

Drive-Thru Pad Opportunity

MUIRLANDS BOULEVARD
MISSION VIEJO, CA



NEWMARK | PACIFIC

UP TO 2,800 SF WITH PATIO

PAD OPPORTUNITY | MISSION VIEJO



Mission Viejo boasts a variety of shopping centers, restaurants, and entertainment options. The city is home to the Shops at Mission Viejo, a popular mall that offers a wide range of retail stores and dining options. Additionally, Mission Viejo is conveniently located near major freeways, providing easy access to other parts of Orange County and beyond.

The city has a strong local economy and a diverse range of industries, including healthcare, technology, and professional services. The Mission Viejo Chamber of Commerce provides resources and networking opportunities for businesses, helping them thrive and connect with the local community.

Overall, Mission Viejo, CA is a vibrant and welcoming city that offers a high quality of life, beautiful surroundings, and a supportive environment for businesses.

Property Features

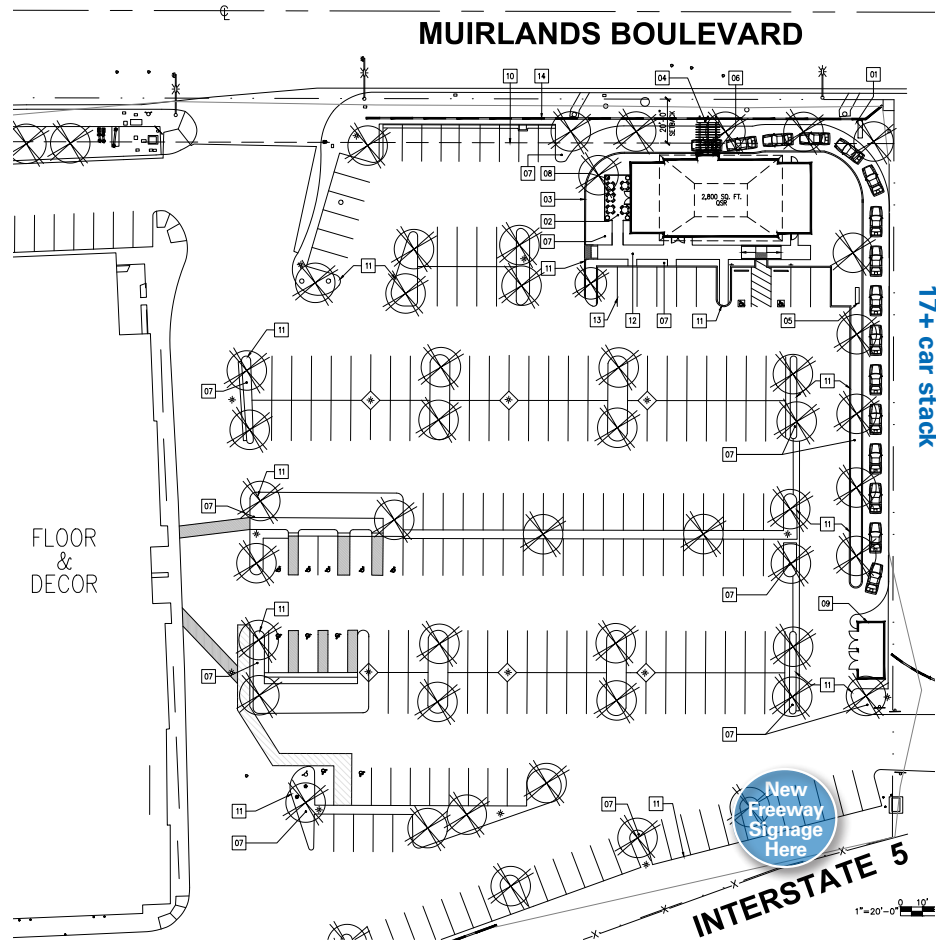
- New pad site available with drive-thru and shop space
- 17+ car stack
- Visibility and signage to I-5 freeway with 225,000 cars per day
- Desirable location in South Orange County near the I-5 freeway on-ramp
- 2018 complete property remodel
- Abundant parking
- High income and dense demographic community

2024 Demographics

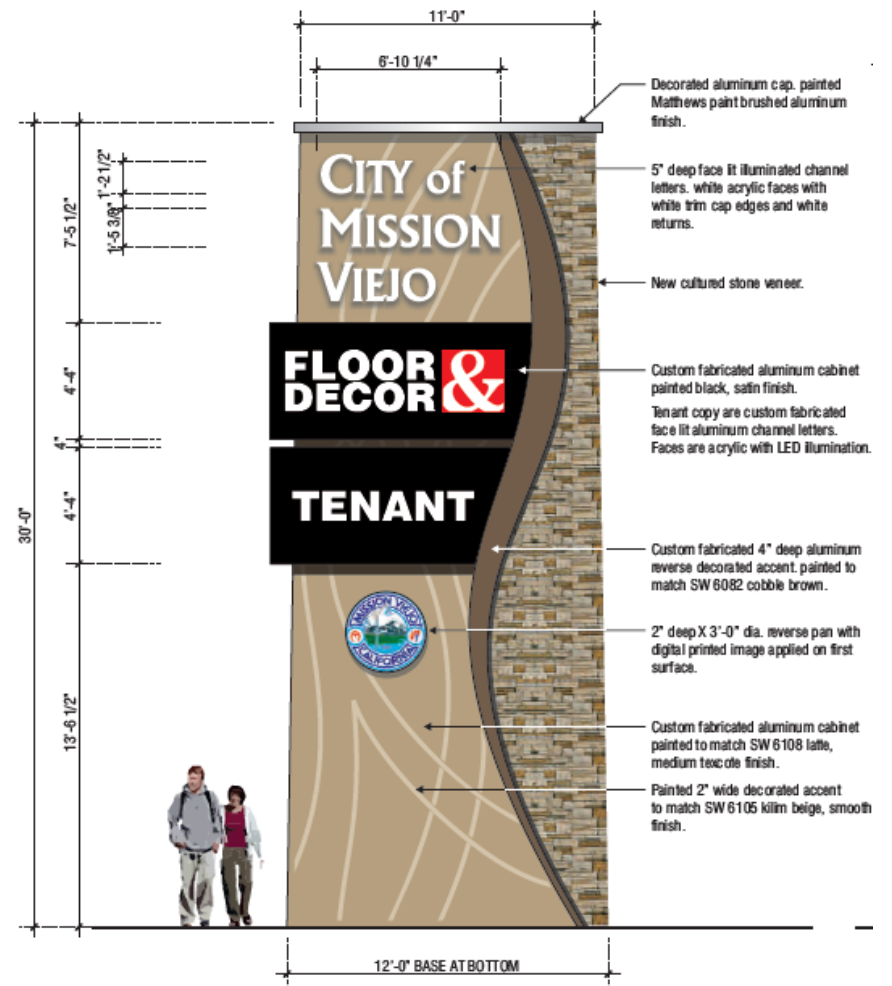
	1 Mile	3 Miles	5 Miles
Population	15,851	157,039	337,808
Daytime Population	15,919	151,920	363,950
Average Household Income	\$199,704	\$160,978	\$172,537



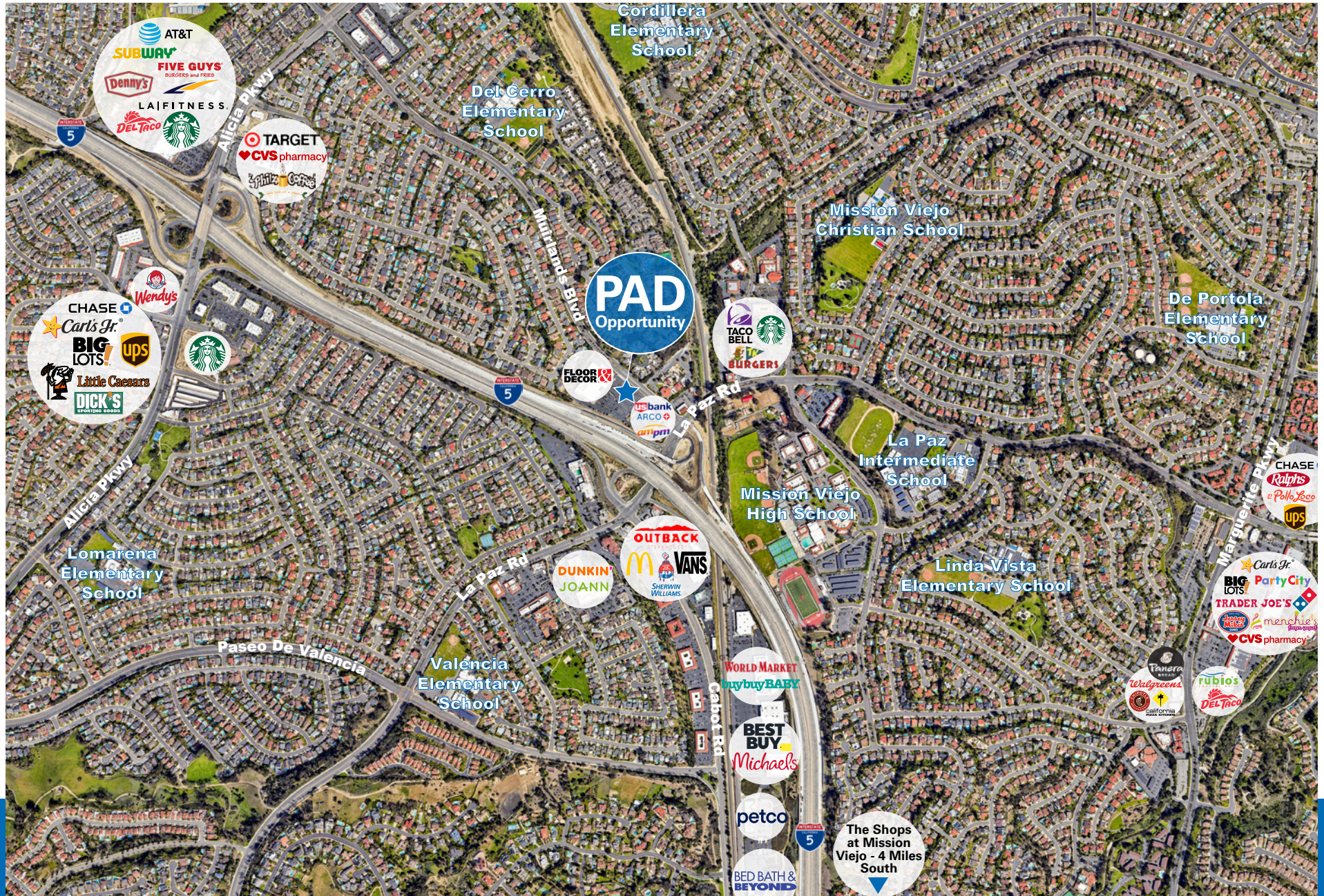
Site Plan



Proposed Freeway Signage



PAD OPPORTUNITY | MISSION VIEJO





For More Information Contact:

Mark Baziak

Senior Managing Director

t 949-608-2049

mark.baziak@nmrk.com

CA RE Lic. #01202116

Bryan Norcott

Executive Managing Director

t 213-298-3595

bryan.norcott@nmrk.com

CA RE Lic. #01200077

Corporate License #01796698

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK | PACIFIC