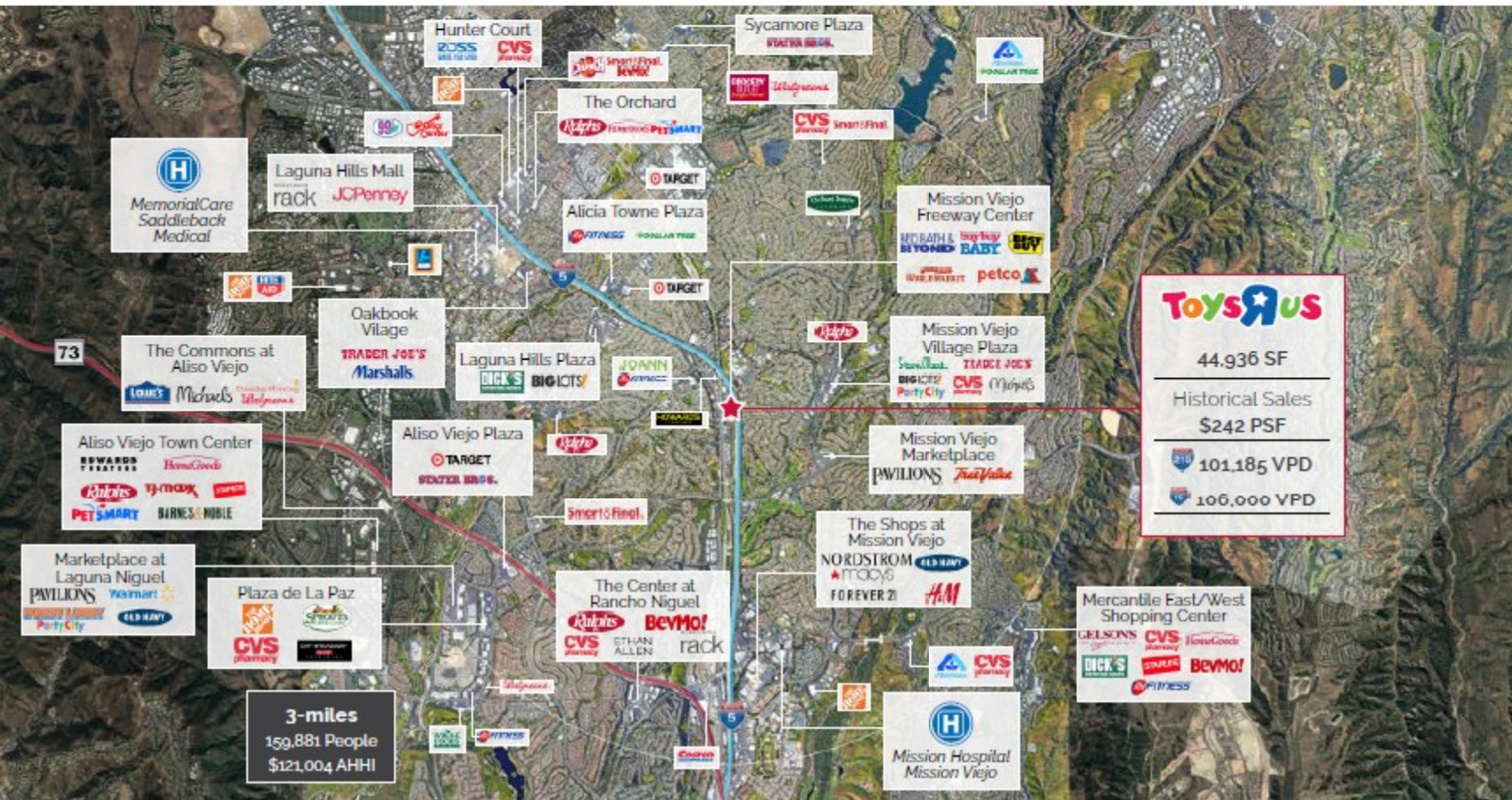
Leasing Information

Rent: \$1.99/sqft per month + NNN (\$.26/sqft per month)

44,936 SF
3.69 Acres

CONTACTS:

Hoang Tran: 714-926-2072
Bac Tran: 714-353-3870
Kim Tran: 714-365-6751



DEMOGRAPHICS

Radius	Population	AHHI
3-mile	159,881	\$121,004
5-mile	353,834	\$127,722
10-mile	731,310	\$137,636

AVAILABLE SITE DOCUMENTATION

<p>REA</p> <hr/> <p>USE RESTRICTIONS</p>	<p>Zone:</p> <p>Commercial Highway (CH)</p>	<p>CONTACTS:</p> <p>Hoang Tran: 714-926-2072 Bac Tran: 714-353-3870 Kim Tran: 714-365-6751</p>
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