

OFFICE RETAIL LIFESTYLE

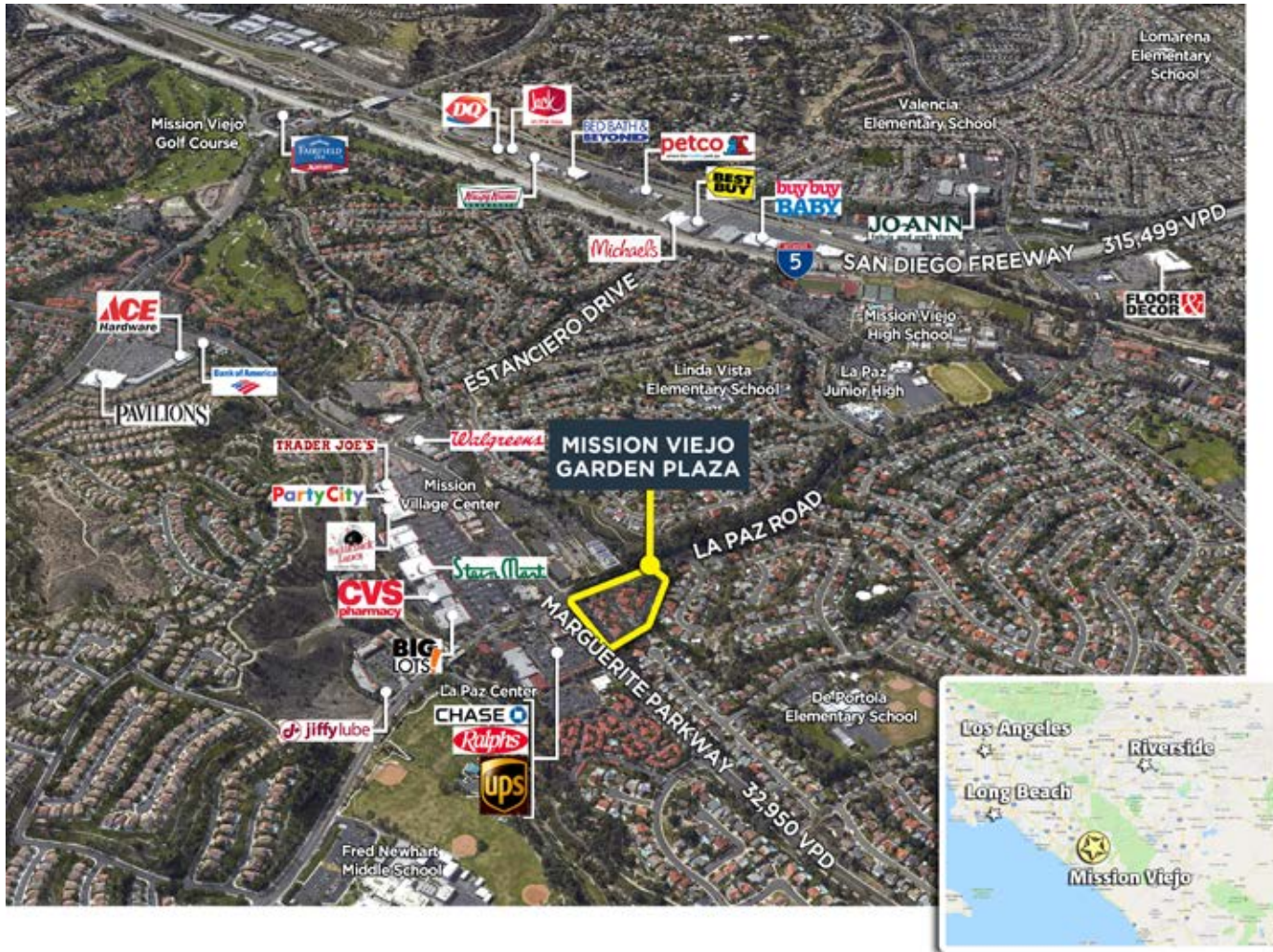


MISSION VIEJO GARDEN PLAZA



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27001 La Paz Road, Mission Viejo, California



KEY HIGHLIGHTS

- Central Mission Viejo location with quick, convenient access to I-5 freeway and 241 tollway providing direct access to all of South Orange County.
- High income demographics, surrounded by well-established and affluent suburban neighborhoods.
- Unique multi-level design with extensive landscaping provides a desirable garden-courtyard ambiance.
- Strong variety of professional office, medical, and service retail uses.
- On-site leasing and management of property.



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18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

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PROPERTY DETAILS

Land Area	5.22 Acres
GLA	68,125 Sq. Ft.
Parking	271 Stalls

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	17,349	137,476	352,237
Average Income	\$176,256	\$154,715	\$150,163

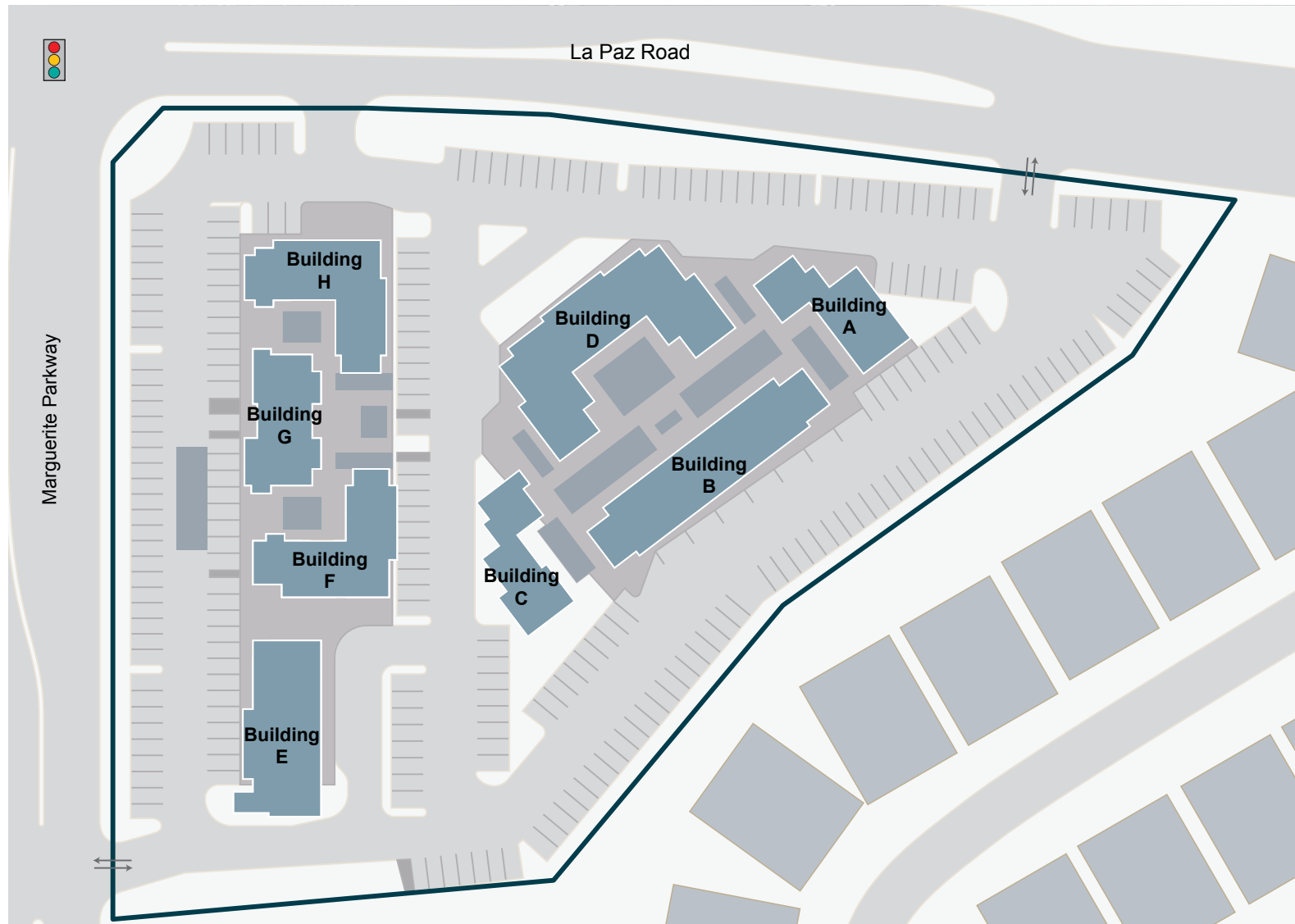


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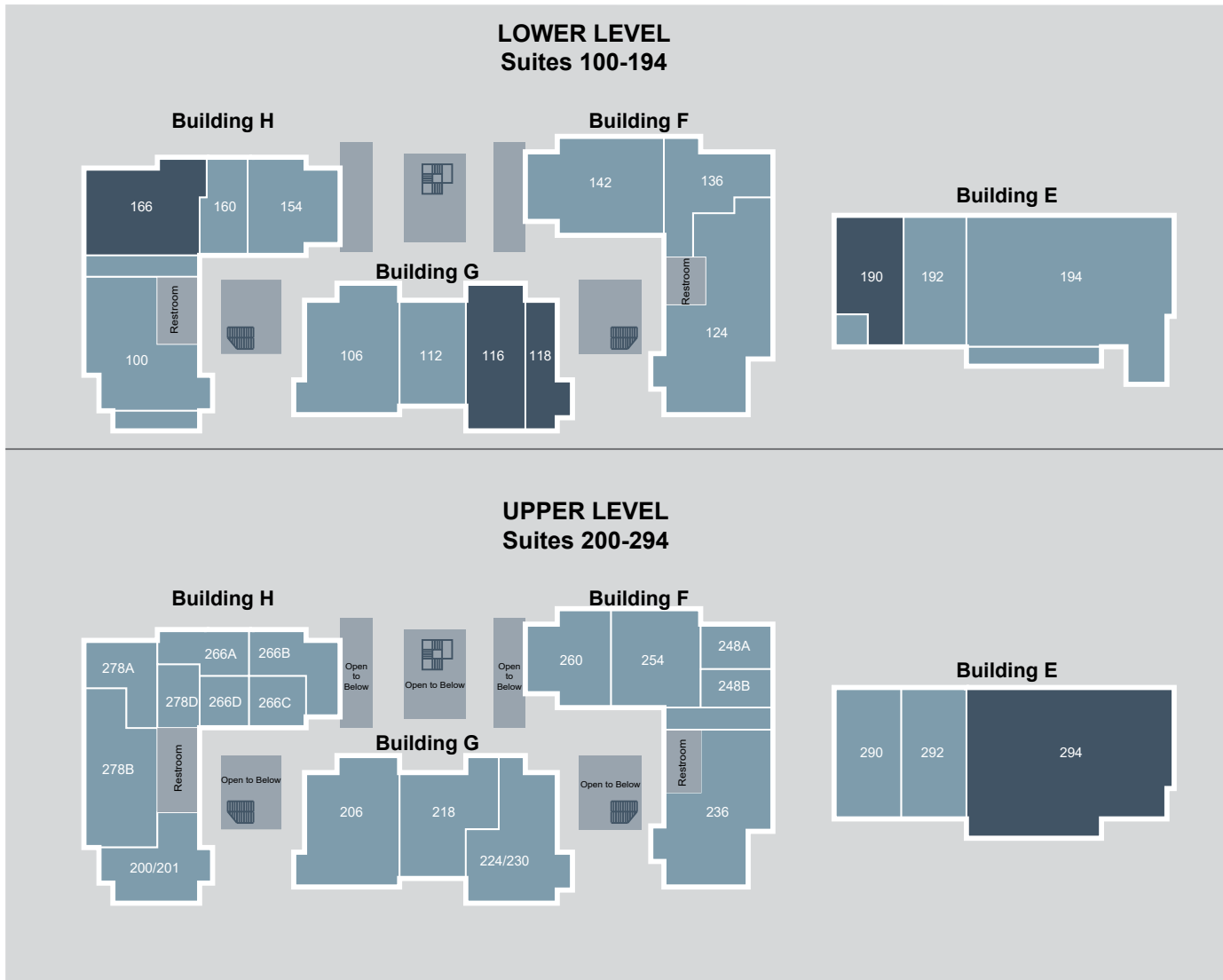


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TENANT SUMMARY

Unit	Tenant	Square Feet
Lower Level		
100	Kiat & Anchalee Kolyouth	1,171
116	Available	769
118	Available	527
124/125	O C Waxing & Aesthetics Inc	1,764
136	The Tangled Vine	823
142	Affordable Housing, CDC	1,424
154	The Perfect Workout	1,391
160	True Lash Boutique	505
166	Available	1,043
190	Available	932
192	Karee Delsigne	905
194	Karee Delsigne	2,763
Upper Level		
200/201	Malaika AnnetteClelland	669
206/112	Yoga Works	3,406
218	Boydston Insurance Services	910
224	John Morrison	379
230	Paleowest, LLC	728
236	Sheila M T Luwiharto DDS	1,449
248A	AnkaMee Inc	363
248B	Rancho Alta Vista LLC	249
254	ToxStrategies Inc	925
260	ToxStrategies Inc	842
266A	Managed Direct Response	379
266B	Saylor Creative Group Inc	531
266C	Premier Acupuncture	334
266D	Grand Comm Networks	278
278A	SMR ISD Consulting	587
278B	Heimos Insurance Agency	929
278D	Vanessa Rodriguez	261
290	Walter Kelly	811
292	Natural Roots Medicine	917
294	Available	3,046

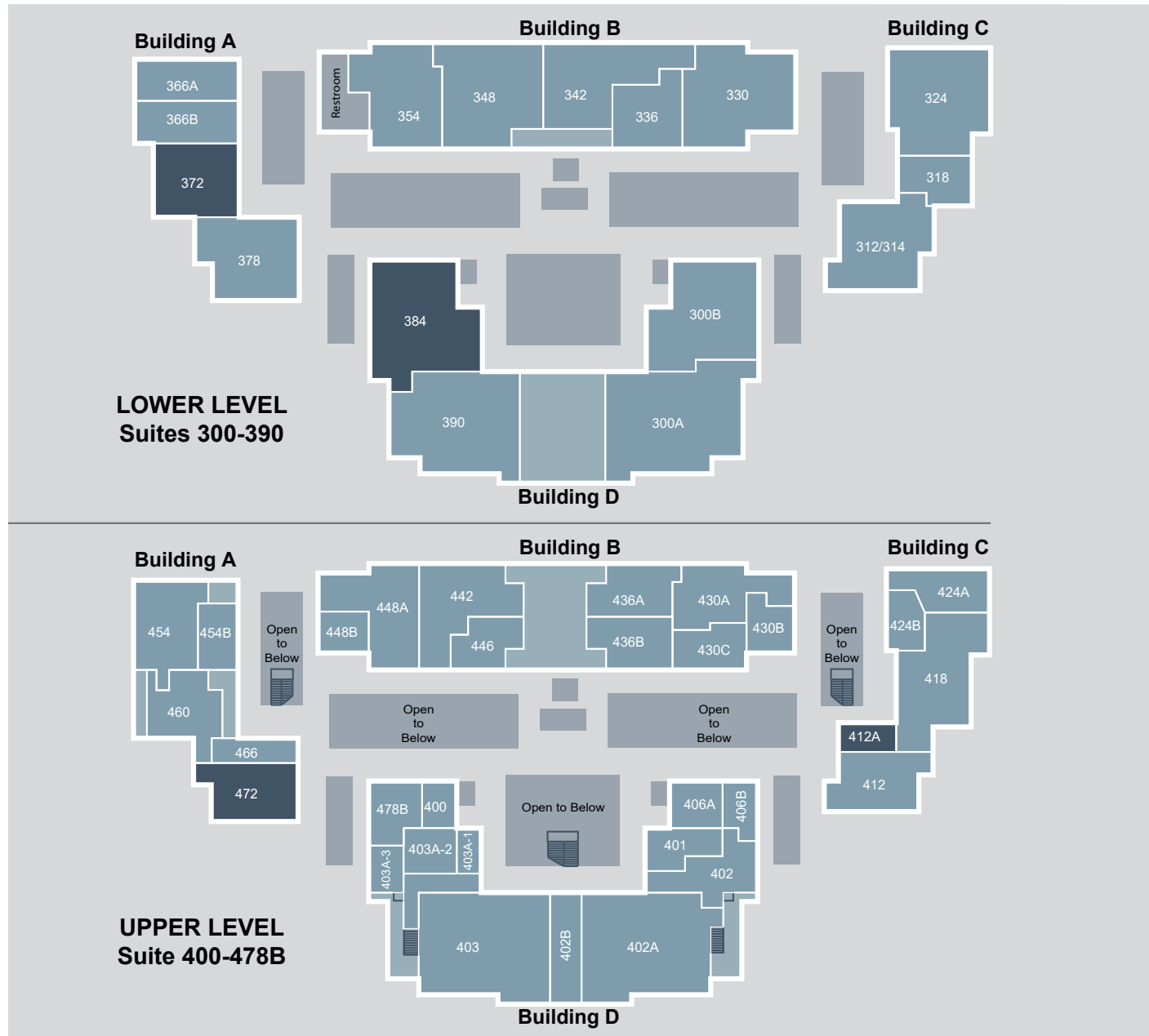
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LOWER LEVEL		
300A	Americheck, Inc.	1,731
300B	Eve Lievonen/Dr. Michael Gass/ Yvonne Miller	1,316
312/314	Albert Rego	1,048
318	Three Hill Path	738
324	Howard Construction	1,013
330	Toadily Handmade Beeswax	1,480
336	Pride Learning Center	639
342	Essex Realty Management	1,113
348	Danya Shermohm	1,133
354	Lisa Lundberg	1,273
366A	Farhad Khojasteh	577
366B	Farhad Khojasteh	524
372	Available	698
378	OC Student Academic Support	909
384	Available	1,495
390	Gabriela Moreno	1,516
UPPER LEVEL		
400	Benchmark Courses, Inc	216
401	Molter Counseling	454
402	Carol Wilbert, CPA	681
402A	Groh Associates Nc.	1,984
402B	A Mamun and A Susilo	560
403	Shulman, Lipton, Jacobs, Wilnier	2,038
403A-1	Sherry Adler	267
403A-2	Sherry Cardenas	417
403A-3	Christine Lewis	337
406A	Kallenbaugh/ Steinau	378
406B	Allison Maxon	313
412	Cooper Logistics	798
412A	Available	207
418	Advanced Behavioral Care	1,128
424A	Guard Power Security	274
424B	Kathleen Mates-Youngman	411
430A	Hayes Jewelry	746
430B	Courtney Baar	320
430C	Mary Felch	337
436A	Groom At The Top	582
436B	Lynn S Gaylord	539
442	Janeile Caldwell	710
446	Soul Scale	641
448A	Gregory Abt	955
448B	Denise French	263
454	Gary Guiliano	757
454B	DNB Commercial, Inc	309
460	Pure Skin Care	729
466	Westline Sales Inc	242
472	Available	790
478B	KO Veterinary Services	529