

FOR LEASE



22912 PACIFIC PARK DRIVE  
ALISO VIEJO, CA 92656

**Ramzy Prado**

714.273.4924

rprado@naicapital.com

CA DRE #01984005

**Daniel Mudge**

949.468.2316

dmudge@naicapital.com

CA DRE #01295807

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SPACE D

**1,708 SF**

Retail Available



## EXECUTIVE SUMMARY

### Property Overview

NAI Capital is proud to present 22912 Pacific Park Drive, which is a Retail/Office center. The property is located on the hard corner of Aliso Viejo PKWY and Pacific Park Drive, offering a daily traffic count of 20,625 vehicles. The center offers great visibility from the street and a great tenant mix that keeps the shopping center busy. Located just one block away from Aliso Viejo Town Shopping Center.

### Property Highlights

- Located On A Busy Intersection
- Great Visibility From The Street
- Multiple Retail & Office Uses Allowed
- Busy Shopping Center With Lots Of Foot Traffic

# PROPERTY DETAILS

**Address:** 22912 Pacific Park Drive

**Lease Rate:** Office \$1.25+\$.75 CAM  
Retail \$2.00+\$.90 NNN

**Building Size:** 15,285 SF

**Available SF:** 850 - 1,708 SF

**Zoning:** Retail/Office

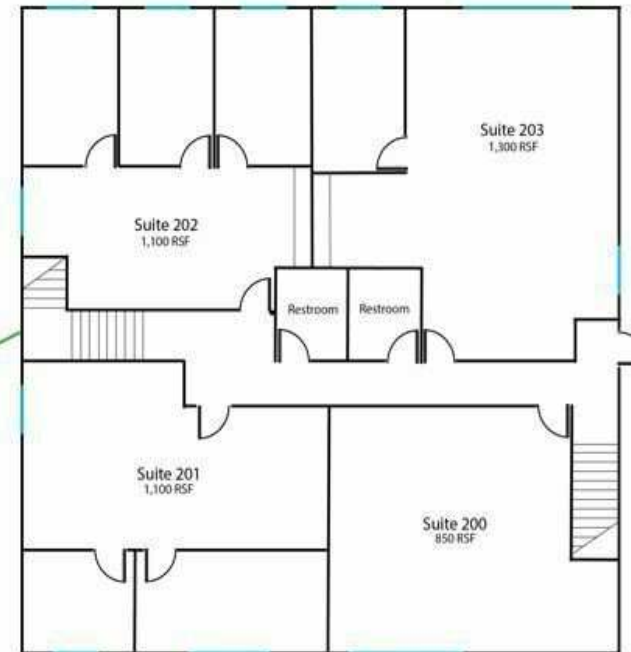
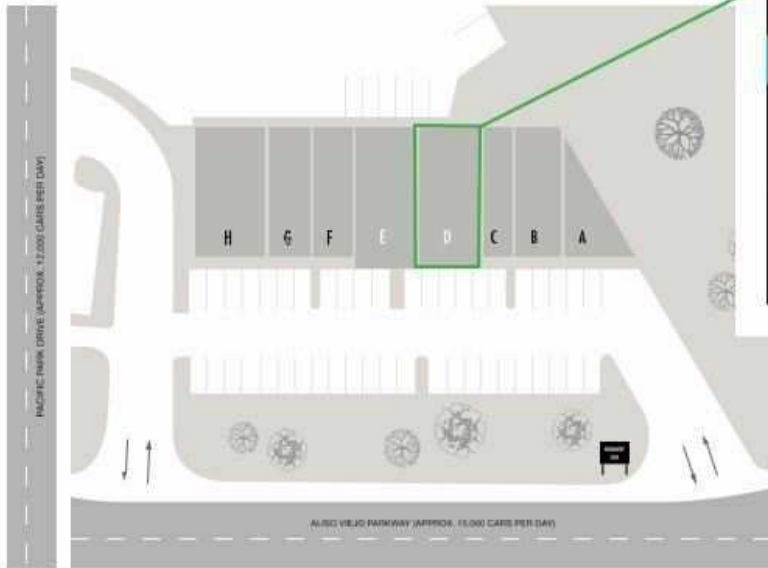




# SITE PLAN FIRST FLOOR



# SITE PLAN SECOND FLOOR



NO.	TENANT	SF
200	AVAILABLE 6/01/2025	850
201	AVAILABLE	1,100
202	AVAILABLE	1,100
203	Salt Creek Insurance	1,300

## LEASE SPACES



### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Available Date
Suite D	1,708 SF	NNN	\$2.00 SF/month	Available
Suite 200	850 SF	Modified Gross	\$1.25 SF/month	Available
Suite 201	1,100 SF	Modified Gross	\$1.25 SF/month	Available
Suite 202	1,100 SF	Modified Gross	\$1.25 SF/month	Available
Suite 203	1,300 SF	Modified Gross	\$1.25 SF/month	Available



# LOCATION OVERVIEW

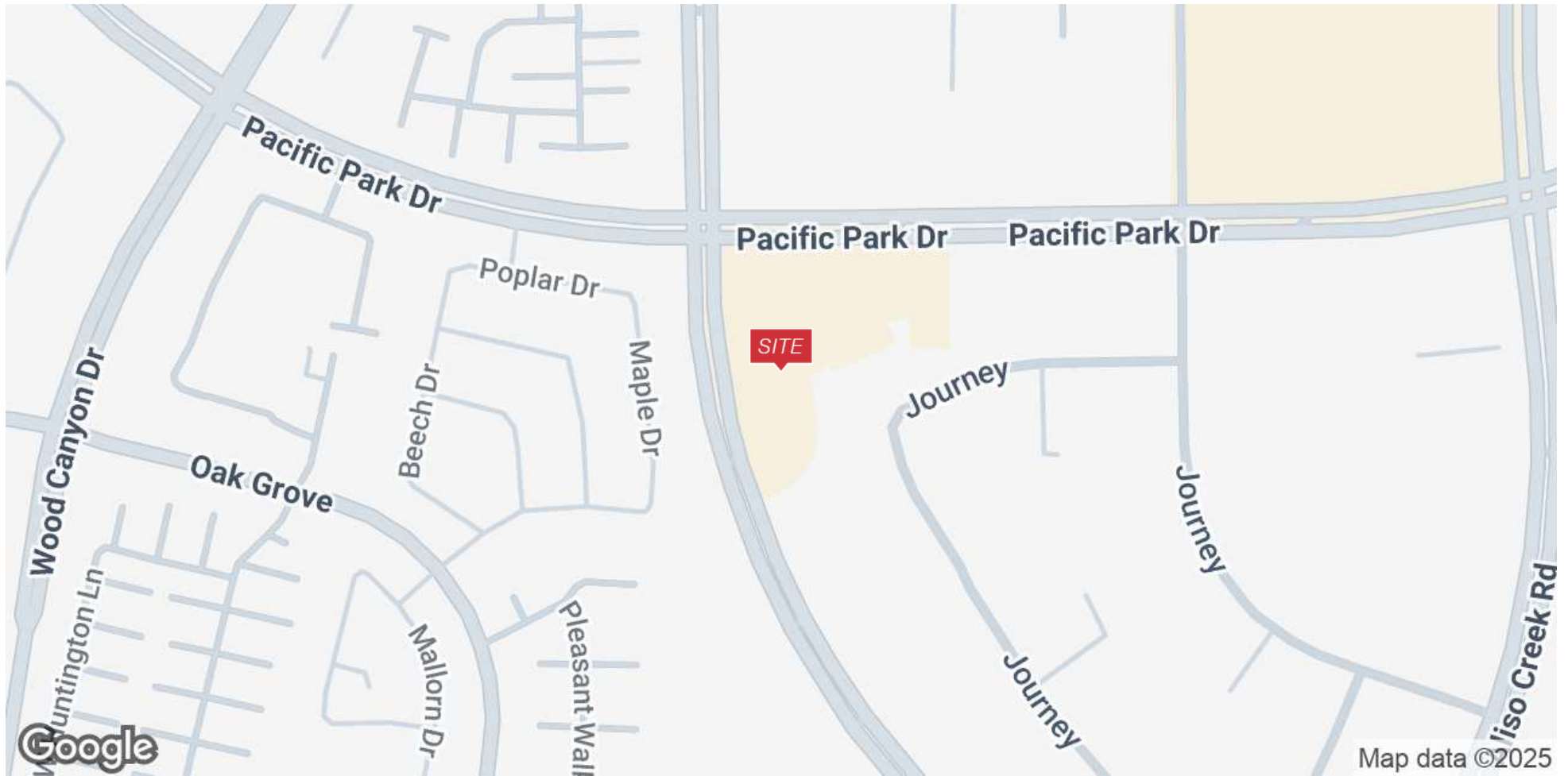
## Location Overview

Aliso Viejo is known for its scenic beauty, excellent schools, and proximity to both the coast and major city hubs. The city is also home to global tech leaders like Quest Software, and many health and education providers such as the Aliso Viejo Medical Center. Aliso Viejo is a great area with amazing demographics. Average household income is above 160k per year, making it a great location to open a business. Whether you're seeking work-life balance, outdoor recreation, or family-friendly amenities, Aliso Viejo has it all.





## LOCATION MAP

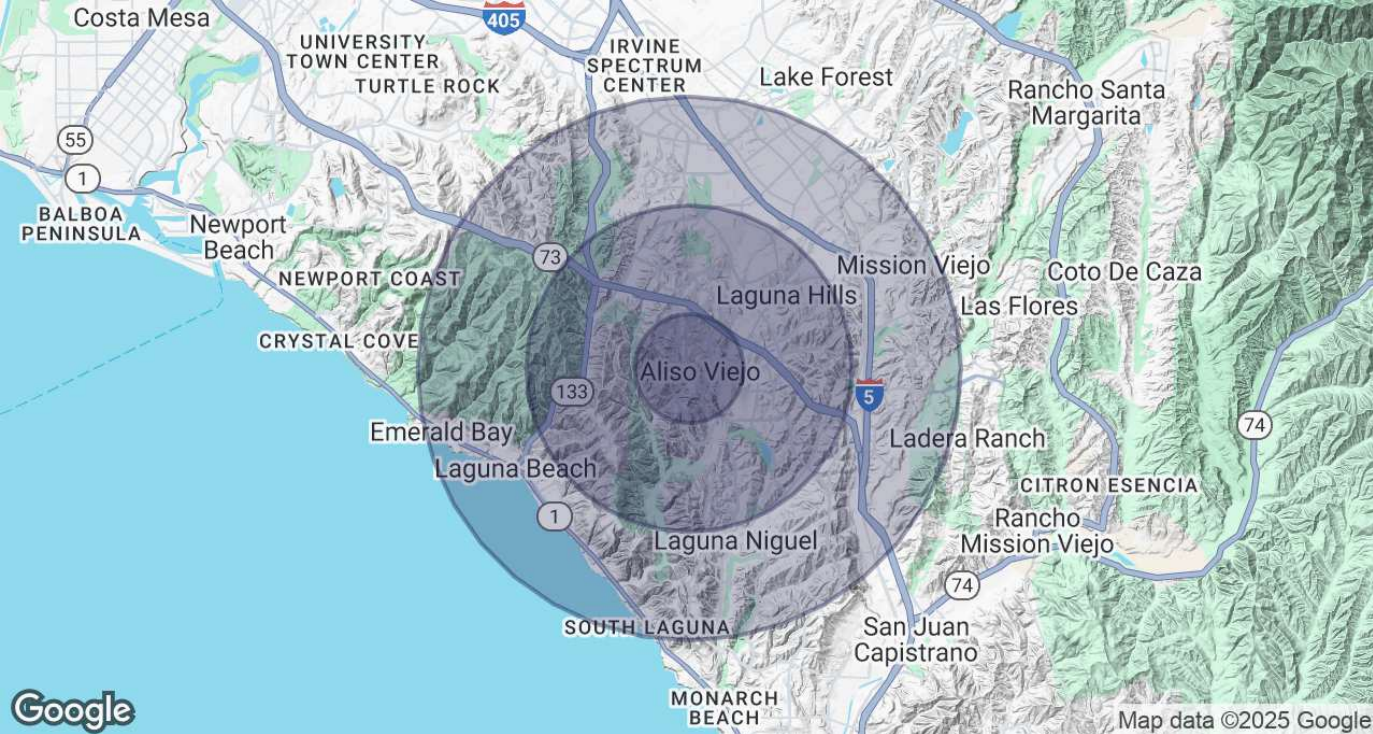




# RETAILER MAP







# DEMOGRAPHICS

## Demographics

### 1 Mile

### 3 Miles

### 5 Miles



**Population**

24,930

115,557

255,647



**Total Households**

9,633

46,818

100,709



**Average HH Income**

\$160,481

\$169,027

\$172,024