

FOR LEASE

Crown Valley Vista

27750 Crown Valley Pkwy, Suite C | Mission Viejo, CA 92691

2,135 SF Retail or Restaurant + Patio Space Available



Property Highlights

- Unique branding opportunity via strong exposure to Crown Valley Pkwy/I-5 Fwy
- Close proximity to The Shops at Mission Viejo Mall (1.1M+ SF)
- Substantial multifamily (3000 units) in the immediate 1 mile radius along with several new commercial developments in the immediate submarket
- Excellent freeway visibility (over 250,000 cars per day)
- Compelling demographics withing the 3 mile radius with over 130,000 household population with an average household income of over \$152,000
- Close proximity to St. Joseph Mission Hospital the largest regional hospital in South Orange County
- Nearby Saddleback College with 20,000+ enrolled students
- Ample amount of parking (80 parking stalls)

Demographics

	1 MILE	3 MILE	5 MILE
Population	10,311	130,009	315,241
Average Household Income	\$143,848	\$152,583	\$142,620
Daytime Population	17,764	46,382	110,613

Source: Esri

TRAFFIC COUNT

Crown Valley Parkway	approx. 63,600 cars per day
I-5 Freeway	approx. 250,000 cars per day

Source: CoStar

Contact

TERRISON QUINN

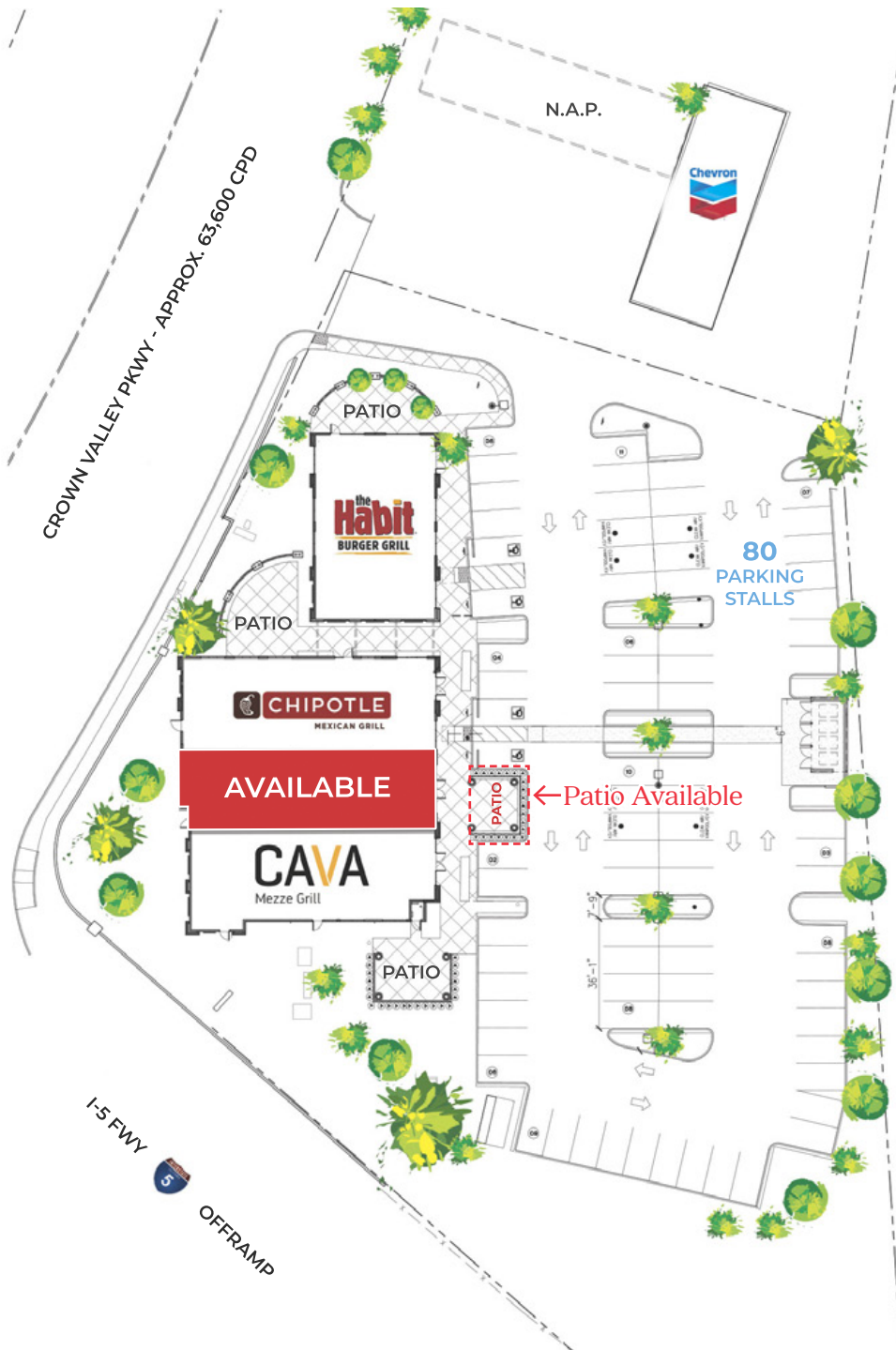
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SRS REAL ESTATE PARTNERS

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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.





LAGUNA BEACH

ALISO VIEJO

The Center
RANCHO NIGUEL

Ralphs NORDSTROM rack
Clineva Urgent Care Centers CVS pharmacy
BevMo! REGENCY THEATRES
Starbucks WOOD RANCH BBQ & GRILL

SKYE AT LAGUNA NIGUEL
142 Units

LAGUNA NIGUEL

COSTCO
WHOLESALE

BROADSTONE CAVORA APARTMENTS
348 Units

THE SHOPS AT MISSION VIEJO
(1.1 M SF)
macys NORDSTROM SEPHORA

Site

KALEIDOSCOPE

I-5 FWY
APPROX 250,000 CPD

SADDLEBACK COLLEGE
Est. 25,000 Students

Mission Hospital
94,000 SF

CROWN VALLEY PKWY
APPROX 63,600 CPD

THE HOME DEPOT

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Site

The Center
RANCHO NIGUEL

- Ralph's fresh farm
- LIFETIME
- BevMo!
- WALGREENS
- CVS pharmacy
- ClubFit
- Jamba
- WR
- Starbucks

KALEIDOSCOPE
UNION MARKET
PANINI KAROB GRILL

Office DEPOT

Mission Hospital

THE SHOPS
AT MISSION VIEJO
NORDSTROM
MACY'S
SEPHORA

WALMART

COSTCO

UNITED STATES
POSTAL SERVICE

LEXUS

DSW
P.S. A. BANK

DEL TACO

Durlington

Car's Jr.

Mercedes-Benz

GOLFTEC
e-power

1mi



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