

FOR LEASE

SHOP AT PACIFIC PARK



SIT MEANS SIT  
DOG TRAINING

KIZUNA

AUTHENTIC JAPANESE CUISINE

Bee Sure  
NAIL BAR

CLEANERS



22912 PACIFIC PARK DRIVE  
ALISO VIEJO, CA 92656

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**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

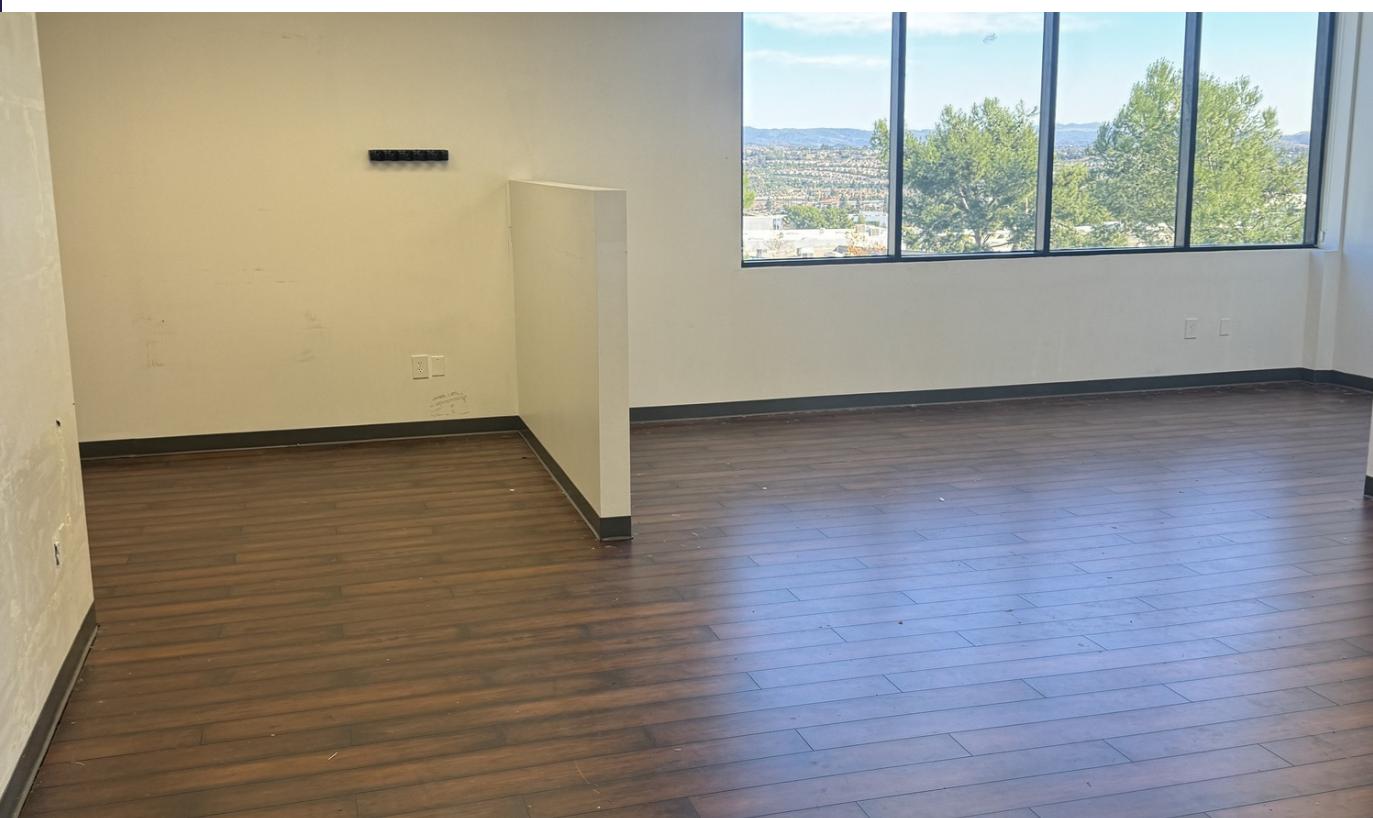
**Address:** 22912 Pacific Park Drive

**Lease Rate:** Office \$1.10+\$ .90 CAM  
Retail \$4.50+\$ .90 NNN

**Building Size:** 15,285 SF

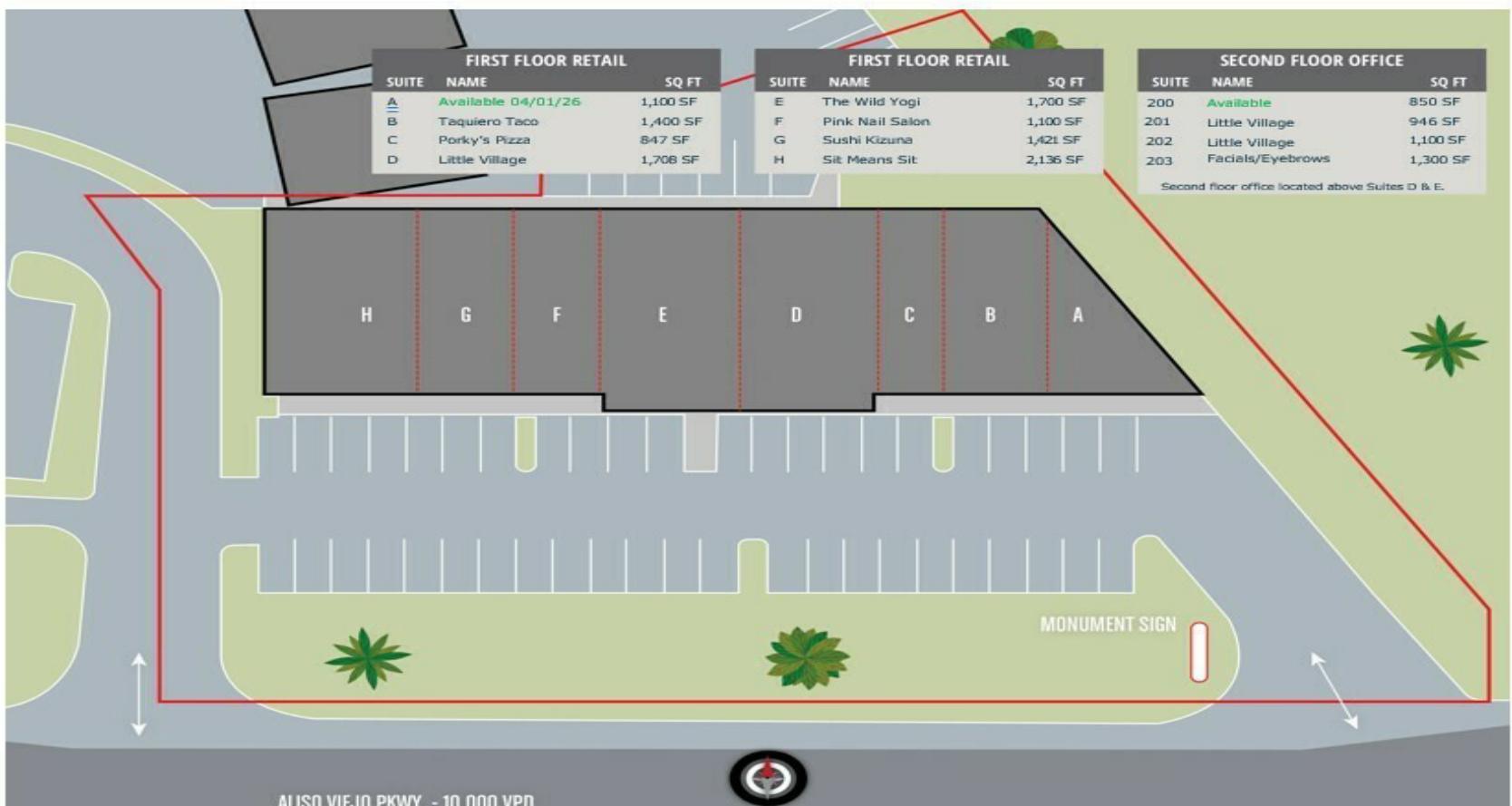
**Available SF:** 850 - 1,100 SF

**Zoning:** Retail/Office



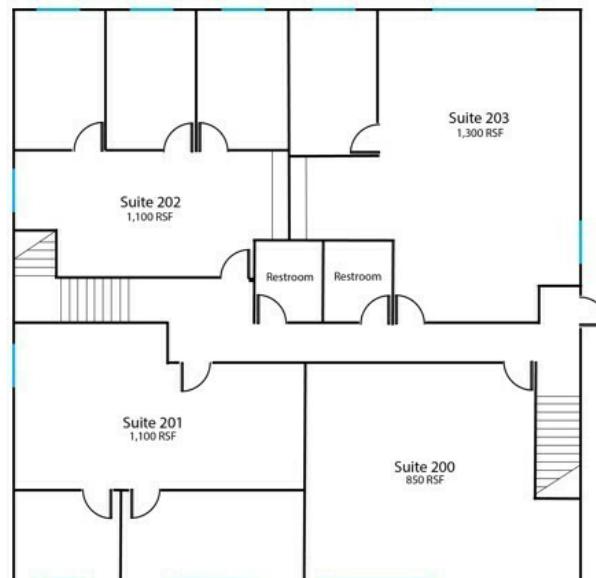
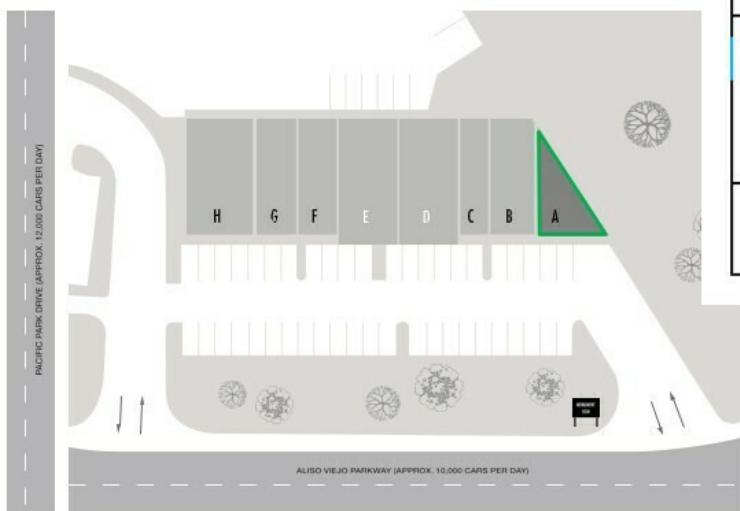
# SITE PLAN FIRST FLOOR

## SITE MAP



# SITE PLAN SECOND FLOOR

## SECOND FLOOR



NO.	TENANT	SF
200	AVAILABLE	850
201	Occupied	1,100
202	Occupied	1,100
203	Occupied	1,300

# LEASE SPACES



## Available Spaces

<b>Suite</b>	<b>Size (SF)</b>	<b>Lease Type</b>	<b>Lease Rate</b>	<b>Available Date</b>
Suite 200	850 SF	Modified Gross	\$1.25 SF/month	Available
Suite A	1,100 SF	NNN	\$4.50 SF/month	-

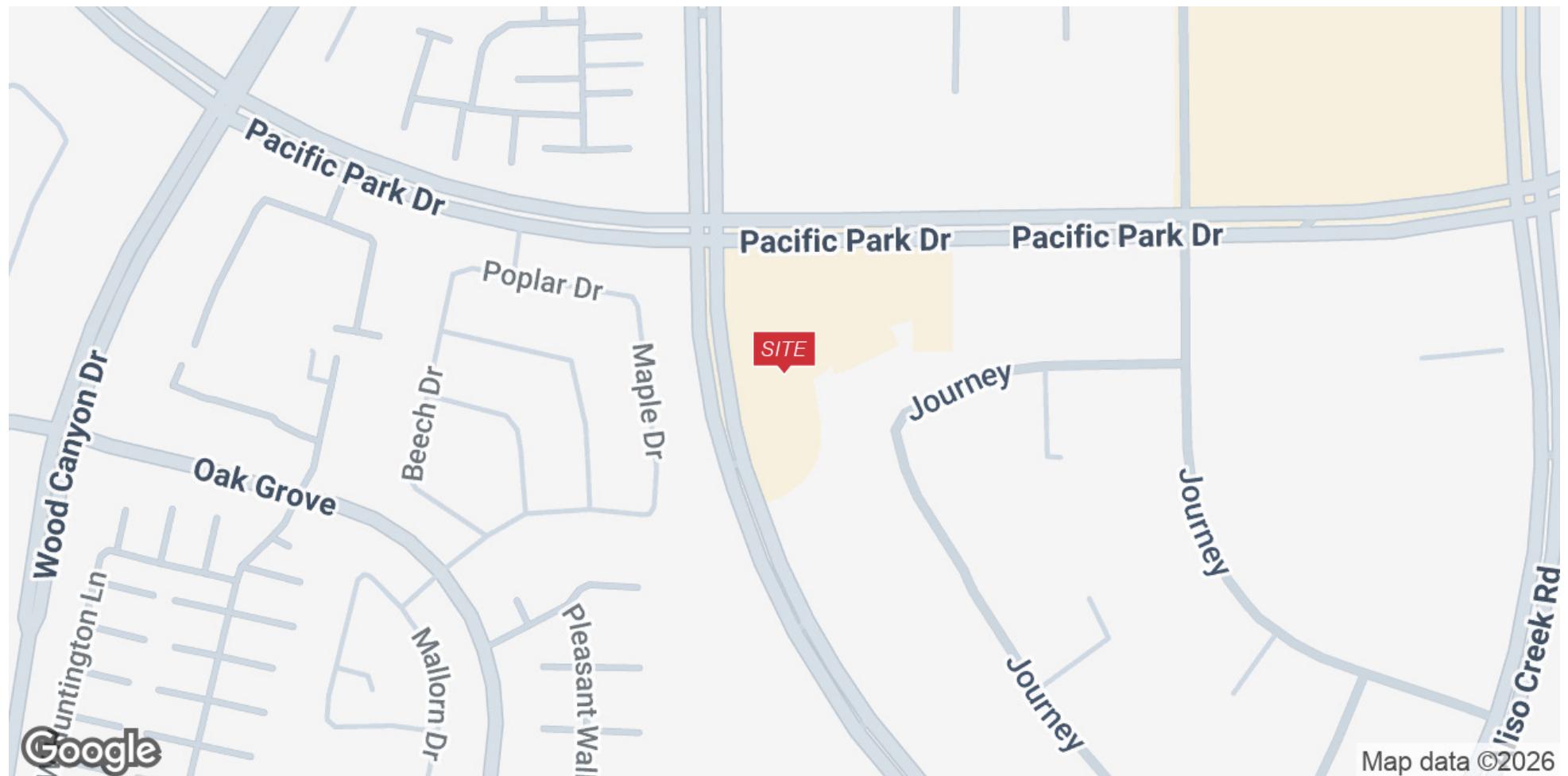


## LOCATION OVERVIEW

### 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.

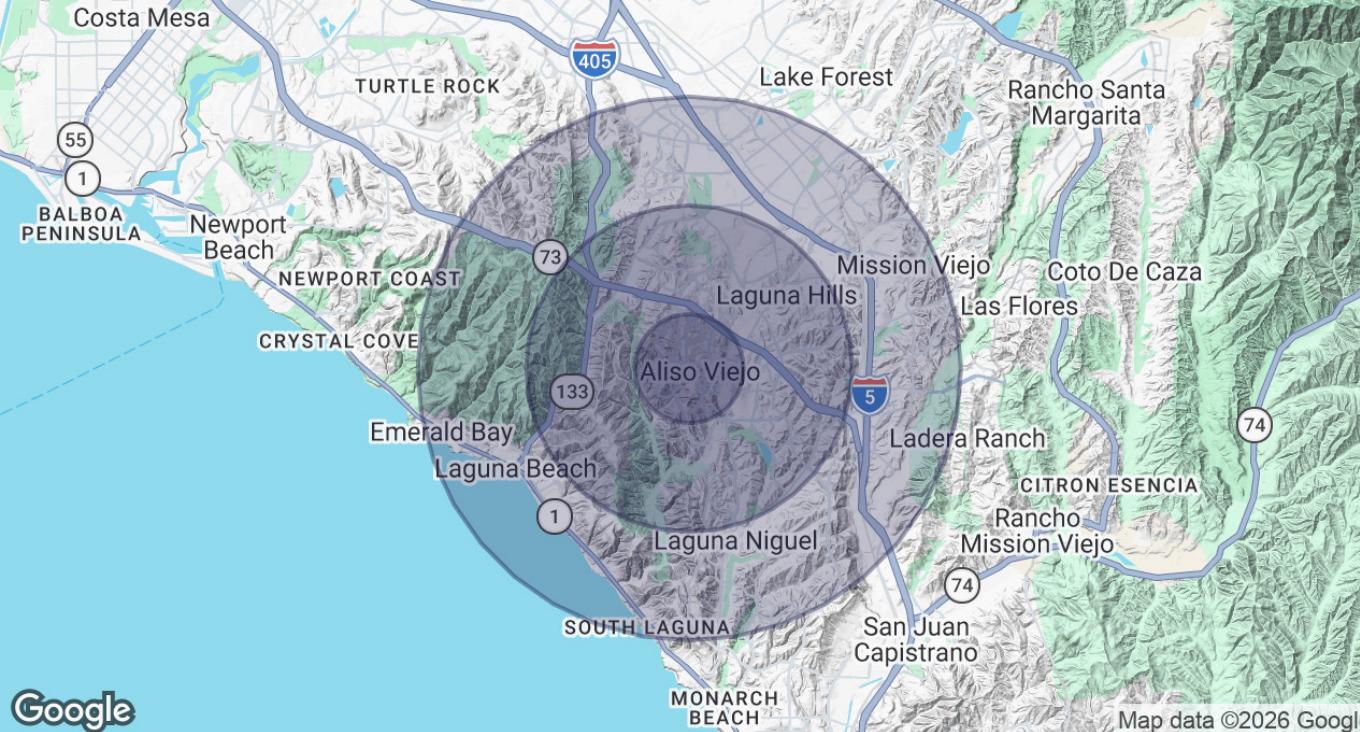
# LOCATION MAP



# RETAILER MAP



Google



## DEMOGRAPHICS

### Demographics

1 Mile

3 Miles

5 Miles

	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