



Alicia-Trabuco Plaza

26861 Trabuco Road | Mission Viejo, CA 92691



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Mission Viejo, California 92691

LEASING OPPORTUNITIES

- ◆ ±1,005 SF Potentially Available

DESCRIPTION

- ◆ Grocery and drug anchored shopping center in south Orange County
- ◆ Services the affluent and dense residential communities of Mission Viejo
- ◆ Convenient and unobstructed access via multiple ingress/egress points on Alicia Parkway and Trabuco Road

TRAFFIC COUNTS

- ◆ Alicia Parkway ±35,700 Cars/Day
- ◆ Trabuco Road ±19,000 Cars/Day

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	17,374	153,907	329,732
Average H.H. Income	\$162,294	\$175,878	\$176,103
Total Employees	1,819	43,043	173,435

Source: ESRI 2025



NOTABLE TENANTS



46 MEDIAN AGE

The current population of Mission Viejo is approximately 91,136 and the median age is 46.2.

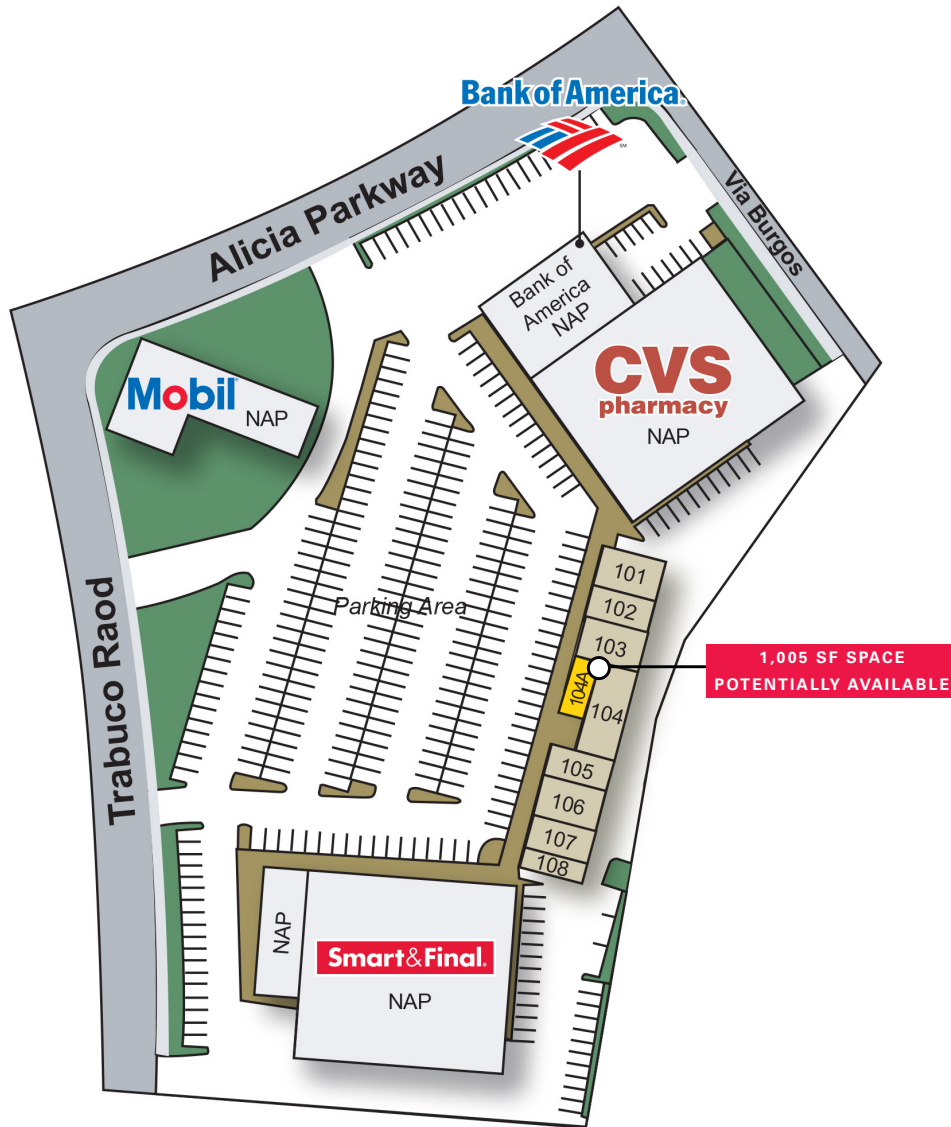
\$177K AVERAGE H.H. INCOME

\$142.1K MEDIAN H.H. INCOME

Overall, the median household income for Mission Viejo is \$142,114 compared to \$80,610 for all U.S. Households.

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SUITE	TENANT	SQ. FT.
101	Blooming Nail & Spa	1,500
102	Cicero's Pizzeria	1,100
103	New Massage Squared Spa Center	1,400
104	La Tia Tacos & More	2,000
104A	Sport Barber Shop (Potentially Available 9/1/2025)	1,005
105	Water Store	1,000
106	Acai Republic	1,500
107	Surfin Donuts	1,440
108	Jiu Jitsu	1,000



For further information, please contact our exclusive agent:

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