

MISSION VIEJO, CA PAD OPPORTUNITY (FLOOR & DECOR ANCHOR)

New Pad Opportunity



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VALUEROCK
www.valuerockrealty.com

PAD TO FLOOR & DECOR

Muirlands Boulevard, Mission Viejo, California



KEY HIGHLIGHTS

- Visibility and signage to I-5 freeway with 315,499 cars per day
- Desirable location in south Orange County near the 5 freeway off-ramp
- 2018 complete property remodel
- Abundant parking
- High income and dense demographic community
- New pad site available. Drive-thru and shop space available.



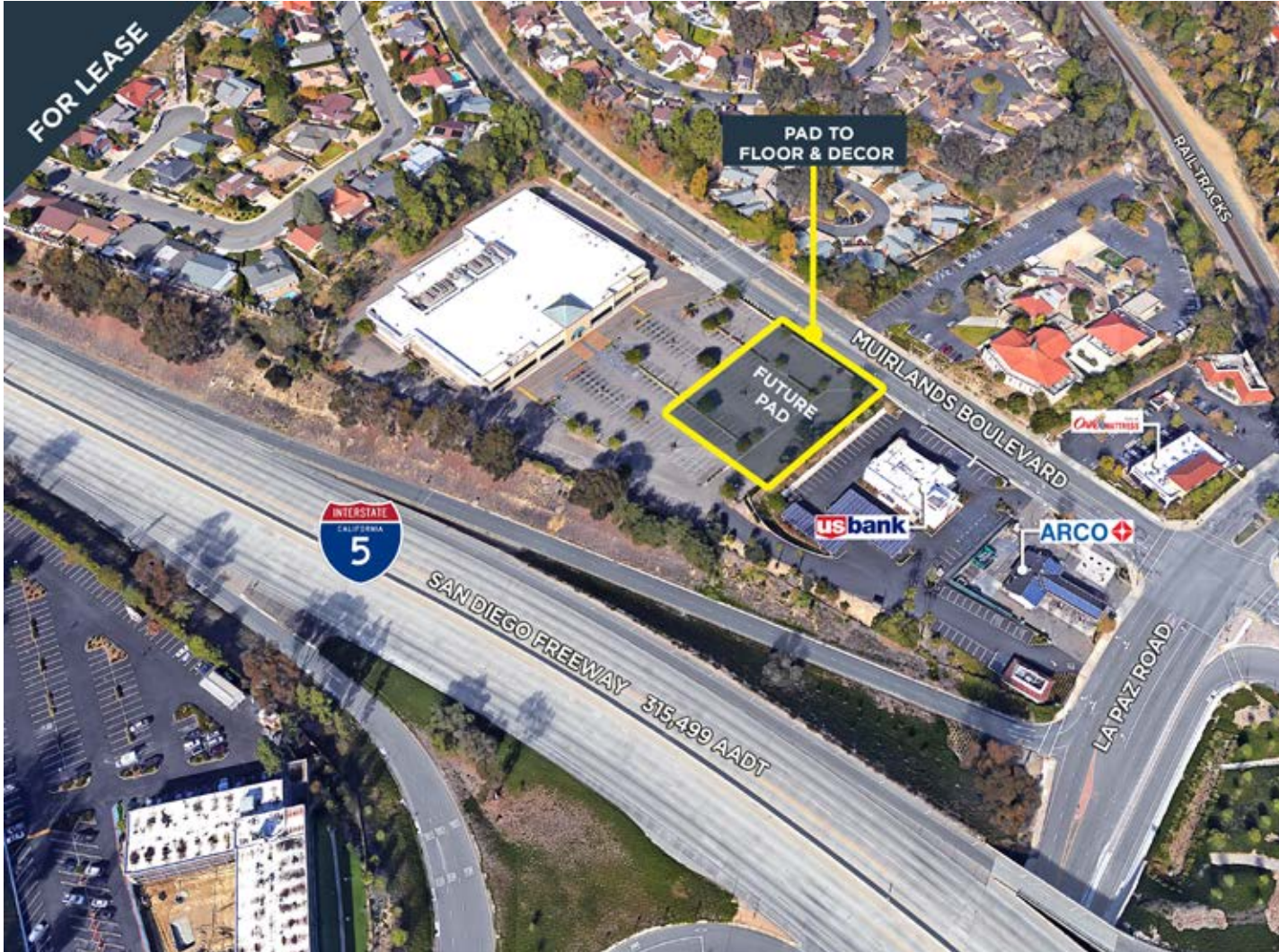
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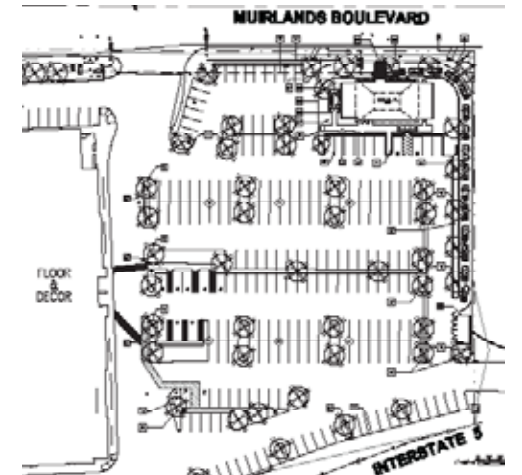


PROPERTY DETAILS

Land Area	TBD (6.18 Acres total)
GLA	TBD
Parking	TBD (368 Stalls total)

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	16,059	163,826	341,703
Average Income	\$179,730	\$132,602	\$146,204



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