

# FLOOR & DECOR

ANCHORED PAD OPPORTUNITY

MUIRLANDS BLVD., MISSION VIEJO, CA 92691



# PROPERTY SUMMARY

**LOT SIZE:**

6.18 Acres (Entire parcel; lot may be split)

**PARKING SPACES:**

TBD (368 total shared spaces)

**LOCATION:**

Exact Address TBD

(Floor & Decor: 25872 Muirlands Blvd

Mission Viejo, CA 92691)

# PROPERTY HIGHLIGHTS

- Visibility and signage to I-5 freeway with 315,499 vehicles 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 could accomodate drive-thru and/or shop space

## DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION:</b>	<b>15,943</b>	<b>159,528</b>	<b>331,921</b>
<b>AVG HHI:</b>	<b>\$179,303</b>	<b>\$133,777</b>	<b>\$146,194</b>



## New Pad Opportunity



## New Pad Opportunity





TARGET

CVS

LAIFITNESS

DEL CERRO  
ELEMENTARY SCHOOL

LAGUNA HILLS PLAZA

**BIG LOTS!** **DICK'S SPORTING GOODS** *Cart's Jr.*

FLOOR  
DECOR

MURLANDS BOULEVARD

INTERSTATE 5 FREEWAY (E-15, 498 VPD)

PAD

usbank

THE HILLS HOTEL  
HOTEL & LOBBY EXTENSION

ARCO

LA PAZ ROAD

76

STARBUCKS

McDonald's

WELLS FARGO

W  
Wienerschnitzel

MISSION VIEJO  
HIGH SCHOOL



MUIRLANDS BOULEVARD



LA PAZ ROAD

FUTURE PAD

DRIVE-THRU

**FLOOR & DECOR**

(NAP)

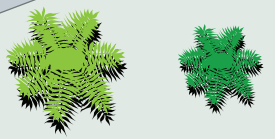
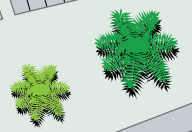
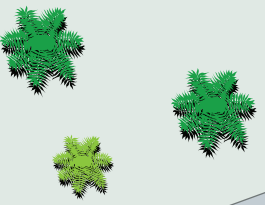
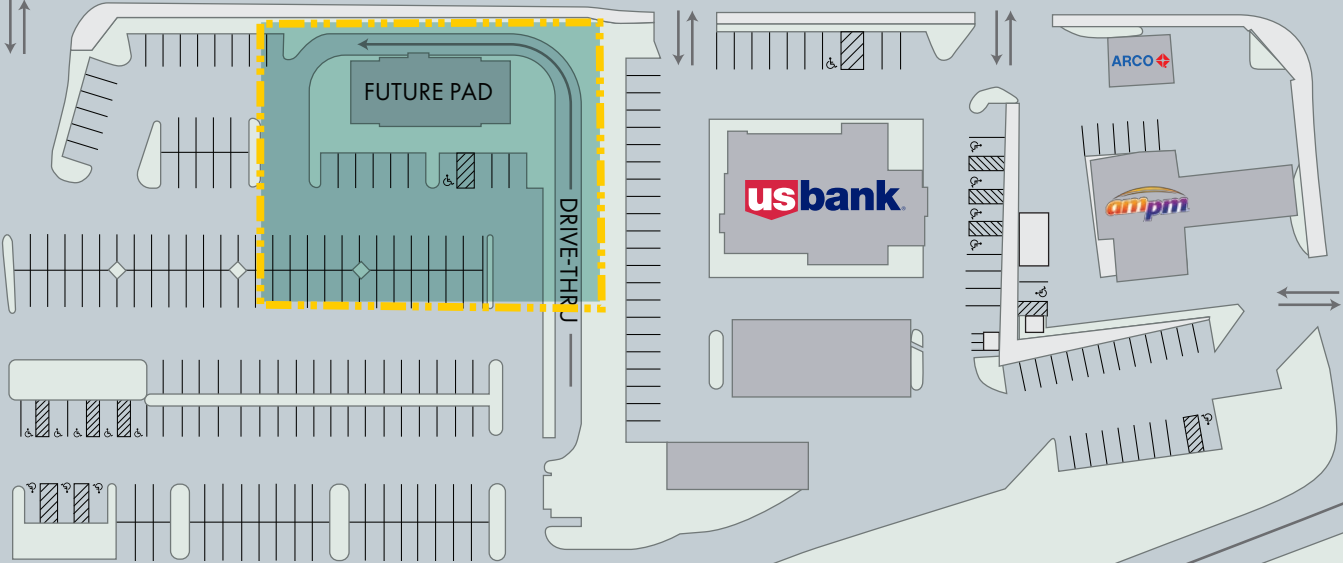
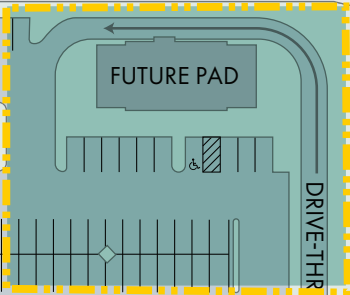
**us bank**

ARCO

**ampm**

ON RAMP

INTERSTATE 5 / SAN DIEGO FREEWAY



## EXCLUSIVE LEASE ADVISOR:

### RALPH ONGKEKO

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