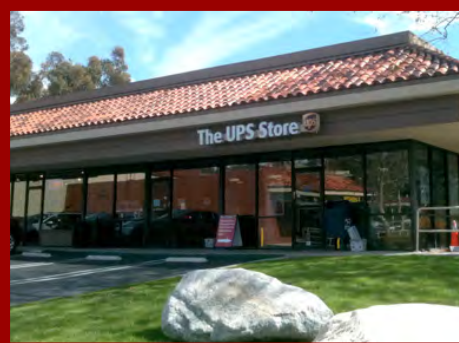


FOR LEASE



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

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

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