



ALISO VIEJO COMMERCE CENTER

27782-27832 ALISO CREEK ROAD, ALISO VIEJO, CA 92656

TENANT IMPROVEMENTS AVAILABLE

FREE RENT CONCESSIONS ON NEW DEALS

PROPERTY HIGHLIGHTS

Aliso Viejo Commerce Center is a 64,137 square foot, six building retail shopping center located in the Aliso Woods Canyon Region. The property features excellent street visibility and flexible zoning allowing for a wide variety of tenants.

- Anchored by Dairy Queen, Tony Pepperoni, Jiffy Lube and Big O Tires
- Situated at the major intersection of Aliso Creek Road and Liberty Street
- Professional and responsive local property management and leasing teams
- Ample parking and flexible zoning to accommodate a variety of retail, medical, office and automotive uses
- Convenient access to Orange and San Diego Counties via Highway 73, located less than a mile away
- Strong mix of national, regional and local tenants
- Dense residential trade area with over 117,238 residents in a 3 mile radius
- \$108,098 average household income within a 3 mile radius
- 45,422 daytime employees within a 3 mile radius
- High foot traffic center
- Monument and building signage available
- Ranked one of the safest towns in Orange County





LOCATION SUMMARY

Aliso Viejo Commerce Center offers 64,137 square feet of retail and automotive space in a dynamic area of South Orange County. The center is comprised of two multi-tenant buildings for automotive aftercare use; two multi-tenant buildings for retail use; and two retail pads. Its anchors include Dairy Queen, Jiffy Lube and Big O Tires. Aliso Viejo Commerce Center's close proximity to high-density residential neighborhoods provides unique shopping and service opportunities for local residents and the daytime population. Superior visibility, signage, ample parking and ease of access make Aliso Viejo Commerce Center an ideal location for retail and automotive uses.

PROPERTY INFORMATION

ADDRESS

27782-27832 Aliso Creek Road
Aliso Viejo, CA 92656

ZONING

CN (Neighborhood
Commercial)

PROPERTY TYPE

Retail & Automotive
Commerce Center

PARKING SPACES

283 Stalls

CONSTRUCTION

Wood Frame with Stucco

LAND AREA

4.2 Acres

BUILDINGS

2 Automotive, 2 Retail, 2 Pads

YEAR BUILT

1992

TOTAL SF

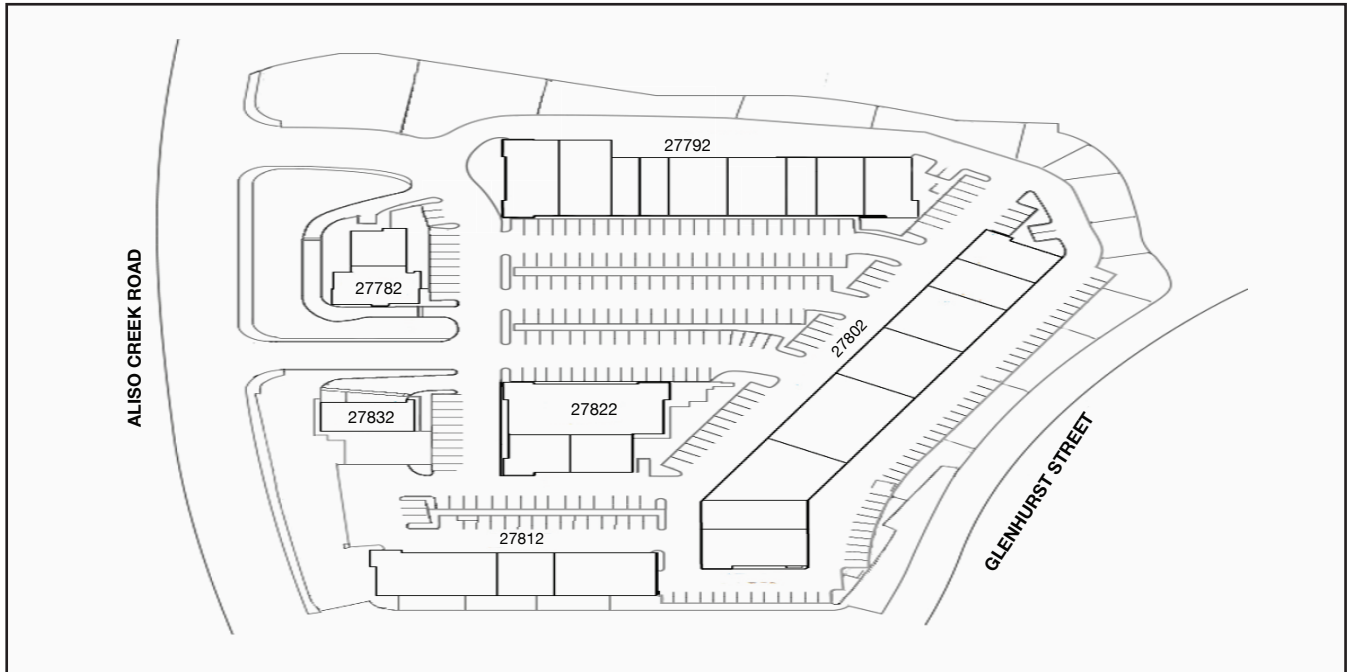
64,137 SF



AREA OVERVIEW

Located at the highly traveled intersection of Aliso Creek Road and Liberty Street, only minutes away from the 73 Freeway, Aliso Viejo Commerce Center is positioned in the heart of a robustly growing city. The area is surrounded by a diverse mix of apartments, townhouses and single family homes; attracting married couples, families, executives and professionals from all over Orange County. An affluent population and high median household income make Aliso Viejo one of the most sought after cities in Southern California.

SITE PLAN



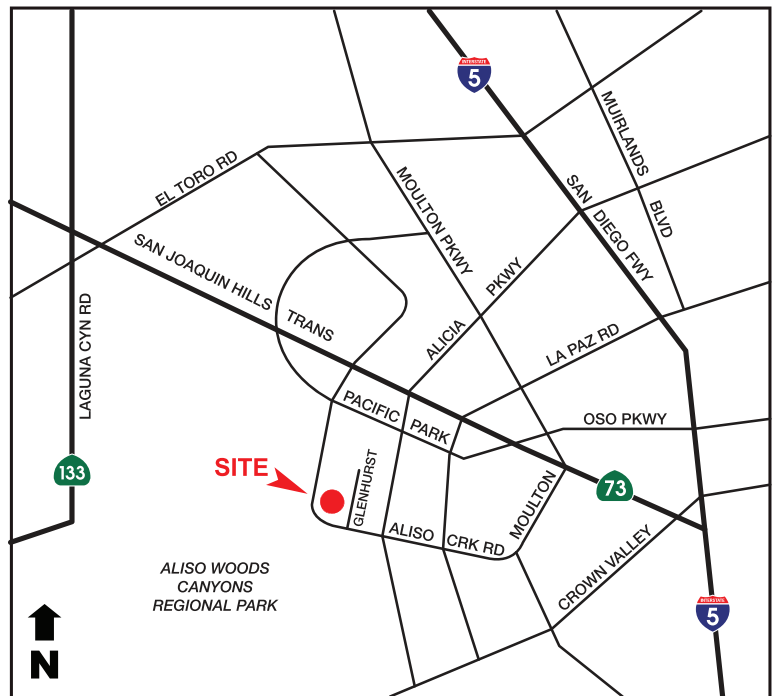
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