

LA PAZ PLAZA



La Paz Plaza
Medical/Retail Space Available For Lease
26137 & 26161 La Paz Rd., Mission Viejo

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Neighborhood Convenience and Accessibility



Building Features

- Accesible South Orange County medical/retail building with close proximity to the Santa Ana 5 Freeway
- Remaining available suites:
 - Suite 105 - 1,513 RSF
 - Suite 250 - 1,325 RSF
- Abundant and convenient Free Surface Parking
- Prominent retailers in the same plaza including: Starbucks, Wells Fargo, Comerica Bank and Taco Bell

Quick Facts

Within 5 Miles



Demographics Information

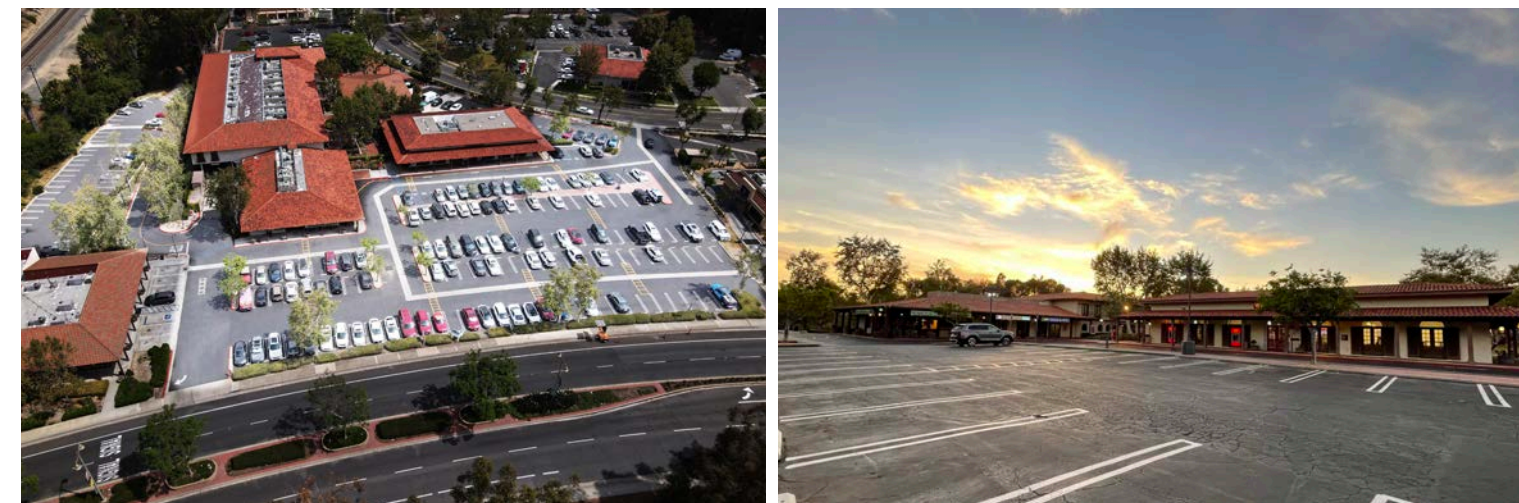
Overview	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2022)	15,657	154,322	342,103
Population by Age (55+)	37%	37%	33%
Median Age (2022)	45.9	44.4	41.6
Average Household Income (2027)	\$222,110	\$185,580	\$191,776

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

Location & Amenities

Located right off the 5 Freeway on La Paz Rd in Mission Viejo, La Paz Plaza is a highly accessible location that is home to notable retailers like Starbucks, Wells Fargo, Comerica Bank, and Taco Bell. This prime location in South Orange County benefits from a heavy residential community with strong household incomes. These Spanish style buildings boast a diverse mix of medical and retail tenants that make this shopping center well sought-after.

Free Ample Surface Parking

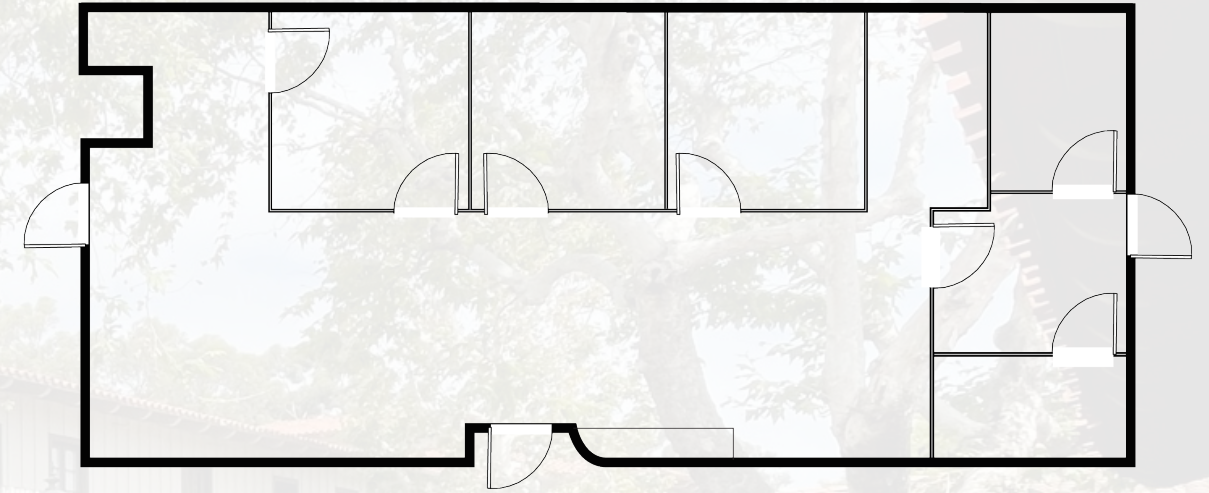


Convenient and ample amount of Free Surface Parking with four different ingress and egress options into the shopping center on two sides of the plaza.

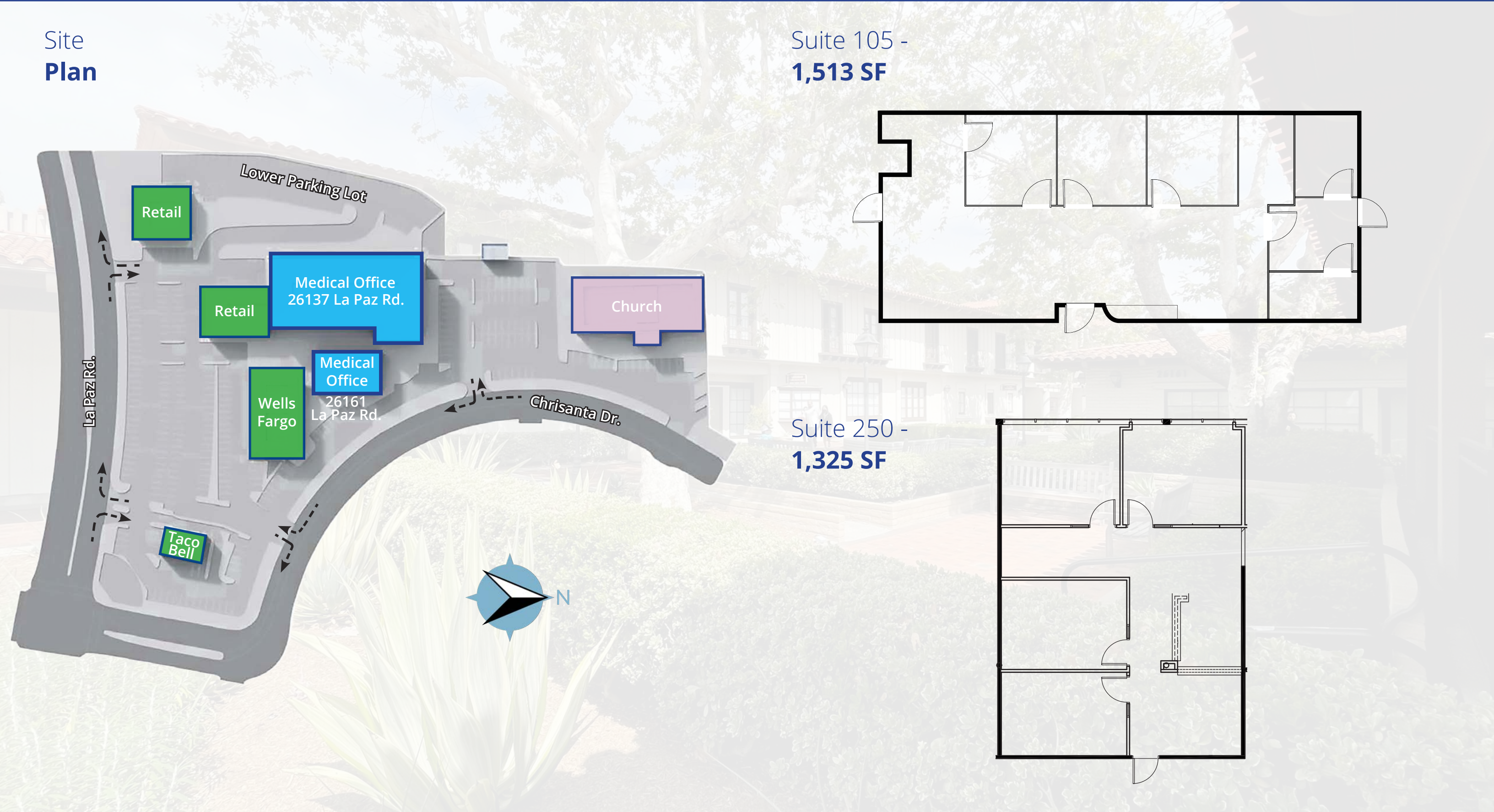
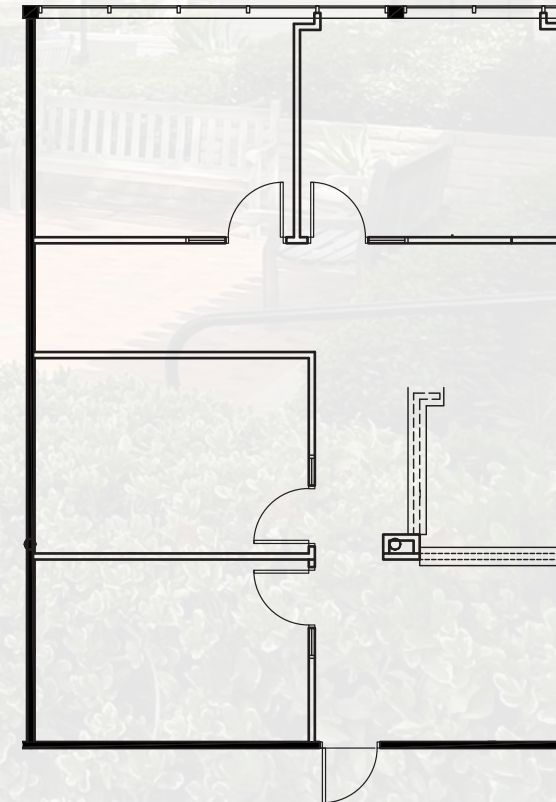


Site
Plan

Suite 105 -
1,513 SF



Suite 250 -
1,325 SF





FOR MORE INFORMATION, PLEASE CONTACT:

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