

FOR LEASE



22912 PACIFIC PARK DRIVE
ALISO VIEJO, CA 92656

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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EXECUTIVE SUMMARY

Property Overview

NAI Capital is proud to present 22912 Pacific Park Drive, which is a Retail/Medical Office center. The property is located on the hard corner of Aliso Viejo PKWY and Pacific Park Drive, offering a daily traffic count of 20,625 vehicles. The center offers great visibility from the street and a great tenant mix that keeps the shopping center busy. Located just one block away from Aliso Viejo Town Shopping Center. Unit A has a rare dental unit buildout which is turn key and ready to operate as a dental office.

Location Overview

Aliso Viejo is known for its scenic beauty, excellent schools, and proximity to both the coast and major city hubs. The city is also home to global tech leaders like Quest Software, and many health and education providers such as the Aliso Viejo Medical Center. Aliso Viejo is a great area with amazing demographics. Average household income is above 160k per year, making it a great location to open a business. Whether you're seeking work-life balance, outdoor recreation, or family-friendly amenities, Aliso Viejo has it all.



PROPERTY DETAILS

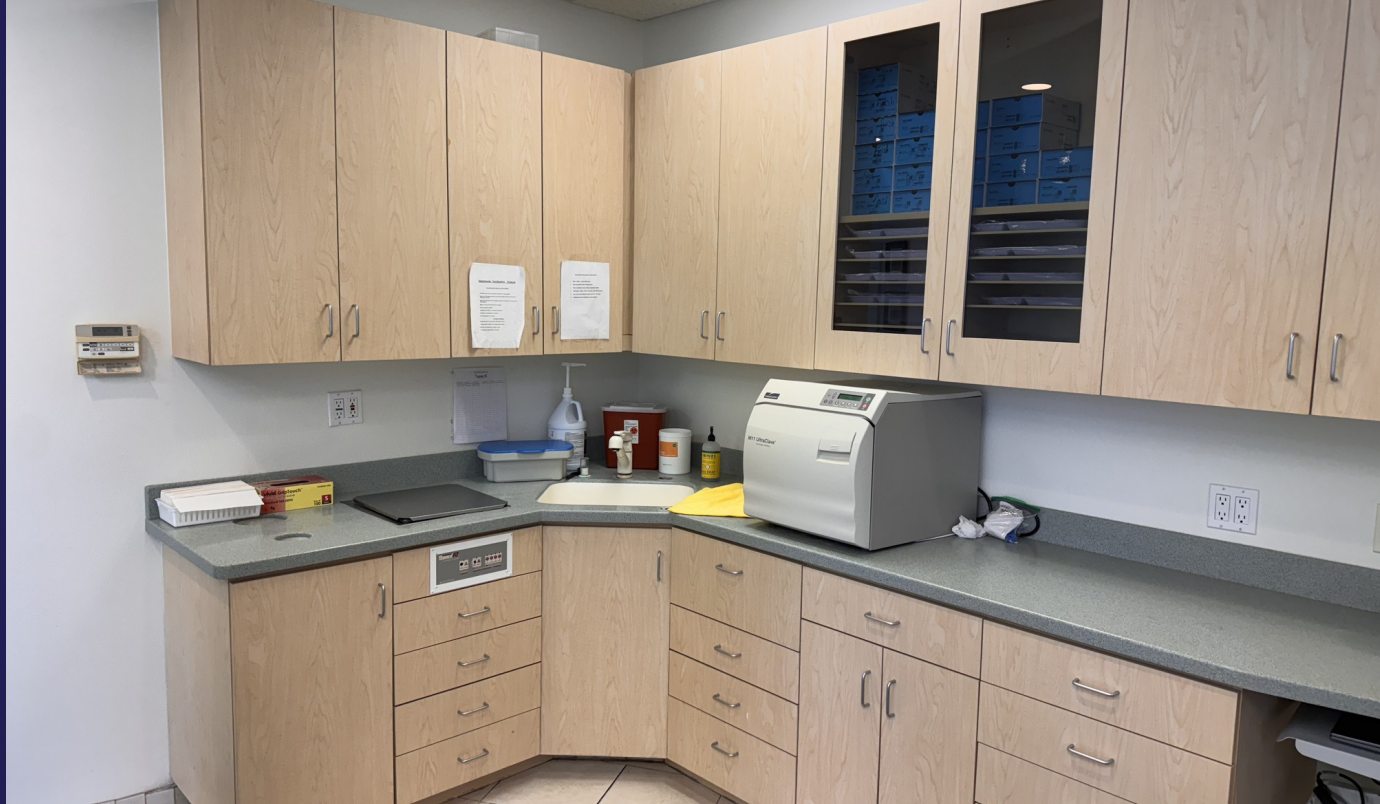
Address: 22912 Pacific Park Drive

Lease Rate: \$4.50 + \$.90 NNN

Monthly Rent \$5,940

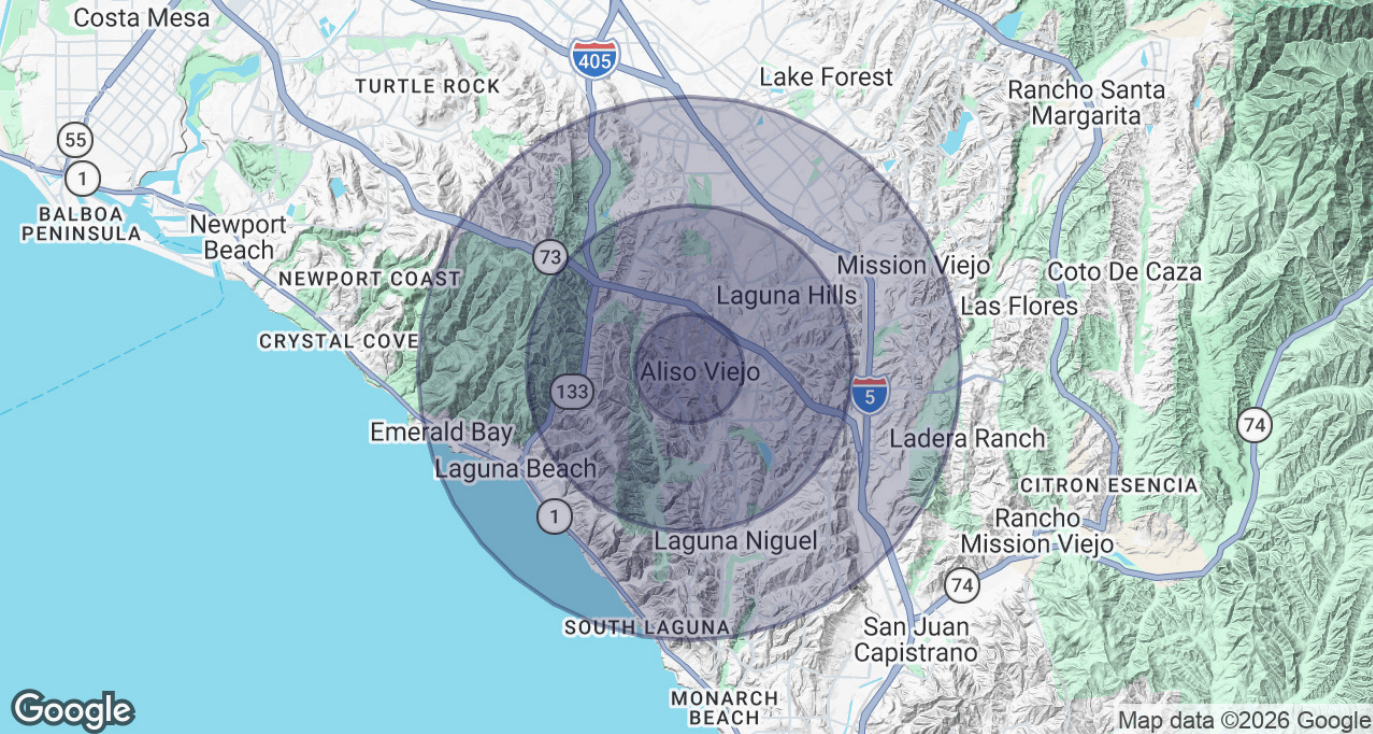
Available SF: 1,100 SF

Zoning: Retail / Medical Office



LOCATION MAP





PROPERTY LOCATION

Demographics		1 Mile	3 Miles	5 Miles
	Population	24,930	115,557	255,647
	Total Households	9,633	46,818	100,709
	Average HH Income	\$160,481	\$169,027	\$172,024