

# Park Pointe Center

23641 Via Linda St  
Mission Viejo, CA 92691

## ±4,620 SF Freestanding Restaurant with Patio Available

- + Previously occupied restaurant space, completely refurbished and upgraded to be delivered as shell space with patio(s)
- + Can potentially demise for two users, both with patio potential.
- + Medical and retail uses also considered.
- + I-5 close and amongst high end residential and popular neighborhood serving retail.

## Contact Us

**Justin McMahon**

T +1 949 725 8589

[justin.mcmahon@cbre.com](mailto:justin.mcmahon@cbre.com)

Lic. 01721162

**Lauren Parker**

T +1 949 725 8462

[lauren.parker@cbre.com](mailto:lauren.parker@cbre.com)

Lic. 02254189





Park Pointe Center

23641 Via Linda | Mission Viejo, CA 92691

For Lease

2024 Demographics	1 Mile	3 Mile	5 Mile
Population (2024 Estimate)	20,156	159,642	347,890
Average Household Income	\$159,807	\$163,875	\$174,077
Daytime Population	20,240	150,407	392,897

Traffic Counts at Near Cross Streets	Average Daily Traffic
Via Linda and Alicia Pkwy	43,000 ADT
Alicia Pkwy and Jeronimo Rd	17,500 ADT
Jeronimo Rd and Los Alisos Blvd	15,700 ADT





© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.