

ALICIA PARKWAY & JERONIMO ROAD
MISSION VIEJO, CA 92691

Gateway

CENTER



NEWMARK

FOR LEASE

PROPERTY HIGHLIGHTS

Space Available

±1,070–3,232 Square Feet

Property Highlights

- Remodel completed 4Q2019
- ±78,970 square foot neighborhood shopping center
- Easy access and ample parking
- Prominent building signage
- Great visibility from highly traveled Alicia Pky. & Jeronimo Rd.
- Convenient access to 5 freeway
- Tenants include Starbucks, Oggi's, Subway, Baja Fresh, and Cold Stone Creamery

Traffic Count

±56,100 Average Daily Traffic on Alicia Parkway

±17,500 Average Daily Traffic on Jeronimo Road

Demographics

	1-Mile	3-Miles	5-Miles
Population	18,577	156,240	347,040
Avg. H.H. Income	\$164,258	\$166,170	\$173,324
Daytime Population	19,266	152,374	396,064

Source: ESRI



SITE PLAN & AVAILABILITIES



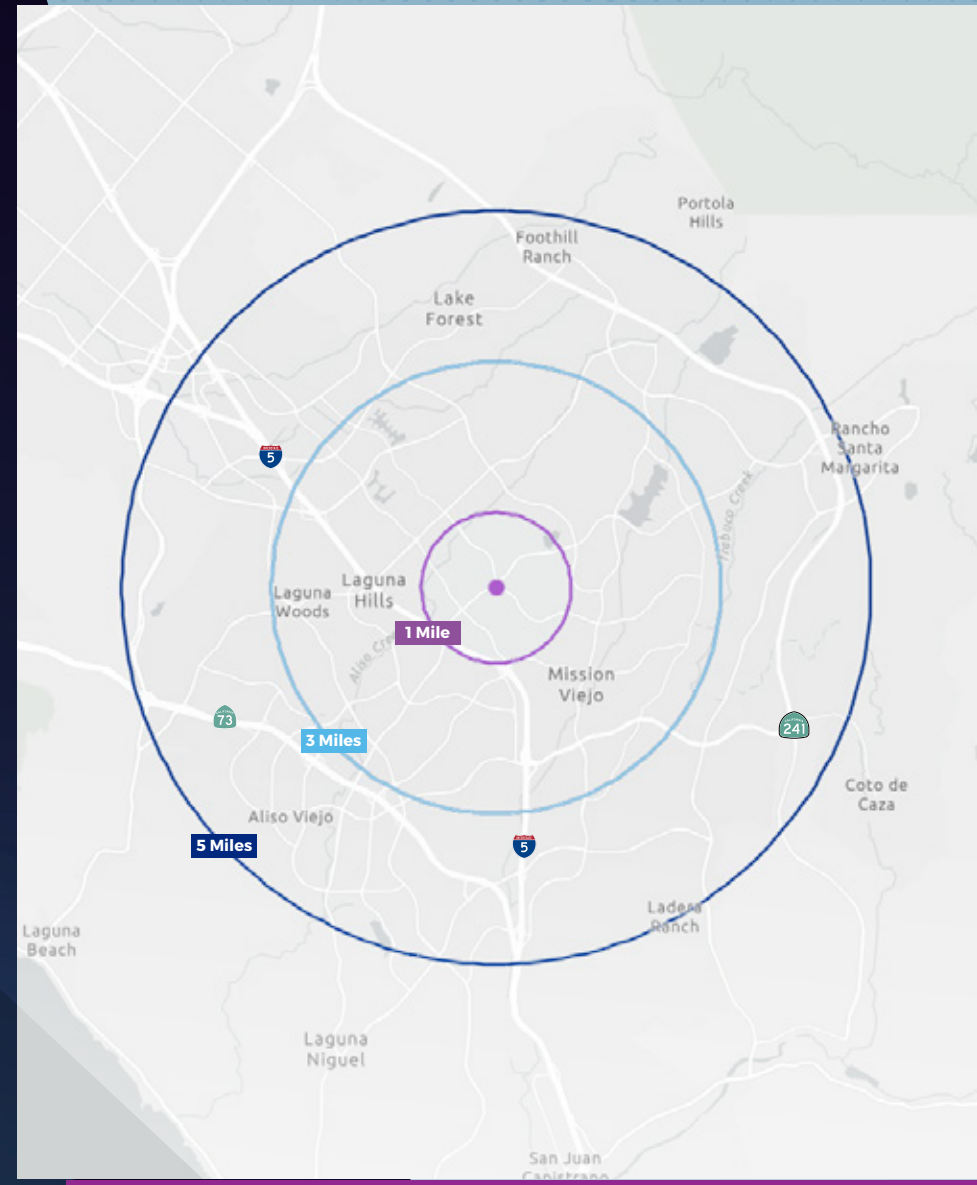
SUITE	TENANT	SF
A101	Oggi's Pizza	5,935
B102	Baja Fresh Mexican Grill	2,200
C103	Starbucks Coffee	1,900
D104	JP Morgan Chase	5,000
E105	San Diego County Credit Union	4,887
F106	Available	3,232
F107	Pub 32	3,375
G-1	Gateway Liquor	2,818
G-1A	Pub 32	697
G-2	Major Bank ATM	699
G-3	Gateway Pet Grooming	770
G-4	Aloha Barbecue	1,030
G-5	CPR Cell Phone Repair	712
G-6	Boardwalk Barbers	757

SUITE	TENANT	SF
G-7	Available	1,100
G-8	Secrets Hair & Nails	1,100
G-9	CarePrime Pharmacy	780
G-10	Pretty Threading	699
G-11	Floyd O.D.	1,272
G-12	Laguna Smoke Shop	1,008
G-13	Available	1,322
G-14	Herbal Nails	2,160
H-15	Tandoor Cuisine of India	2,837
H-16	Madrid Chiropractic (Available)	1,200
H-17	Postal 'N' Parcel	1,200
H-18	Sweet Orthodontics	1,760
H-19	Thai Body Works	1,750
H-20	Musashi Sushi	1,303

SUITE	TENANT	SF
H-21	Cold Stone Creamery	1,020
H-22/23	Pho King Way	1,929
H-24	Dryclean USA	1,228
H-25	Beyond Alphabet	1,205
H-26	Horizon Wellness	1,215
H-27	Available	1,758
H-28	Engage Personal Training	1,846
J-29	Step X	2,051
J-30	Fit Pilates	1,100
J-31	Available	1,070
J-32	Dance Daly Temp (Available)	1,137
J-33	Dance Daly	2,400
J-34 +	Happy Minds Kids Academy	7,663

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES	
POPULATION	2024 Population	18,577	156,240	347,040
	2029 Population	18,245	153,849	345,271
	2020 Population	19,151	159,788	343,989
	2010 Population	18,835	157,265	316,352
	2024-2029 Annual Rate	-0.36%	-0.31%	-0.10%
	2024 Median Age	43.5	47.7	43.1
	Total Businesses	1,391	8,727	22,631
	Total Employees	9,828	69,875	221,990
	Total Daytime Population	19,266	152,374	396,064
HOUSEHOLDS	2024 Total Households	6,258	59,426	133,149
	2029 Total Households	6,336	60,352	136,649
	2010 Households	6,066	57,442	117,975
	2000 Households	6,112	58,436	108,716
	2024-2029 Annual Rate	0.25%	0.31%	0.52%
	2024 Average Household Size	2.88	2.60	2.59
INCOME	2024 Median Household Income	\$127,262	\$119,542	\$128,562
	2029 Median Household Income	\$150,460	\$139,304	\$150,716
	2024 Average Household Income	\$164,258	\$166,170	\$173,324
	2029 Average Household Income	\$187,905	\$189,537	\$198,562
	2024 Per Capita Income	\$55,654	\$63,227	\$66,344
HOUSING	2024 Total Housing Units	6,418	61,729	140,629
	2024 Owner Occupied Housing Units	69.6%	71.9%	62.3%
	2024 Renter Occupied Housing Units	28.0%	24.3%	32.4%
	2024 Vacant Housing Units	2.5%	3.7%	5.3%
	2024 Median Home Value	\$861,159	\$909,902	\$939,010
	2024 Average Home Value	\$897,794	\$966,689	\$1,020,443



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NEWMARK

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