

FOR LEASE

22912 PACIFIC PARK DRIVE

SIT MEANS SIT  
DOG TRAINING

KIZUNA  
AUTHENTIC JAPANESE CUISINE

Free  
Shave NAIL BAR

body

WALBEE

MEAT



22912 PACIFIC PARK DRIVE  
ALISO VIEJO, CA 92656

**Ramzy Prado**

Vice President  
714.273.4924  
rprado@naicapital.com  
CA DRE #01984005

**Daniel Mudge**

Vice President  
949.468.2316  
dmudge@naicapital.com  
CA DRE #01295807

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# TABLE OF CONTENTS

<b>Executive Summary</b>	<b>3</b>
<b>Property Details</b>	<b>4</b>
<b>Site Plan First Floor</b>	<b>5</b>
<b>Site Plan Second Floor</b>	<b>6</b>
<b>Lease Spaces</b>	<b>7</b>
<b>Location Overview</b>	<b>8</b>
<b>Location Map</b>	<b>9</b>
<b>Retailer Map</b>	<b>10</b>
<b>Demographics</b>	<b>11</b>

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



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+\$0.90 CAM  
Retail \$4.50+\$0.90 NNN

**Building Size:** 15,285 SF

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

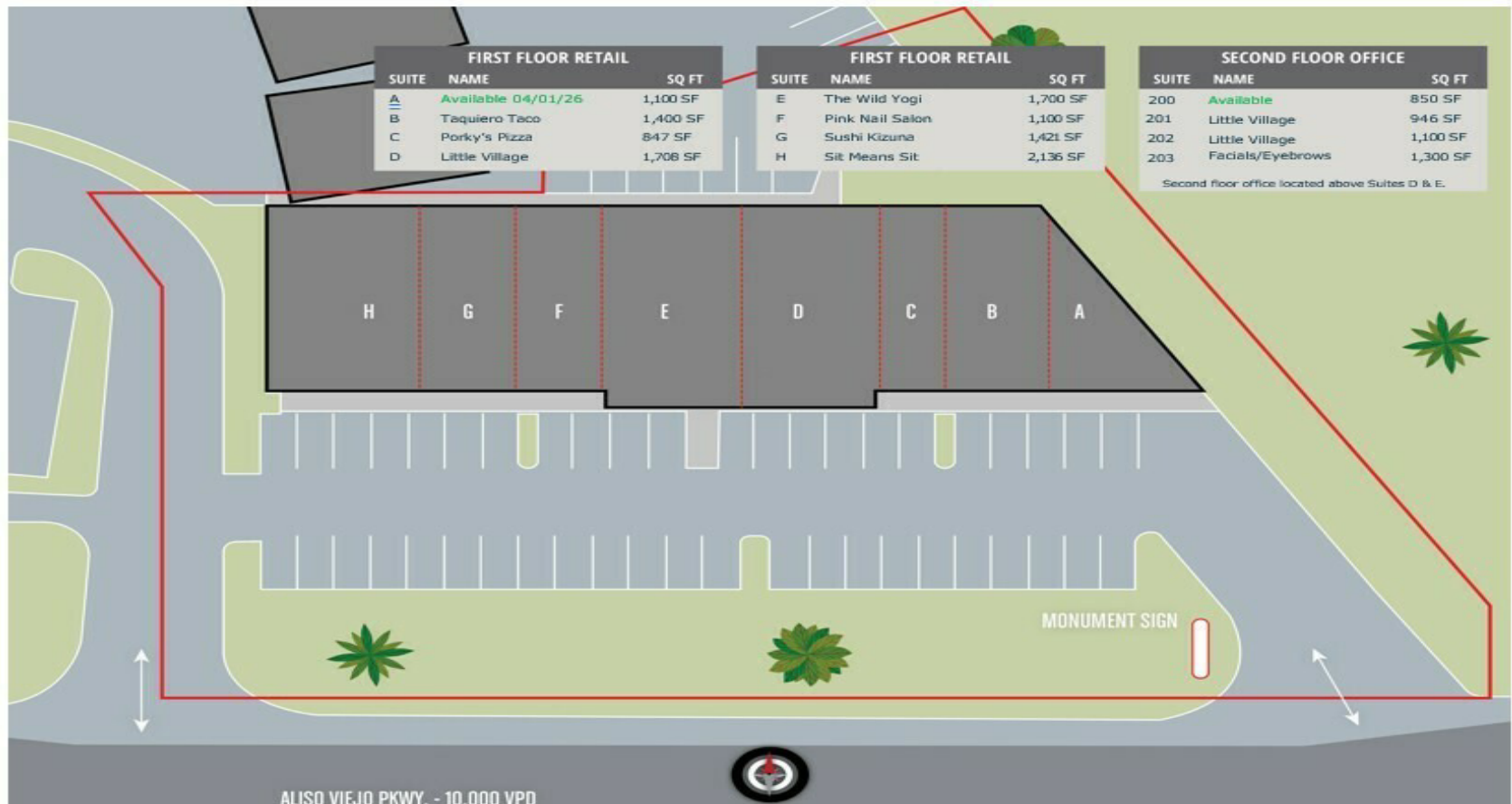
**Zoning:** Retail/Office





# SITE PLAN FIRST FLOOR

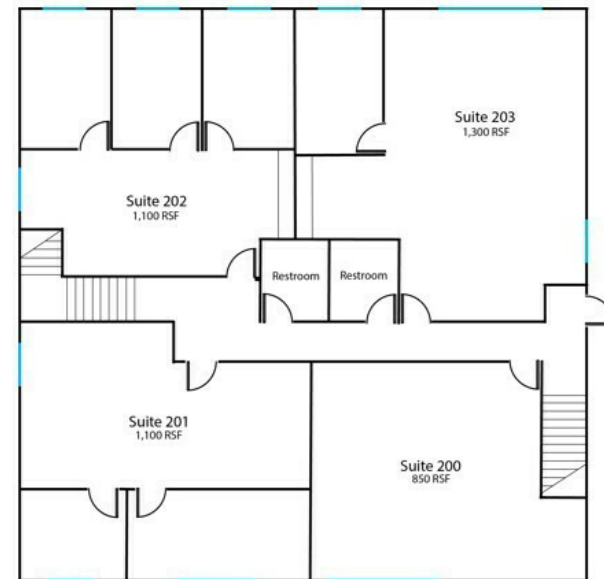
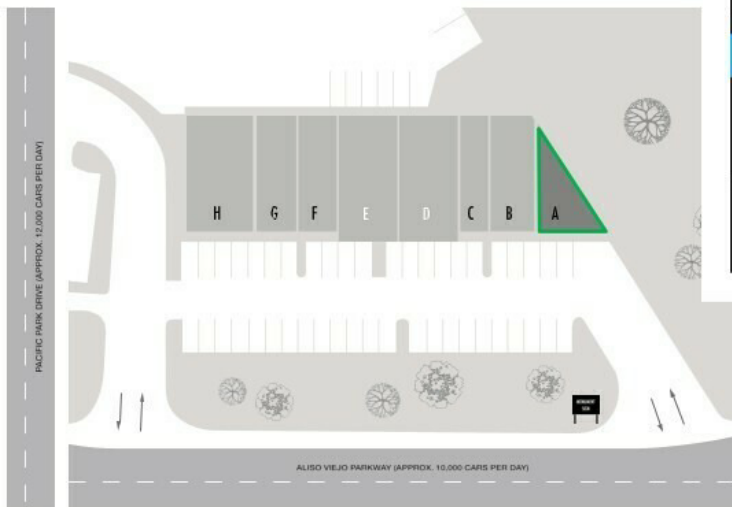
## SITE MAP





# 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

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



# LOCATION OVERVIEW

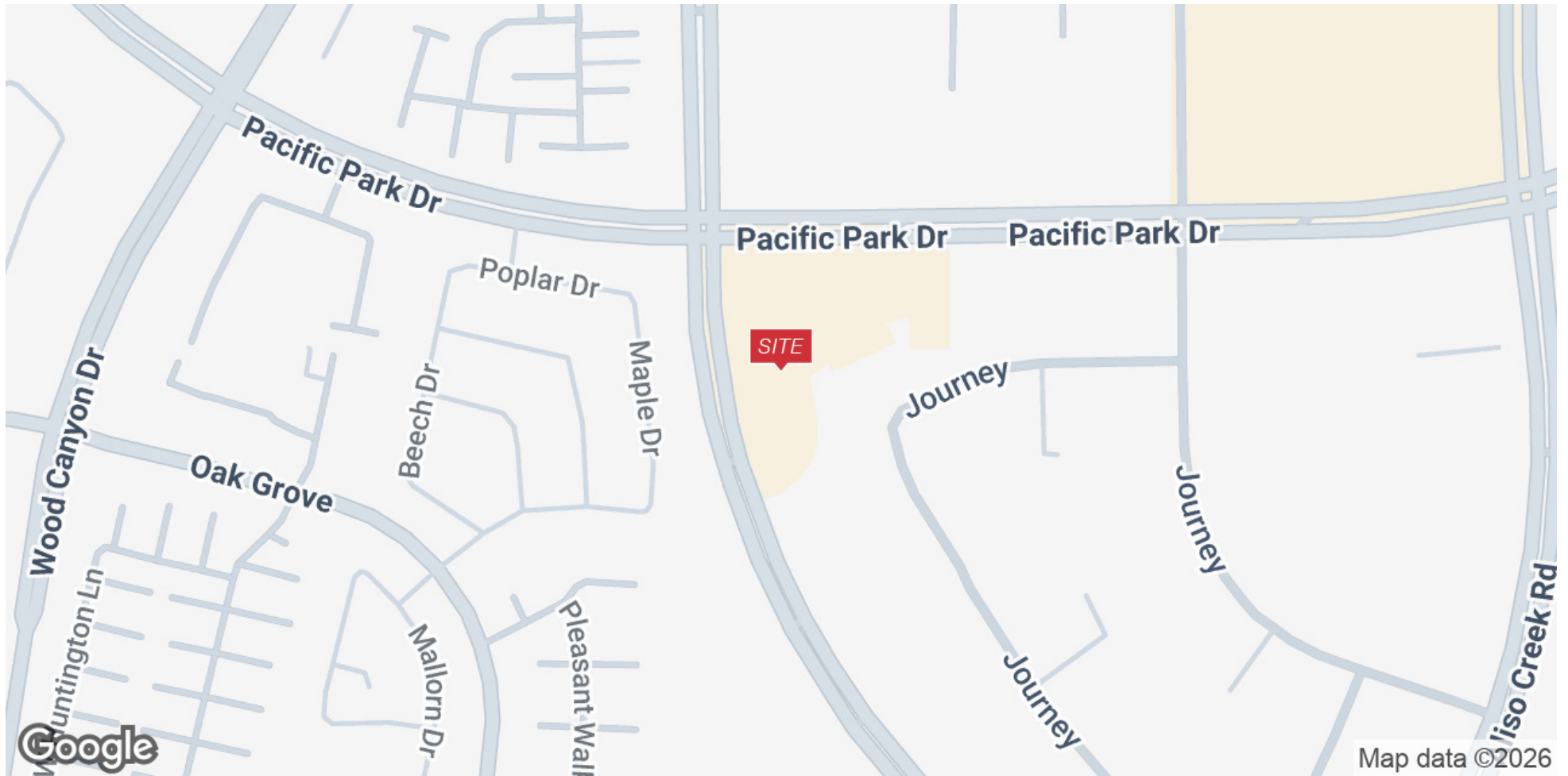
## Location Overview

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

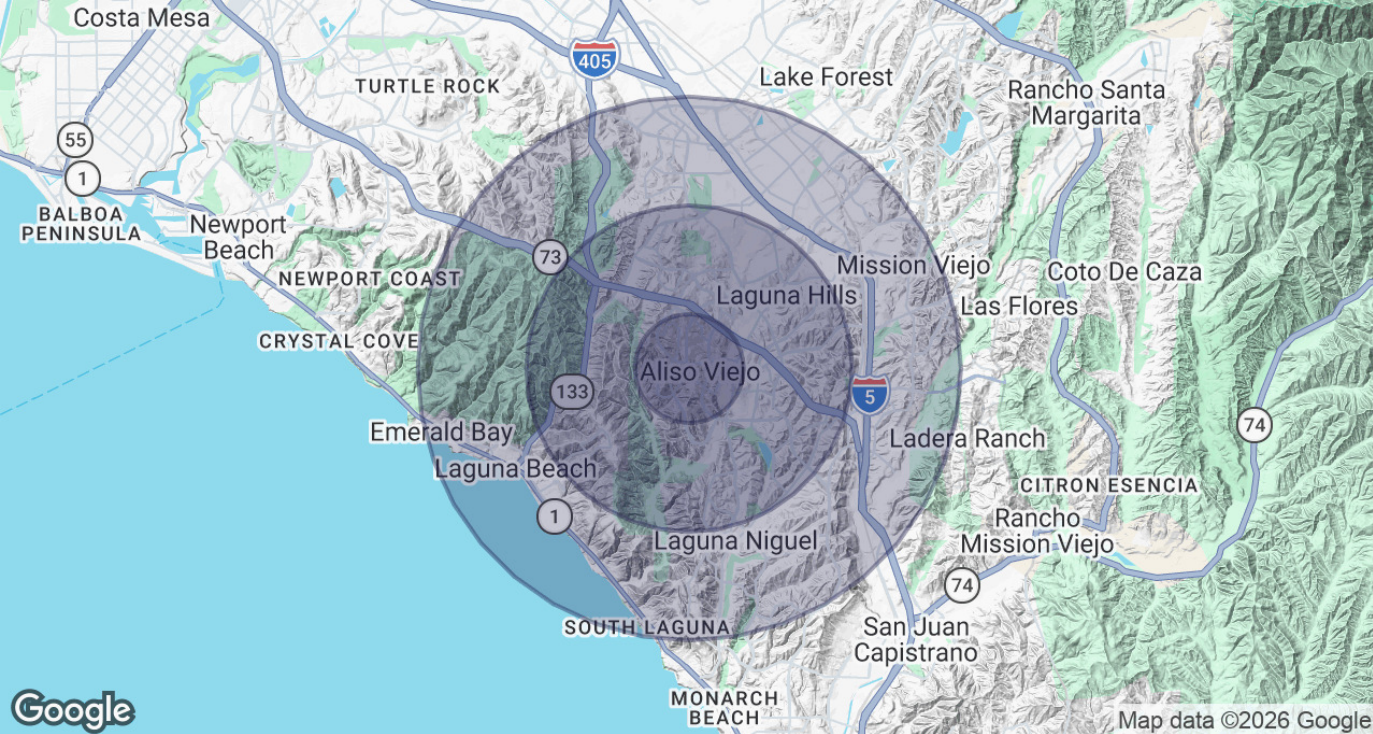







# RETAILER MAP







# DEMOGRAPHICS

	Demographics	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