



UNDER NEW OWNERSHIP / MANAGEMENT

SOUTH ORANGE COUNTY'S RETAIL & ENTERTAINMENT DESTINATION

Retail / Restaurant / Office / Medical / Entertainment Opportunity

I-5 & Crown Valley Parkway / 27741 Crown Valley Parkway, Mission Viejo, CA 92691

LEASING BROCHURE



610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660



Located in the City of Mission Viejo, the Kaleidoscope is the retail and entertainment destination for South Orange County. Iconic architecture and unparalleled freeway visibility are defining features aside from its exceptional regional positioning. Situated along the I-5 Fwy (+/-350k CPD), right off Crown Valley Parkway (+/-75k CPD), the Kaleidoscope benefits from easy access from the two most highly trafficked arterials in the trade area. As one of OC's premier entertainment, and dining hubs, the Kaleidoscope offers something for customers of all ages.

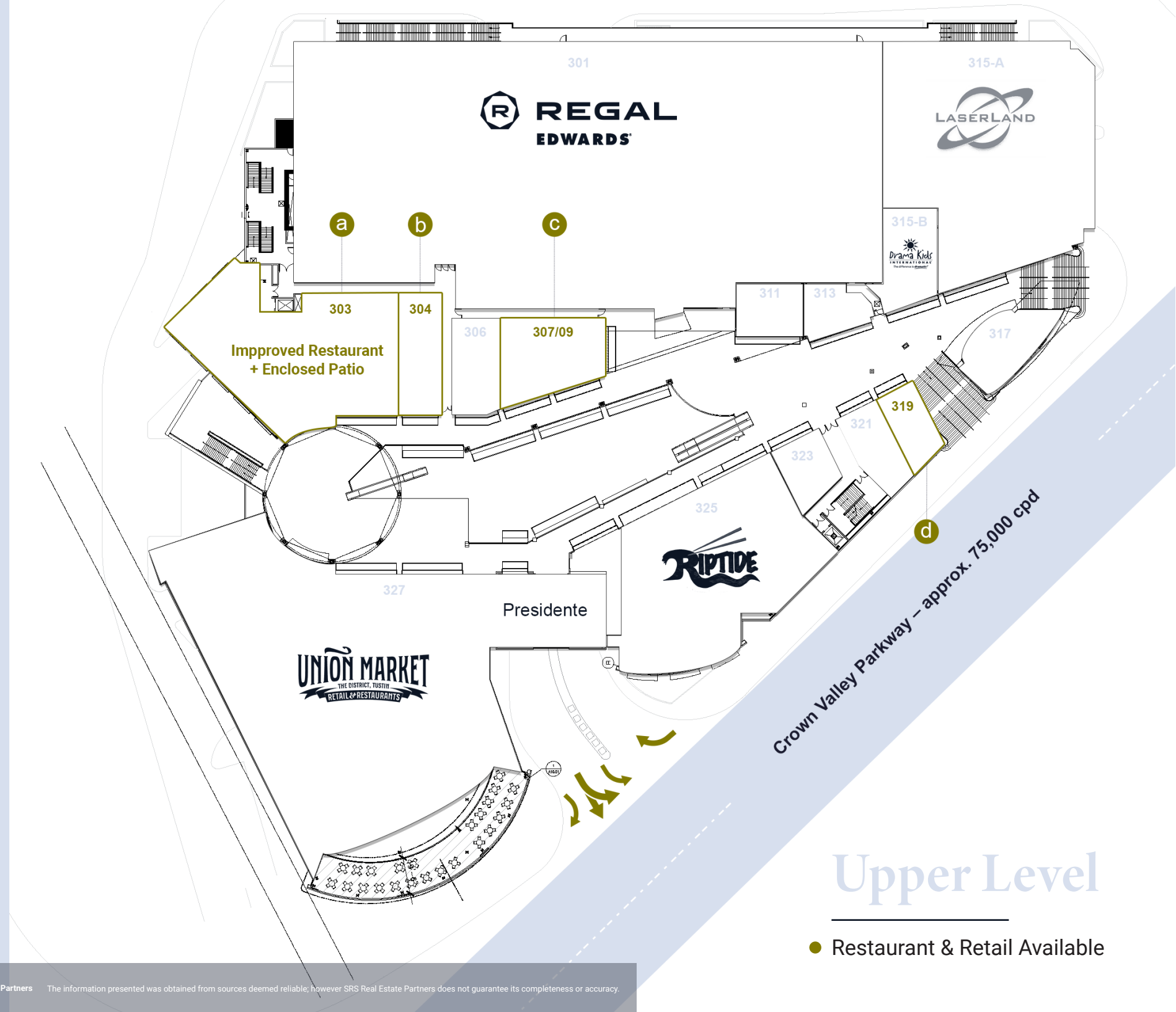
OVERVIEW



KALEIDOSCOPE  
27741 Crown Valley Pkwy, Mission Viejo, CA 92691







## Upper Level

● Restaurant & Retail Available

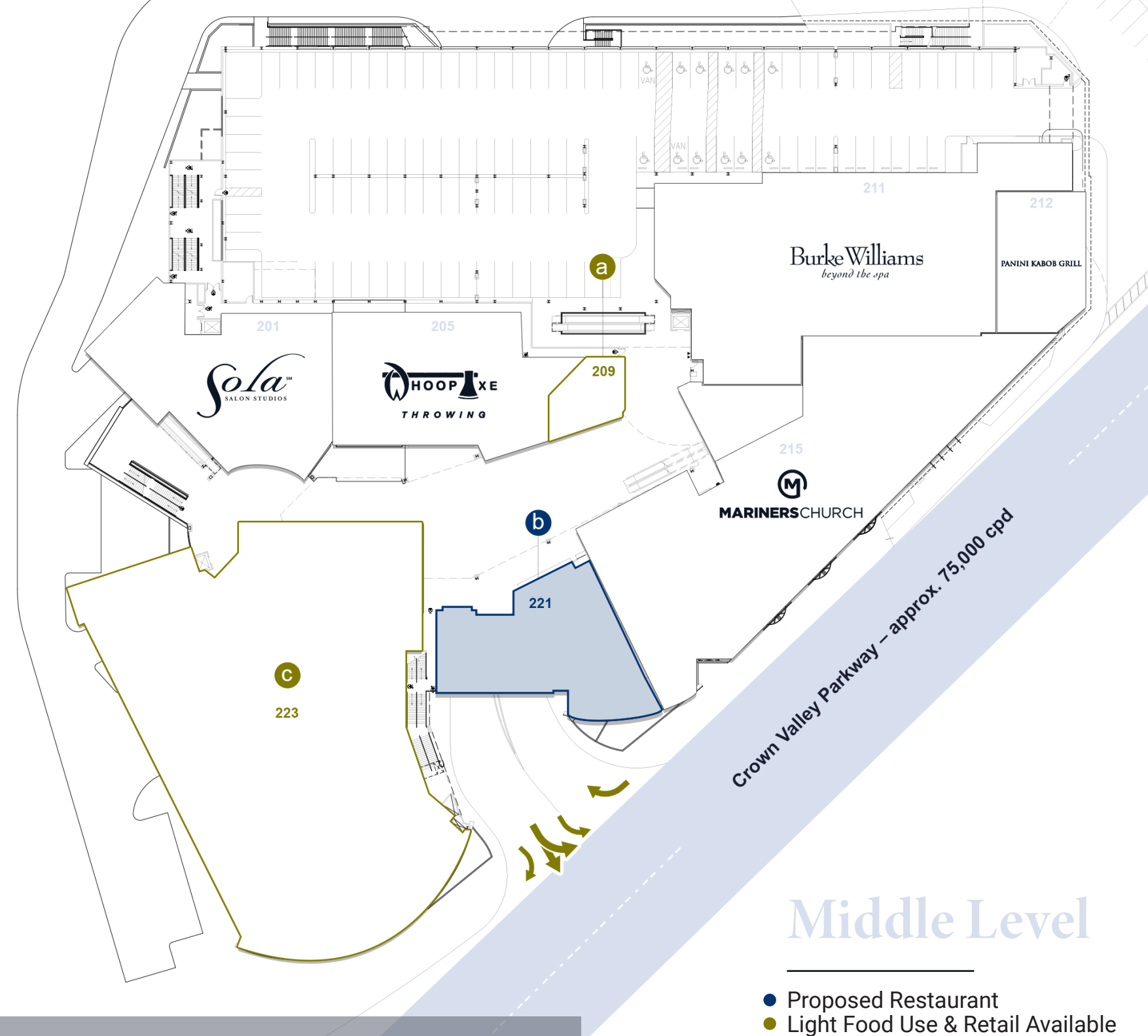


## Tenant Directory

UNIT	TENANT	SF
301	Regal Edwards	42,834
a ..... 303	Improved Restaurant + Enclosed Patio	7,540
b ..... 304	Available	1,337
306	19 <sup>th</sup> Indoor Golf Center	1,373
c ..... 307/09	Available	2,390
311	Breadly	1,042
313	Sal's Pizzeria	975
315-A	LaserLand	12,500

UPPER LEVEL		
UNIT	TENANT	SF
315-B	Drama Kids	1,689
317	Deal Pending	1,374
d ..... 319	Available	978
321	Hana Korean BBQ	1,188
323	Color Me Mine	1,052
325	Riptide	8,667
329	Union Market	27,635





## Middle Level

- Proposed Restaurant
- Light Food Use & Retail Available



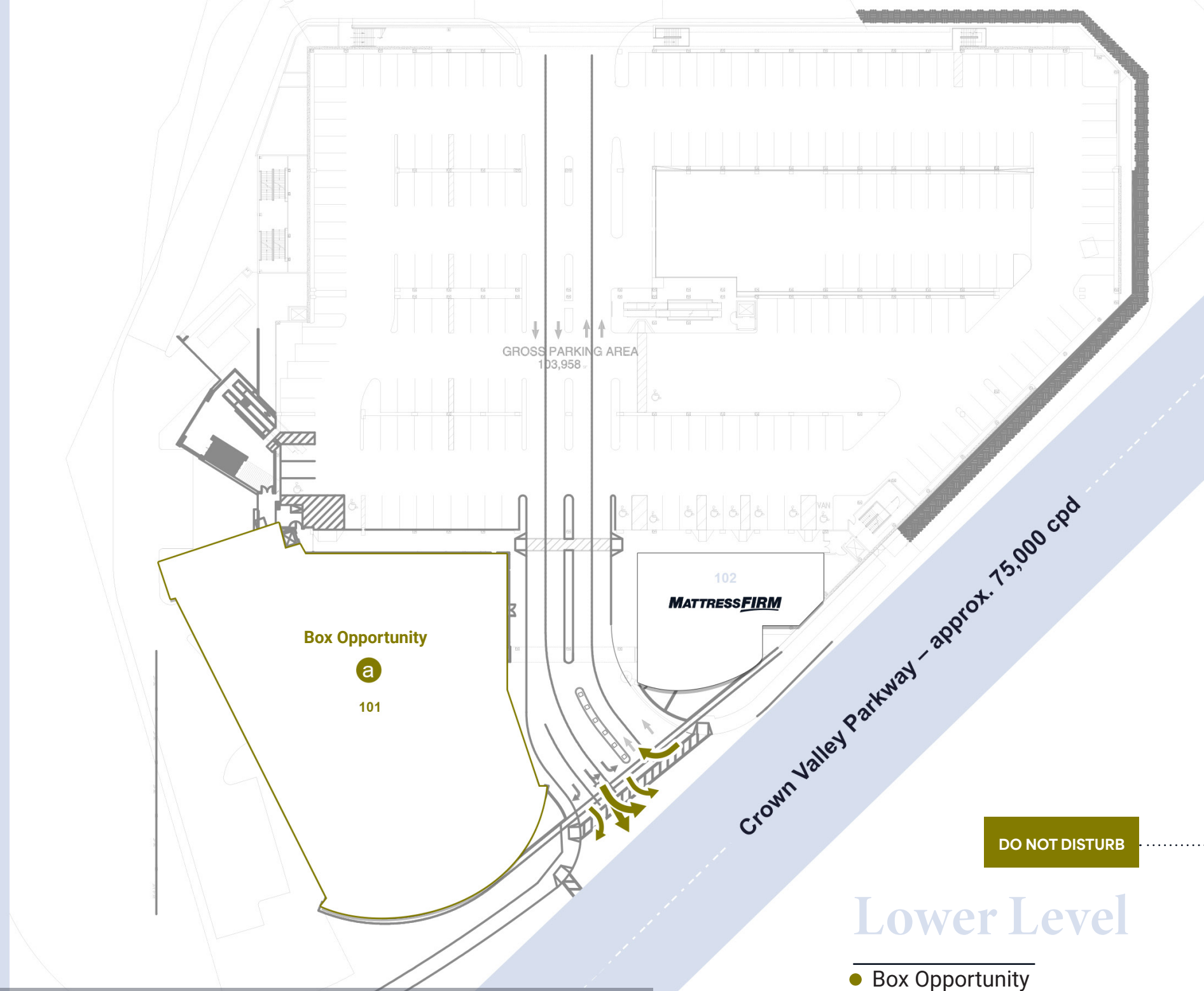
## Tenant Directory

UNIT	TENANT	SF
201	Sola Salon	6,162
205	Whoop Axe Throwing	8,142
<b>a</b> ..... 209	<b>Light Food Use</b>	<b>1,042</b>
211	Burke Williams	12,995
212	Panini Kabob Grill	4,381
215	Mariner's Church	15,000

UNIT	TENANT	SF
<b>b</b> ..... 221	<b>Proposed Restaurant</b>	<b>6,600</b>
<b>c</b> ..... 223	<b>Available</b>	<b>24,481</b>

### MIDDLE LEVEL





## Lower Level

- Box Opportunity



## Tenant Directory

LOWER LEVEL

UNIT	TENANT	SE
a 101	Available	46,076
102	Mattress Firm	5,704







Site  
27741 Crown Valley Pkwy  
Mission Viejo, CA 92691

### MISSION VIEJO

1mi



APPROX.  
350k  
CARS PER DAY

APPROX.  
75k  
CARS PER DAY

**Kaleidoscope**  
Mission Viejo, CA

### DEMOGRAPHICS

ESTIMATE 2025 \* SOURCE: ESRI

#### ONE MILE

Population / 9,829  
Avg HH Income / \$158,429  
Daytime Population / 17,143  
Median Age / 41

#### THREE MILES

Population / 126,053  
Avg HH Income / \$177,019  
Daytime Population / 56,388  
Median Age / 39

#### FIVE MILES

Population / 315,031  
Avg HH Income / \$169,878  
Daytime Population / 136,220  
Median Age / 42



## Kaleidoscope

### HIGHLIGHTS

- Strong co-tenancy include Edwards Theaters, LA Fitness, Burke Williams, Mariners Church, Sola Salon, LaserLand, Panini Kabob Grill and more
- Strong demographics and population densities in the immediate area, the property is also surrounded by other prominent retail destinations including The Shops at Mission Viejo, a 1.2M SF regional mall
- Regional Retail and Entertainment Center with exceptional positioning off the I-5 Freeway (350,000+ CPD) and Crown Valley Pkwy (75,000+ CPD)
- Uniquely situated to cater to a broad customer base well in excess of a 5-mile radius





LEASING BROCHURE

Retail / Restaurant / Office / Medical / Entertainment Opportunity

For More Leasing Information Contact:

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Kaleidoscope