

FOR LEASE

CHRISTENSEN DEVELOPMENT

LA PAZ & MARGUERITE SHOPPING CENTER



LEASE OPPORTUNITY

- 1,058 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Strategically located at the main intersection of La Paz Road & Marguerite Parkway in the heart of the Mission Viejo trade area.
- Located in close proximity to Mission Viejo High School, La Paz Junior High and Fred Newhart Middle School.
- Project benefits from dense residential consisting of above average household incomes in one of South Orange County's most established trade areas.

TRAFFIC COUNT

- ± 34,000 Average Daily Traffic on Marguerite Parkway
- ± 26,000 Average Daily Traffic on La Paz Road

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population '18	17,501	140,289	355,901
Average H.H. Income	\$187,628	\$159,156	\$155,785
Daytime Population	4,648	46,374	159,130



C CHRISTENSEN
DEVELOPMENT

TENANT	SF	TENANT	SF
Chase Bank	4,000	Top Notch Hair Salon	1,500
El Pollo Loco	3,004	OC Pizza	3,500
The UPS Store	1,000	VIP Smoke & Cigar	11,100
The Empanada Maker	1,000	H. Koh Dental Corp.	1,200
Pink Polly Nail Bar	1,250	Plaza Cleaners	1,090
AVAILABLE	1,058	King's Donuts	910
Super Cuts	1,000	Tacos & Co.	1,008
Cookie Co	1,400	Big Chopsticks	922
Animal Hospital	1,750	Launderland	2,000
Ralphs #76	36,020	Nice Burger	1,200

CONTACT
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