

7,500 SF AVAILABLE **PRIME SOUTH ORANGE COUNTY**
FREE-STANDING BUILDING WITH 4.5-1 PARKING
OSO PARKWAY AND 5 FREEWAY
25552 EL PASEO, MISSION VIEJO, CALIFORNIA 92691



**COLDWELL BANKER
 COMMERCIAL**
 BLAIR

FOR SALE: REDUCED TO \$4,750,000

PROPERTY FEATURES

- Affluent South Orange County location
- Large Ground Level Door
- Easy access on/off 5 freeway
- Air Conditioned & Sprinklers
- Large freeway pylon sign w/great visibility
- 600 AMP Service

TENANTS INCLUDE:

- World Market
- Michael's
- Pacific Sales
- Laguna Viejo Auto
- Jack-In-The-Box
- Krispy Kreme
- Midas
- Dairy Queen
- South County Auto
- Petco
- Best Buy
- Skyzone

TRAFFIC COUNTS

| STREET (DIRECTIONS) | CARS/DAY |
|---------------------|----------|
| Paseo de Valencia | 6,054 |
| Cabot Road | 15,868 |
| I-5 North | 331,347 |
| I-5 South | 311,034 |

DEMOGRAPHIC HIGHLIGHTS

| 2022 ESTIMATES | 1 MILE | 3 MILES | 5 MILES |
|----------------|-----------|-----------|-----------|
| Population | 12,317 | 155,957 | 348,951 |
| Avg. HH Income | \$172,519 | \$138,057 | \$143,679 |

Source: CoStar

USE RESTRICTION

**PRIME SOUTH ORANGE COUNTY
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ASSOCIATION PROHIBITED USES

No part of the Property shall be used for the operation of a bar or tavern (which shall not be deemed to include a restaurant which sells an incidental part of its business, beer, wine, or other alcoholic beverages for on-premises consumption); a massage parlor; a theater; a health club; an office building; an automobile sales dealership; any industrial use; any business primarily engaged in the sale or exhibition of what is commonly referred to as "pornographic," "obscene," or "adult" material; a body and fender shop; a junk yard or recycling facility; a dance hall and/or live entertainment (which shall not be deemed to include an operation which is primarily a restaurant, but which also has an area which is available for music and/or dancing); a car wash; a motor vehicle fueling facility; a billiard parlor or pool hall; a bowling alley; a video, pinball or gaming arcade (i.e., any restaurant or other facility with more than six(6) electronic or pinball game or any other facility with more than five (5) electronic or pinball games); or for any use not allowed by the zoning ordinances applicable to the Property. In addition, until the Declarant Rights Termination Date (defined in Section 18.15), no part of the Property shall be used for any use which was not allowed by the zoning ordinances applicable to the Property on the effective date of this Declaration without the prior written consent of Declarant. Nothing in this Section shall be construed to prohibit or restrict the operation on the Property of a video, pinball and gaming "demonstration area" as part of the Owner's or Permittee's authorized retail use so long as no charge is imposed or collected for the use of the games in such area. **NOW ALLOWED***

STEVE WARSHAUER
Principal
Mobile: (562) 397-9520
SteveW@cbcblair.com
BRE# 00499477

GEORGE BUSTAMANTE
Principal
Mobile: (714) 856-7017
GBustamante@cbcblair.com
BRE# 01484265

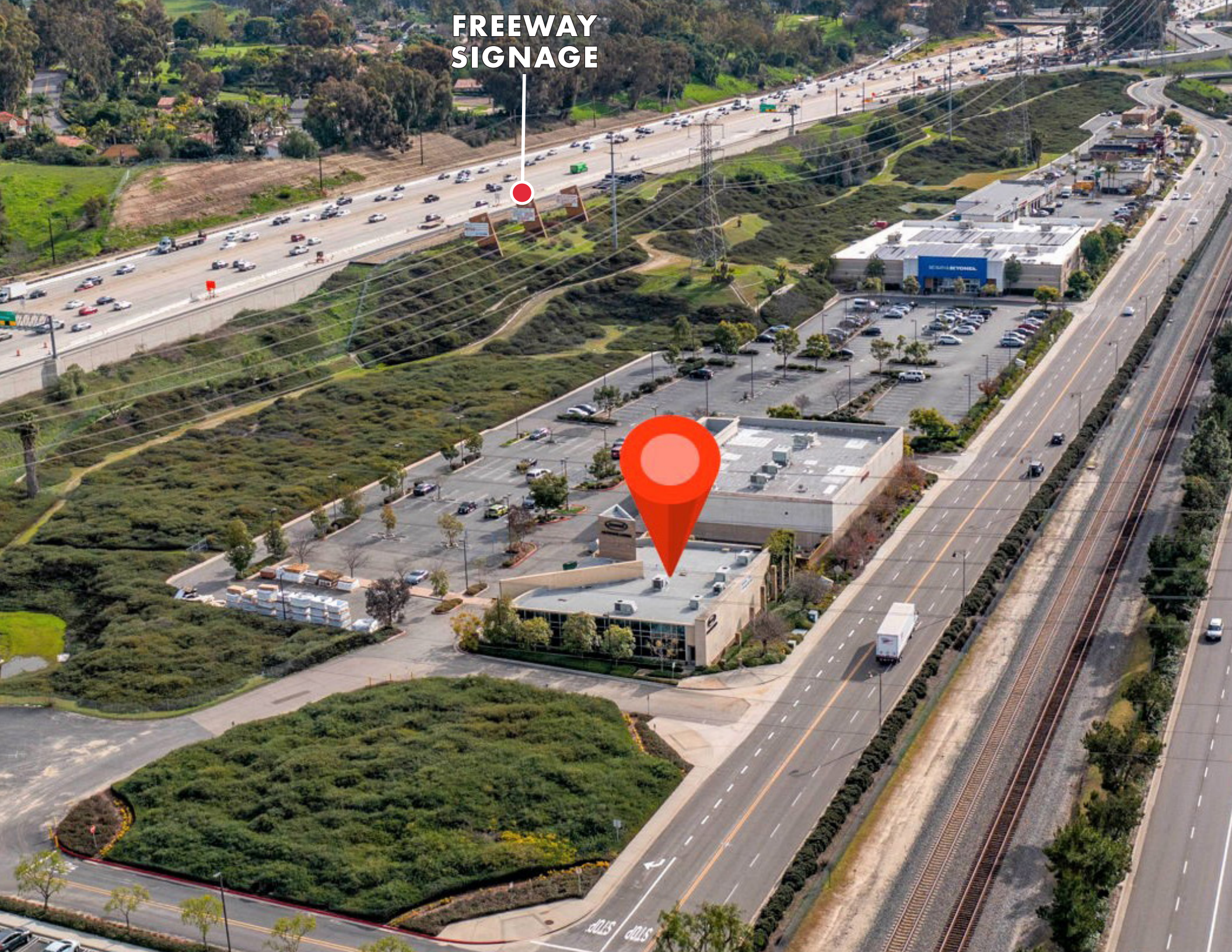
Coldwell Banker Commercial BLAIR
333 W. Broadway, Ste. 312
Long Beach, CA 90802
BRE# 01330395



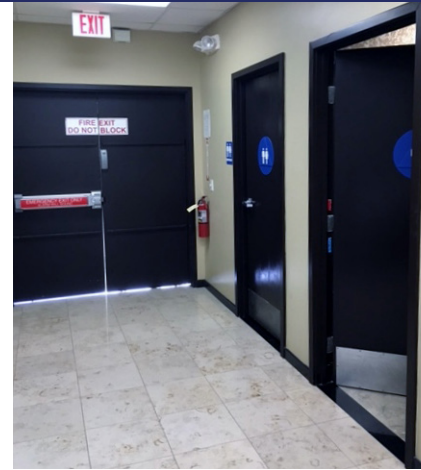
FREEWAY EXPOSURE - 331,000 VPD



FREEWAY SIGNAGE



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PROPERTY FEATURES

- Large Ground Level Door
- Air Conditioning
- Sprinklers
- Two ADA Restrooms
- Enclosed yard area



**7,500 SF
AVAILABLE**

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Office B

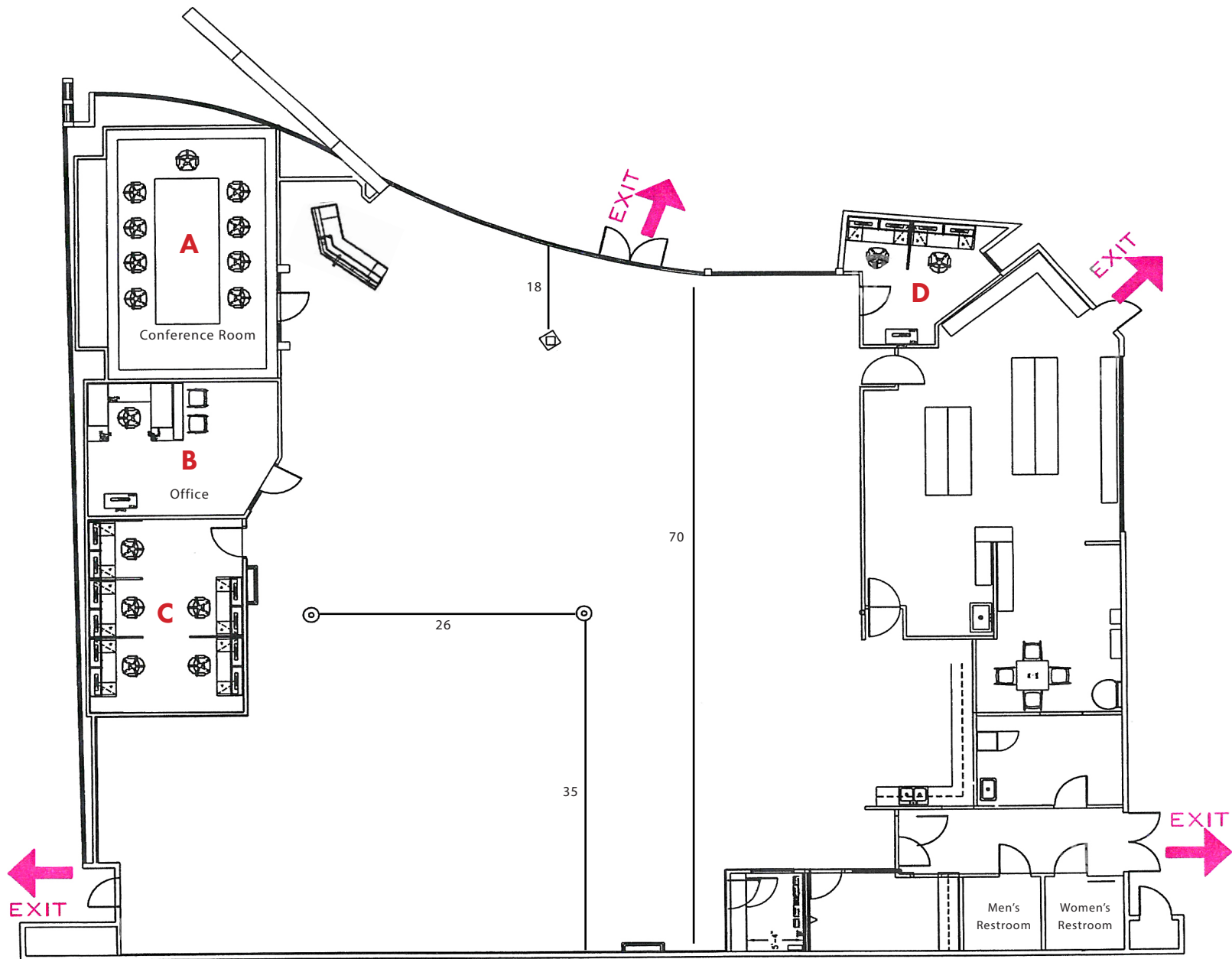


Conference A



Office C

FLOOR PLAN



SITE PLAN

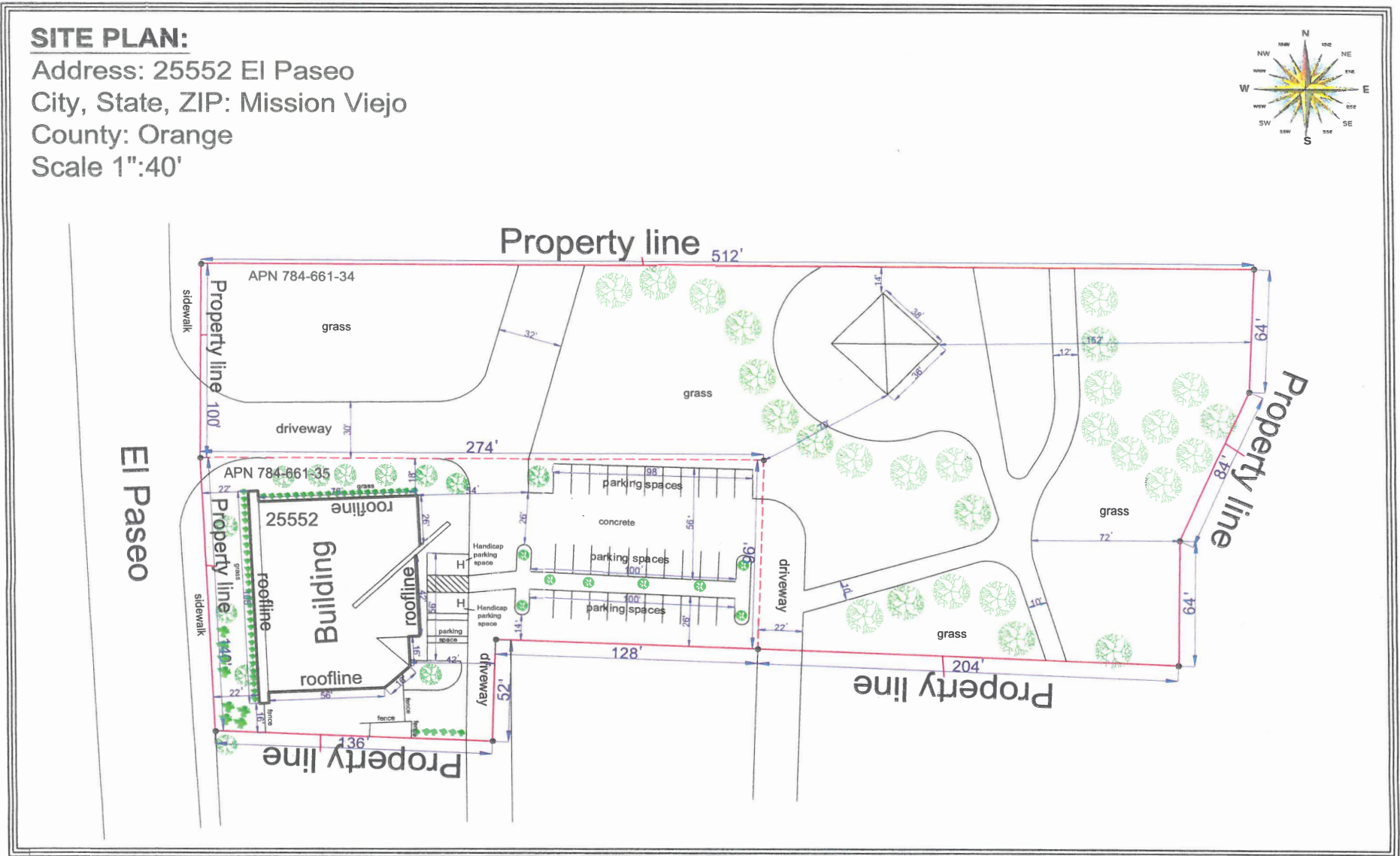
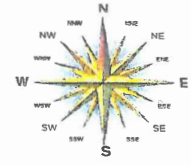
SITE PLAN:

Address: 25552 El Paseo

City, State, ZIP: Mission Viejo

County: Orange

Scale 1":40'



RETAIL MAP



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

TRAFFIC COUNT

