

KEYZCOMMERCIAL

FOR LEASE

An aerial photograph of a large commercial center, Los Alisos Village, featuring a long strip of retail buildings with various storefronts, a large parking lot filled with cars, and surrounding greenery. The image is used as a background for the top half of the advertisement.

Los Alisos Village

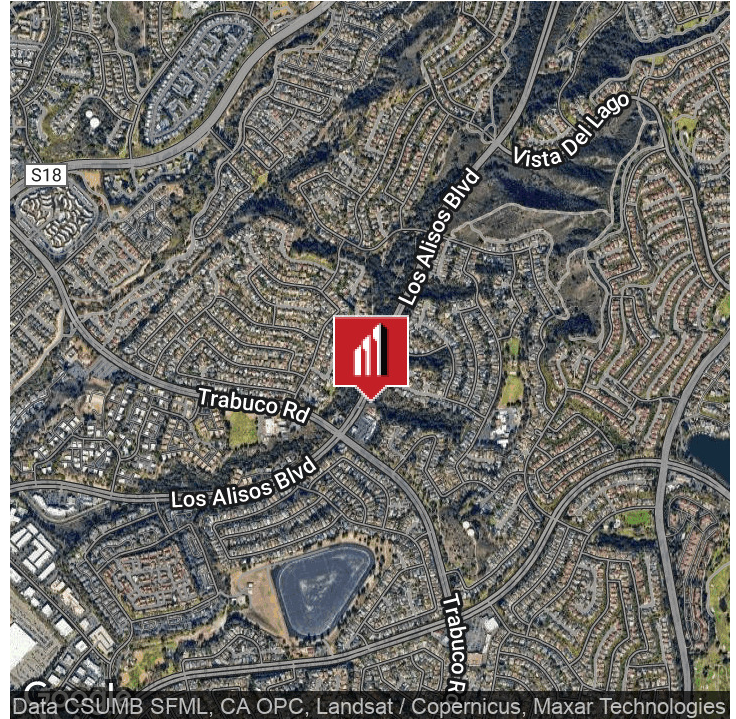
22900-22924 Los Alisos Blvd, Mission Viejo, CA 92691

JASON KEYZ

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CalDRE #01906778

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Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies

OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (NNN)
Building Size:	31,401 SF
Available SF:	1,021 SF
Lot Size:	3.82 Acres
Year Built:	1982
Renovated:	2019
Zoning:	BP
Submarket:	Mission Viejo Submarket

PROPERTY OVERVIEW**Business & Lease Highlights**

- Turnkey operation – all fixtures, equipment, and inventory available.
- Established, loyal customer base with consistent high-end clientele.
- Extremely limited competition due to city and landlord restrictions.
- New 5-year NNN lease available with pre-negotiated terms (approx. \$3.50/sf + NNN).
- Strong retail synergy and constant foot traffic from neighboring tenants.
- Opportunity to operate immediately and generate revenue from day one.

Ideal Buyer

- Existing smoke shop or vape retailer seeking a high-traffic South OC location.
- Entrepreneur or investor looking for a rare, fully permitted retail business in a restrictive market.
- Operator seeking a stable, profitable retail business with strong upside potential.

IMPORTANT – PLEASE READ

THIS IS A LEASE LISTING THAT REQUIRES THE PURCHASE OF THE EXISTING BUSINESS.

DO NOT DISTURB THE EXISTING TENANT.

CONTACT BROKER TO ARRANGE A PRIVATE TOUR OR DISCUSS TERMS.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,021 SF	Lease Rate:	\$3.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite E	Available	1,021 SF	NNN	\$3.25 SF/month

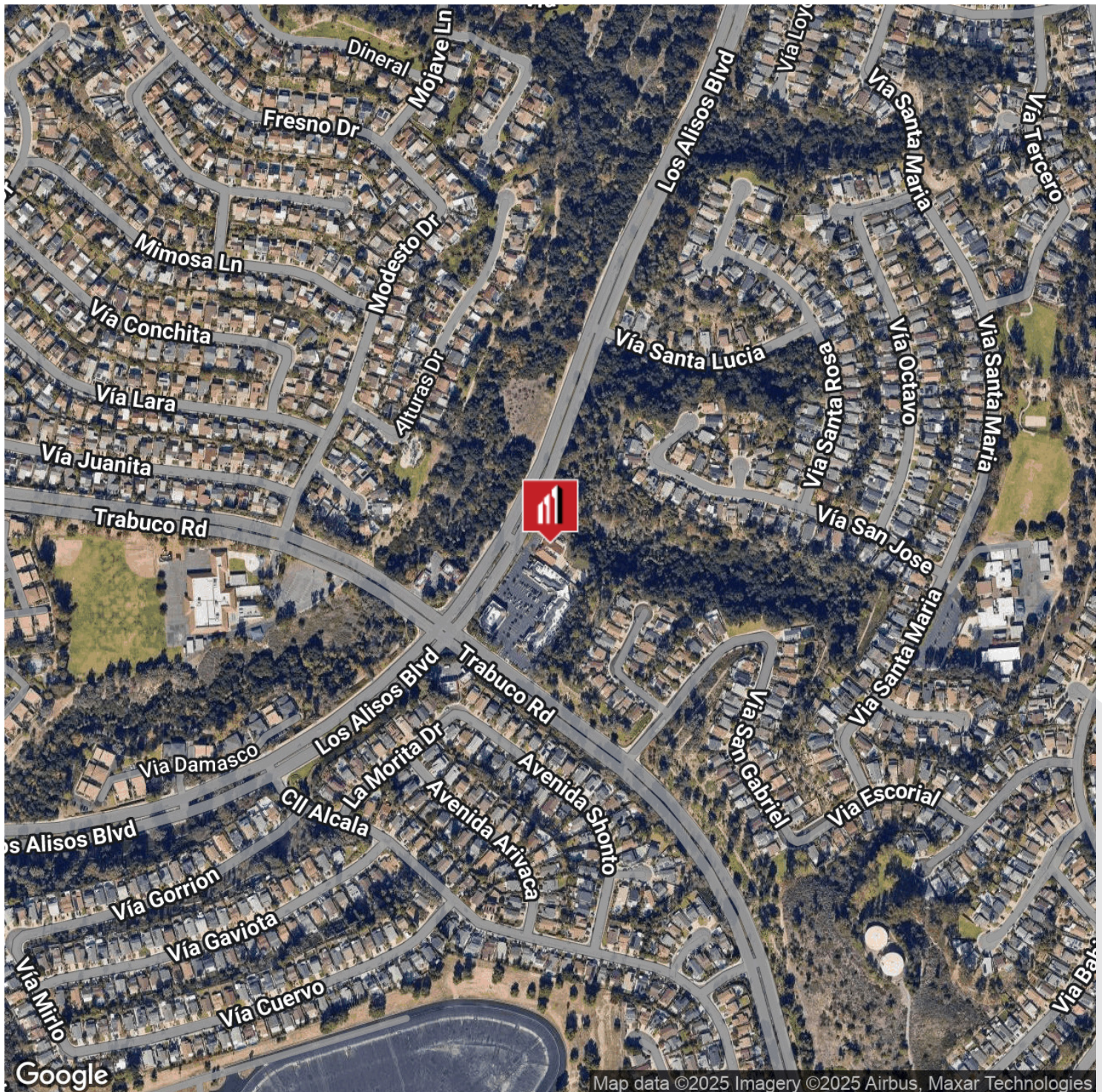
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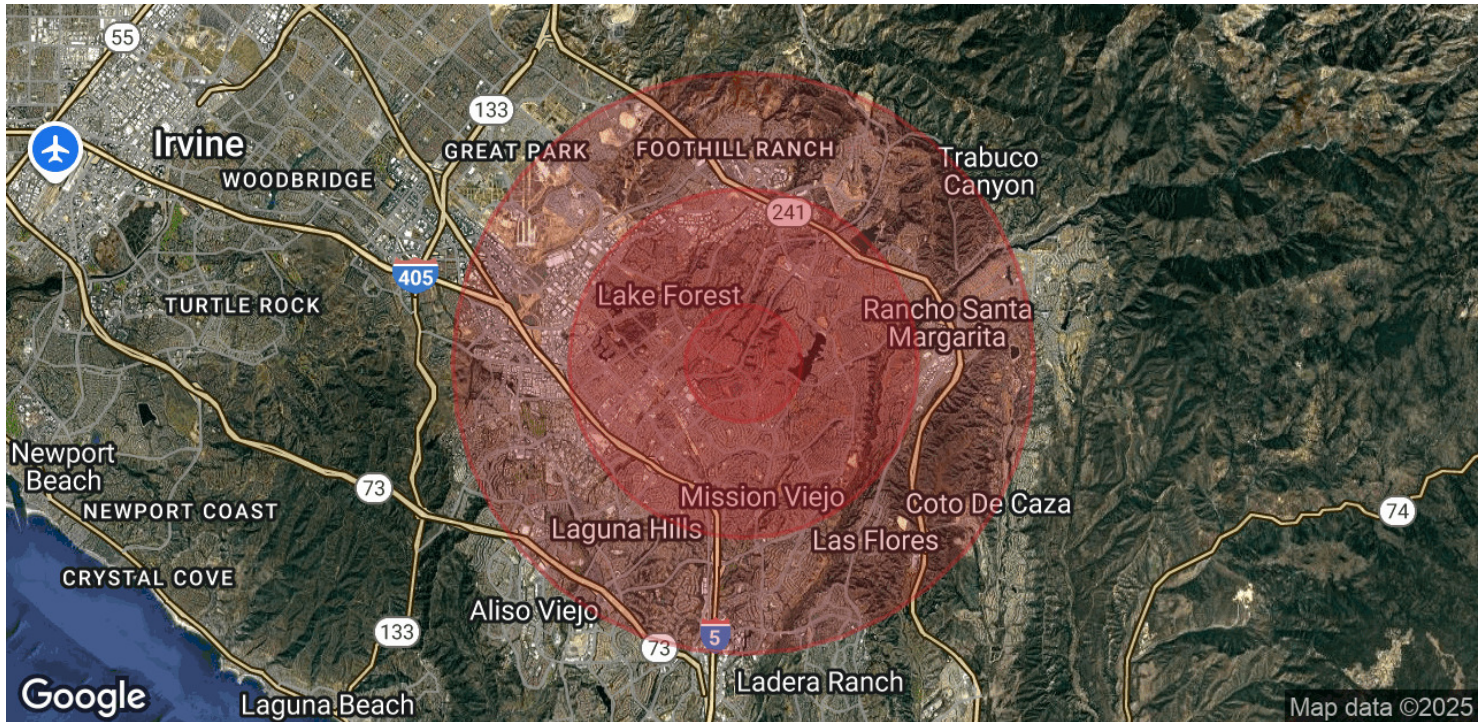


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Los Alisos Village | 22900-22924 Los Alisos Blvd, Mission Viejo, CA 92691**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	17,380	153,503	292,681
Average Age	37.9	40.4	41.2
Average Age (Male)	36.3	39.0	39.8
Average Age (Female)	38.9	41.6	42.5

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	6,094	54,593	108,039
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$103,627	\$108,851	\$109,467
Average House Value	\$583,757	\$614,777	\$602,362

2020 American Community Survey (ACS)

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