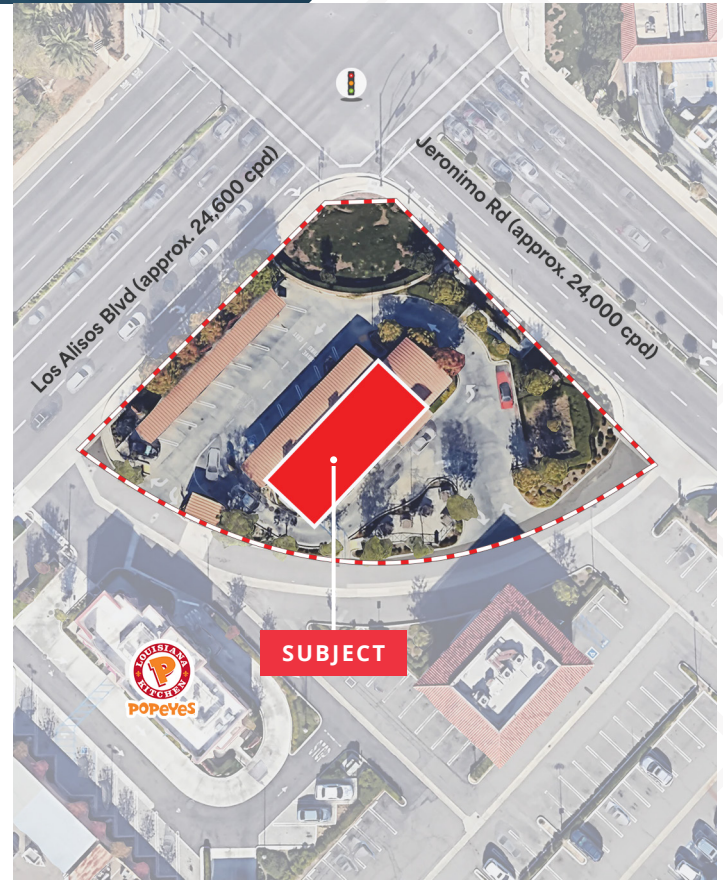


# Corner Drive Thru Pad Opportunity

25502 Jeronimo Rd | Mission Viejo, CA 92691



## Pad Drive Thru Opportunity

1,536 SF  
Available

≈0.59 Acres (≈25,500 SF of Land)

Parking: 15 spaces

APN: 809-311-17

## DESCRIPTION

- Rare existing drive thru corner pad opportunity within South Orange County
- Dense, infill trade area with growing population and strong sales volumes
- Strategically positioned at a signalized intersection with combined traffic counts of over 48k cars per day
- High visibility signage opportunities
- Dedicated parking field with multiple convenient points of ingress/egress

## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	23,000	146,932	347,722
Avg Household Income	\$151,210	\$158,231	\$173,254
Daytime Population	9,731	82,649	205,704

Source: Esri

## TRAFFIC COUNTS

Los Alisos Blvd	approx. 24,600 cpd
Jeronimo Rd	approx. 24,000 cpd

Source: Costar

## CONTACT

### Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com

CA License No. 01789657

### Adam Handfield

949.698.1109 | adam.handfield@srsre.com

CA License No. 01959419



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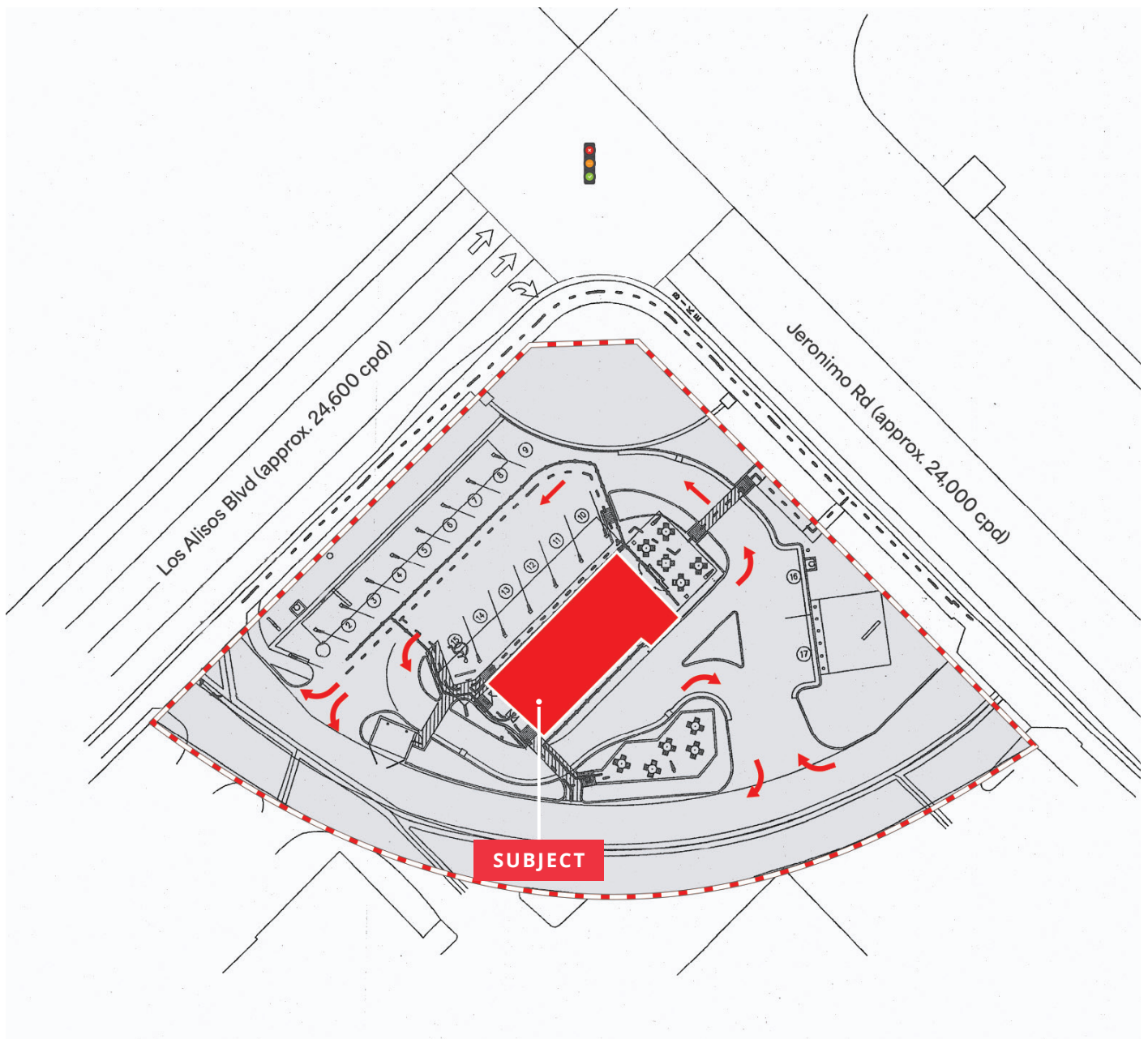
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