

**KEYZCOMMERCIAL**

**FOR LEASE**



# Los Alisos Village

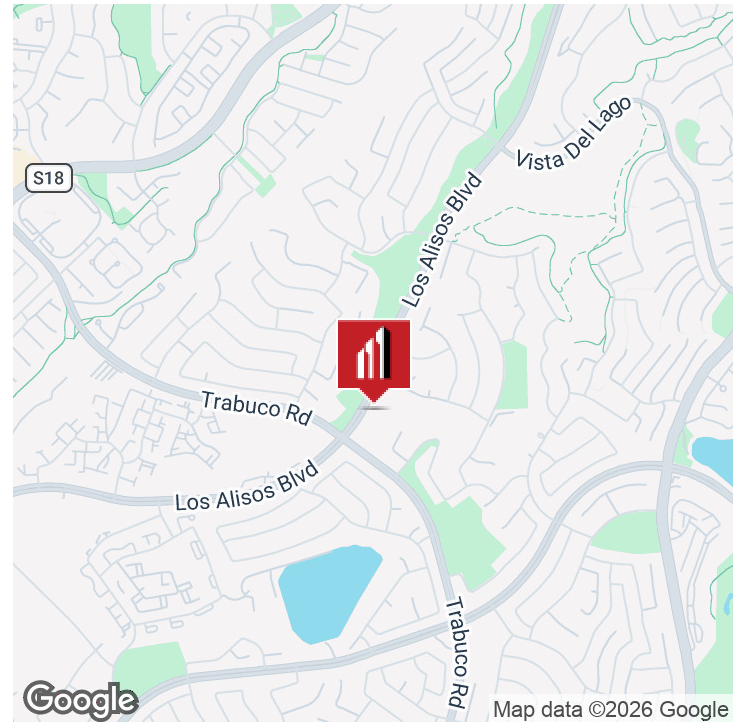
22900-22924 Los Alisos Blvd, Mission Viejo, CA 92691

**JASON KEYZ**

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CalDRE #01906778

**Los Alisos Village** | 22900-22924 Los Alisos Blvd Mission Viejo, CA 92691**OFFERING SUMMARY**

Lease Rate:	\$3.75 SF/month (NNN)
Building Size:	31,401 SF
Available SF:	1,021 SF
Lot Size:	3.82 Acres
Year Built:	1982
Renovated:	2019
Zoning:	BP
Submarket:	Mission Viejo Submarket

**PROPERTY OVERVIEW**

- Highly visible retail location within an active neighborhood center
- Strong foot traffic and diverse customer draw from surrounding tenants
- Excellent signage and exposure along Los Alisos Boulevard
- Ample shared parking and easy ingress/egress
- Located in a dense residential trade area

**Ideal Uses**

General retail, boutique concepts, service-based businesses, specialty shops, or other commercial tenants seeking a well-positioned South OC location.

**IMPORTANT – PLEASE READ**

Do not disturb the existing occupant.

Contact broker to arrange a private tour or discuss lease terms.

**PROPERTY HIGHLIGHTS**

- Prime retail space available for lease in a busy Mission Viejo shopping center
- High visibility along Los Alisos Boulevard
- Strong co-tenancy with established national and regional retailers

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,021 SF	Lease Rate:	\$3.75 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite E	Available	1,021 SF	NNN	\$3.75 SF/month

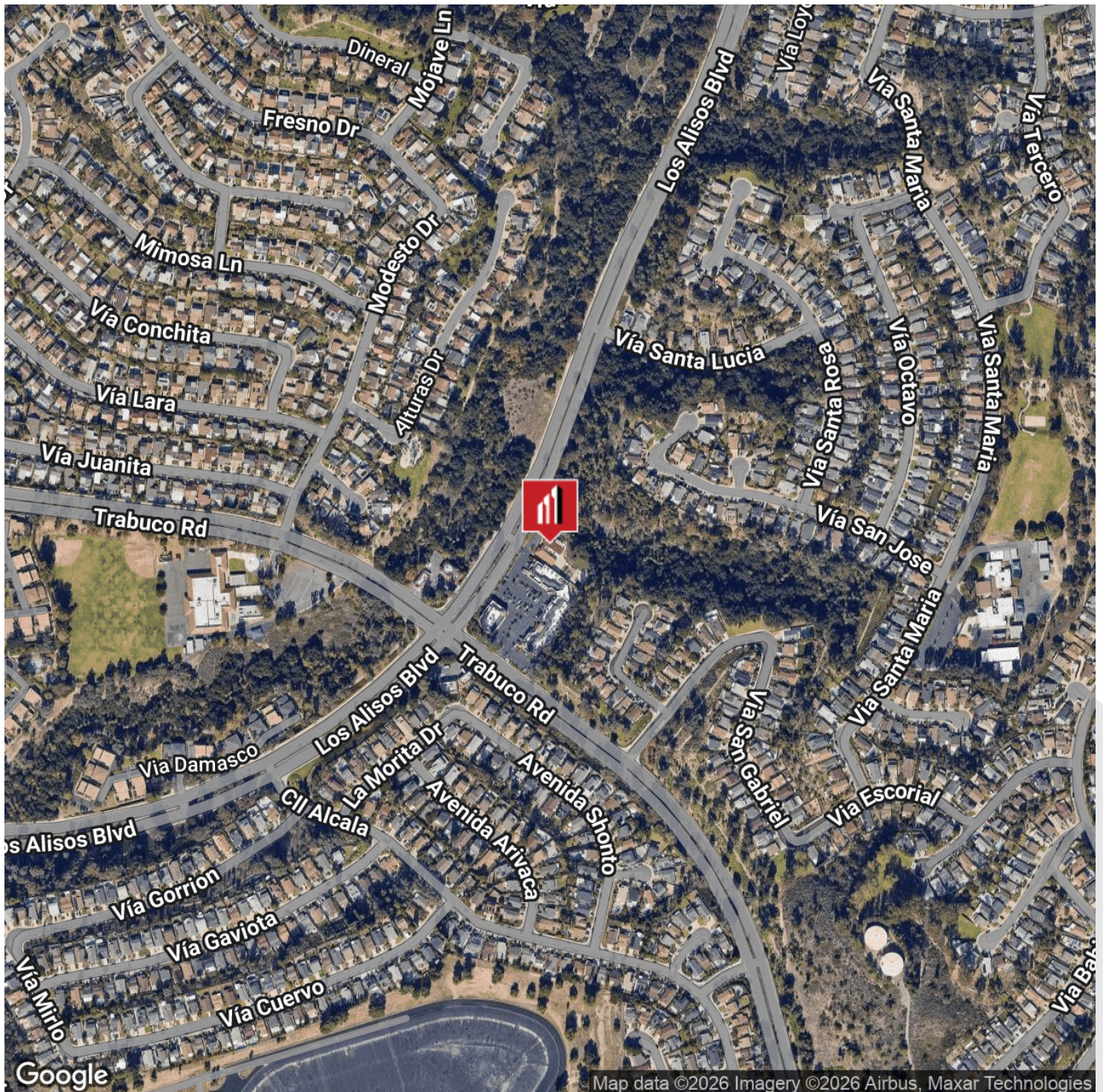
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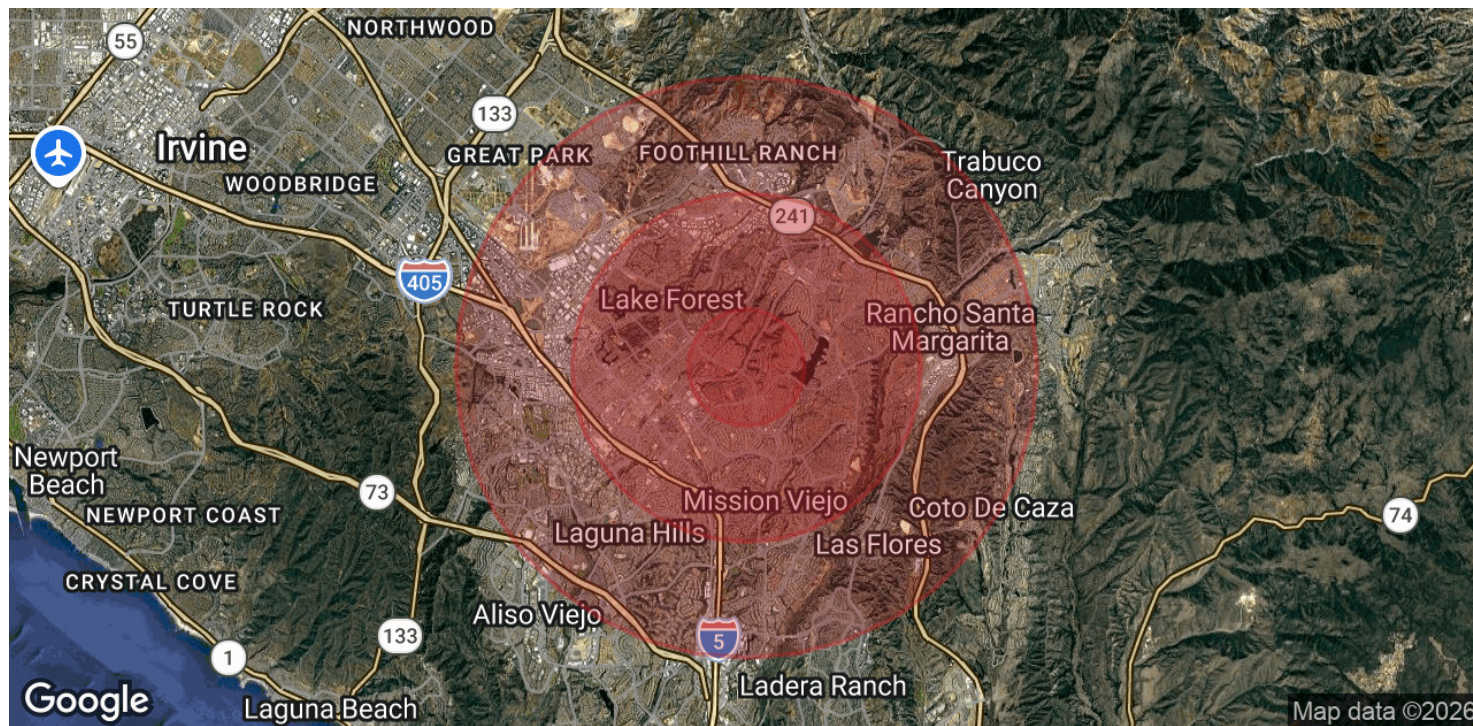
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	17,380	153,503	292,681
Average Age	37.9	40.4	41.2
Average Age (Male)	36.3	39.0	39.8
Average Age (Female)	38.9	41.6	42.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,094	54,593	108,039
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$103,627	\$108,851	\$109,467
Average House Value	\$583,757	\$614,777	\$602,362

2020 American Community Survey (ACS)

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