

ESENCIA COMMONS

Los Patrones Parkway (Hwy 241) & Chiquita Canyon Drive
RANCHO MISSION VIEJO

LOS PATRONES PKWY | HWY 241

AIROSO ST

CHIGUITA CANYON DR



FOR LEASING, PLEASE CONTACT:

800.353.7822

info@westar1.com

westarassociates.com

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HIGHLIGHTS

- + Planned ± 175,000sf shopping center with anchor, pad and shop leasing opportunities available
- + Part of Rancho Mission Viejo's master-planned community with 4,500+ homes completed of the ± 14,000 total residential units planned and entitled
- + Located immediately off of the recently completed Los Patrones Parkway (Hwy 241 extension) and Chiquita Canyon Drive in The Ranch's village of Esencia
- + Amongst a 42 acre mixed-use development also featuring multi-family residential, a business park and self-storage components (all complete and occupied)
- + Project is centered around a ± 1 acre commons space designed as a community amenity and gathering place

TRAFFIC COUNTS (DERRIGO STUDIES)

- + ± 54,000 average cars per day at Los Patrones Parkway & Chiquita Canyon Drive*

2022 DEMOGRAPHICS

	POPULATION	AVG. H.H. INCOME
Rancho Mission Viejo	60,791*	\$142,956
Ladera Ranch	27,277	\$205,818
Coto De Caza	15,056	\$262,750
Las Flores	5,861	\$151,892
San Juan Capistrano	35,938	\$141,015
Mission Viejo	92,749	\$141,788

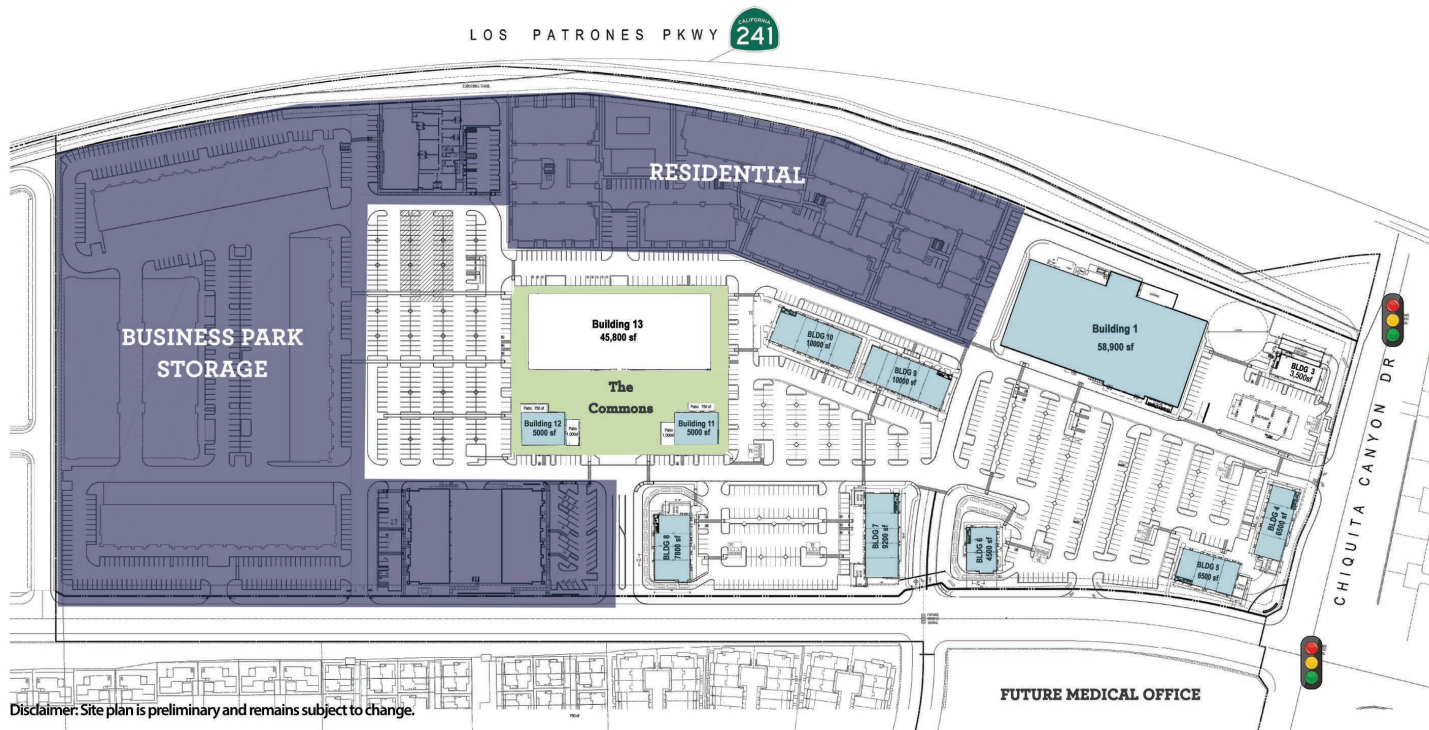
* projected upon full build-out





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UNIT	TENANT
BUILDING 1	58,900 sf
BUILDING 3 (Gas/C-Store)	3,500 sf
BUILDING 4	6,500 sf
BUILDING 5	6,500 sf
BUILDING 6	4,500 sf
BUILDING 7	9,200 sf
BUILDING 8	7,800 sf
BUILDING 9	10,000 sf
BUILDING 10	10,000 sf
BUILDING 11	5,000 sf
BUILDING 12	5,000 sf
BUILDING 13 (Fitness)	45,800 sf

KEY	
	Available
	Leased



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