

VILLAGE CENTER
LA PAZ & MARGUERITE
MISSION VIEJO, CA
32,200 SF ANCHOR BOX

FOR LEASE



**DIVISIBLE TO 20,000SF /12,200SF
FOR TWO USERS**

**STRATEGICALLY POSITIONED WITHIN
A 300,000SF COMMUNITY CENTER
IN THE CORE OF MISSION VIEJO**

DELIVERABLE 2ND QUARTER 2022

PLEASE CONTACT

CAMERON CROWNER

BRE# 00924460

ccrowner@epsteen.com

310.451.8171.x240

 epsteen & associates

FOUNDING
MEMBER



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 17,469 | 136,684 | 351,298 |
| MEDIAN HH INCOME | \$137,364 | \$116,995 | \$115,550 |
| DAYTIME EMPLOYEES | 5,435 | 47,021 | 149,627 |

TRAFFIC COUNTS

| | |
|--------------------|------------|
| LA PAZ ROAD | 25,000 CPD |
| MARGUERITE PARKWAY | 31,000 CPD |

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and drawings shown are approximate, subject to change, and should be independently verified, as they are not to be relied upon as a precise representation from this office.

SITE PLAN



PLEASE CONTACT

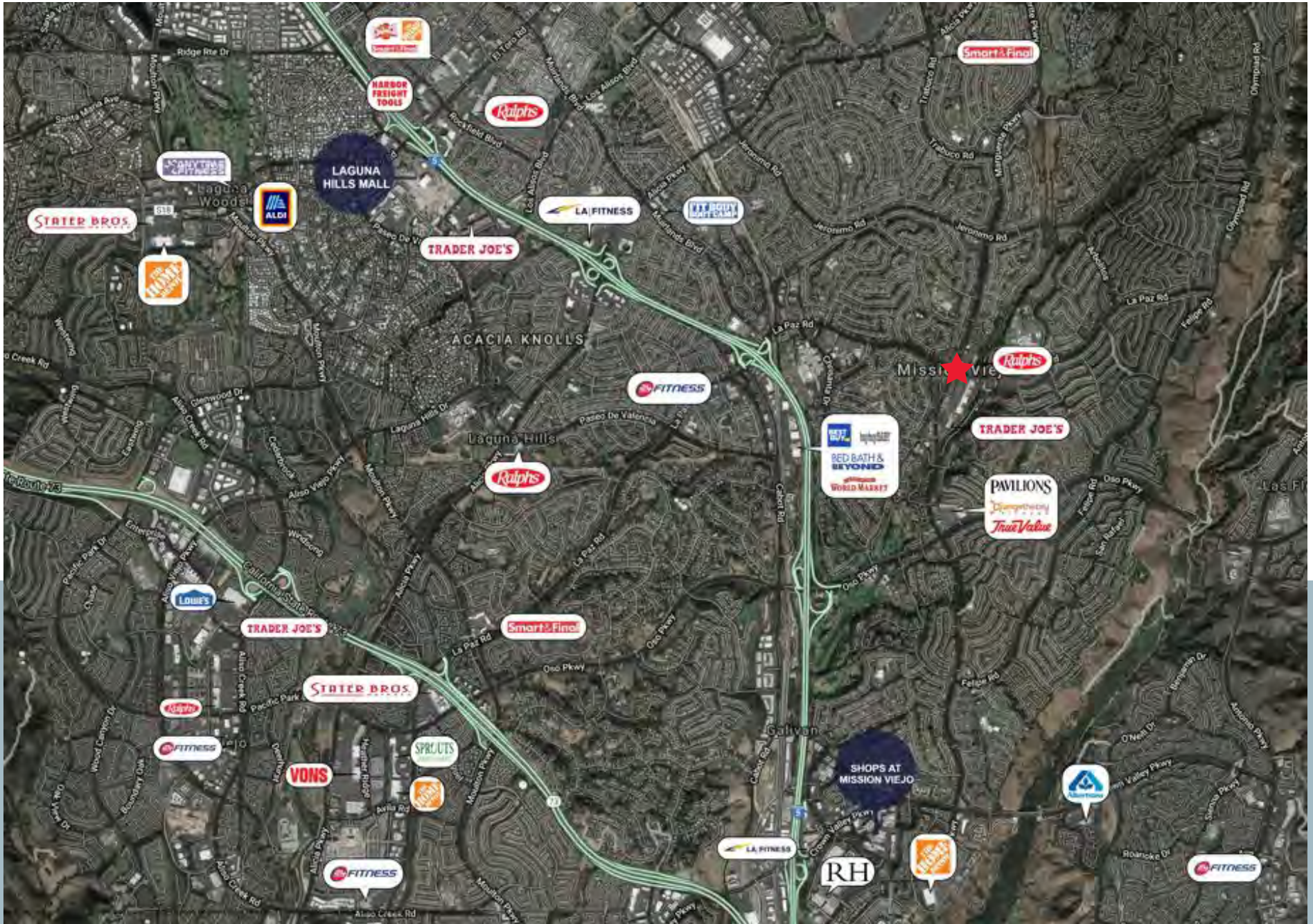
CAMERON CROWNER
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FOUNDING MEMBER | CHAINLINKS
MEMBER | RETAIL ADVISORS

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TRADE AREA AERIAL



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