

# the COMMONS

@ Aliso Viejo

LAST SPACE  
REMAINING  
3,286 SF + PATIO



**TESLA NOW OPEN !**  
**99 RANCH MARKET OPENING SPRING 2025**

RETAIL FOR LEASE

**NEWMARK**  
PACIFIC

  
**VALUEROCK**

**MAJOR REDEVELOPMENT  
FINALIZED BY Q1 2025**



**LAST SPACE  
REMAINING  
3,286 SF + PATIO**







**JOIN OUR NEW  
TENANTS!**

TESLA, LUCKY STRIKE, SENDER  
ONE, 99 RANCH MARKET,  
DAISO, PHILZ COFFEE, CURRY  
HOUSE COCO ICHIBANYA,  
MARUGAME UDON JAPANESE  
NOODLES & TEMPURA, AND  
OMOMO TEA SHOPPE



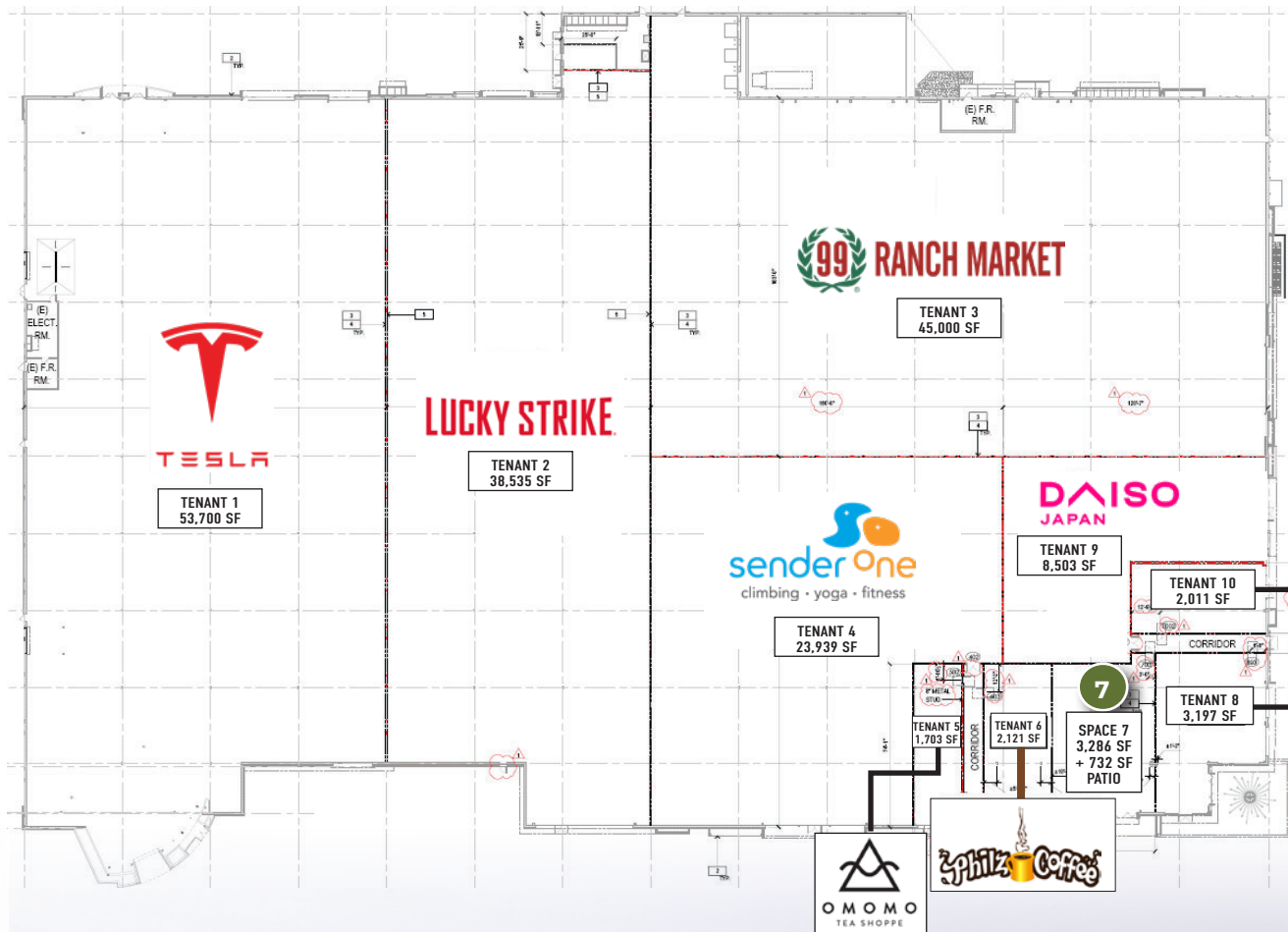
**the COMMONS**  
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26501 Aliso Creek Road, Aliso Viejo, CA



# AVAILABILITIES

26501 Aliso Creek Road, Aliso Viejo, CA



## 1 SUITE LEFT!

Space	SF	Comments
7	3,286 SF (+ 732 SF Patio)	Available





## TRAFFIC COUNTS

- Aliso Creek Road - 36,000 Cars/Day
- Enterprise - 14,000 Cars/Day







## HIGHLIGHTS

- Well established center with **best in class Tenants** ~ Tesla, Lucky Strike Bowling, 99 Ranch Market, Sender One, Daiso, Philz Coffee, and Trader Joe's.
- Prime South Orange County location strategically located off Route 73 and Aliso Creek Road, two major arterial corridors.
- Surrounded by distinguished schools, universities, and affluent neighborhoods.
- Major redevelopment finalized by Q1 2025.



# TRADE AREA



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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2010 Total Population	24,405	117,624
	2020 Total Population	26,485	125,632
	2023 Total Population	26,436	126,477
	2028 Total Population	26,231	126,312
	2023 Total Daytime Population	30,088	127,017
	2023 Median Age	36	45
	2023 Total Employees	16,464	65,850
HOUSEHOLDS	2010 Total Households	9,982	48,325
	2020 Total Households	10,675	51,445
	2023 Total Households	10,628	51,664
	2028 Total Households	10,596	52,094
	2023 Average Household Size	2.48	2.42
INCOME	2023 Median Household Income	\$112,773	\$104,082
	2028 Median Household Income	\$124,002	\$116,970
	2023 Average Household Income	\$142,516	\$146,908
	2028 Average Household Income	\$162,712	\$167,413
HOUSING	2023 Total Housing Units	11,061	54,800
	2023 Owner Occupied Housing Units	5,165	34,603
	2023 Renter Occupied Housing Units	5,463	17,061
	2023 Vacant Housing Units	433	3,136
	2023 Median Home Value	\$716,796	\$825,761

## ORANGE COUNTY SNAPSHOT



**3,213,661**  
2023 Population



**1,089,171**  
2023 Households



**\$148,983**  
2023 Avg. Household  
Income



**3,298,545**  
2023 Daytime Population

### Leasing Contacts:

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