

AVAILABLE FOR LEASE
±1,650 TO ±3,650 SF RETAIL/RESTAURANT
25290 MARGUERITE PKWY, MISSION VIEJO, CA



PROPERTY OVERVIEW

Lee & Associates - Newport Beach is pleased to offer for lease the multi-tenant retail property at 25290 Marguerite Pkwy, part of the 400,000sf Mission Viejo Village Center, located at the SEC of Marguerite Pkwy & La Paz Rd in Mission Viejo, CA. Village Center is anchored by Trader Joe's, Saddleback Lanes, CVS, & Savers, which all drive additional traffic to this adjacent retail strip.

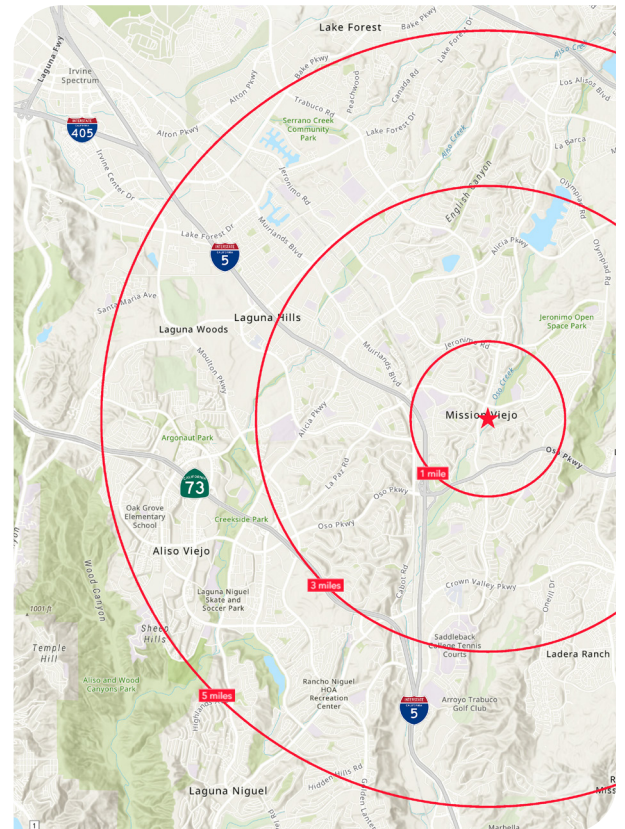
Located just over a mile east of the 5 Freeway in South Orange County, directly across from Mission Viejo City Hall. The signalized intersection of Marguerite Pkwy & La Paz Rd averages approximately 50,000 cars per day.

SPACE DETAILS

- PROPERTY: Village Center
- ADDRESS: 25290 Marguerite Pkwy
Mission Viejo, CA
- LEASE RATE: \$2.95psf + \$0.50psf NNN
- AVAILABILITY: Suite F-1: ±1,650sf (former hair salon)
Suite E: ±2,000sf (former sandwich shop)

TRAFFIC COUNTS:

Marguerite Pkwy: 30,000 AADT
La Paz Rd: 24,000 AADT



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Martial Arts
& Fitness

Play N Trade

Round
Table
Pizza

Suite E: 2,000sf

Suite F-1: 1,650sf

Grumpy's
Barbers

Brian Barson, CCIM

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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