

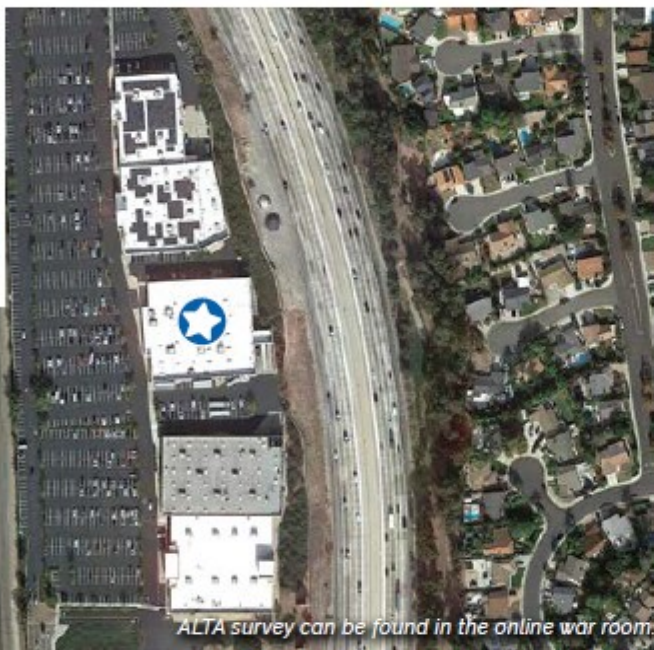
FORMER **Toys R Us** , FURNITURE CITY

25362 EL PASEO RD | MISSION VIEJO, CA



PROPERTY HIGHLIGHTS

- Freestanding building that is located amongst a group of big box retailers, which include a newly relocated Michaels, Best Buy, Bed, Bath & Beyond, Petco, Cost Plus World Market among others
- Unobstructed visibility from Interstate 5, which sees approximately 106,000 vehicles per day
- Exceptional local demographics with 159,900 people living within three miles and earning in excess of \$121,000
- One of the top producing Toys R Us locations at \$242 per square foot



ALTA survey can be found in the online war room.

PROPERTY DETAILS

Roof Installation:	2015
Roof Warranty Expiration:	2030
Parking:	243
HVAC Age:	2024
Property Taxes:	\$64,038.38/year
Insurance:	\$33,915.17/year
CAM:	\$6,935.19/month

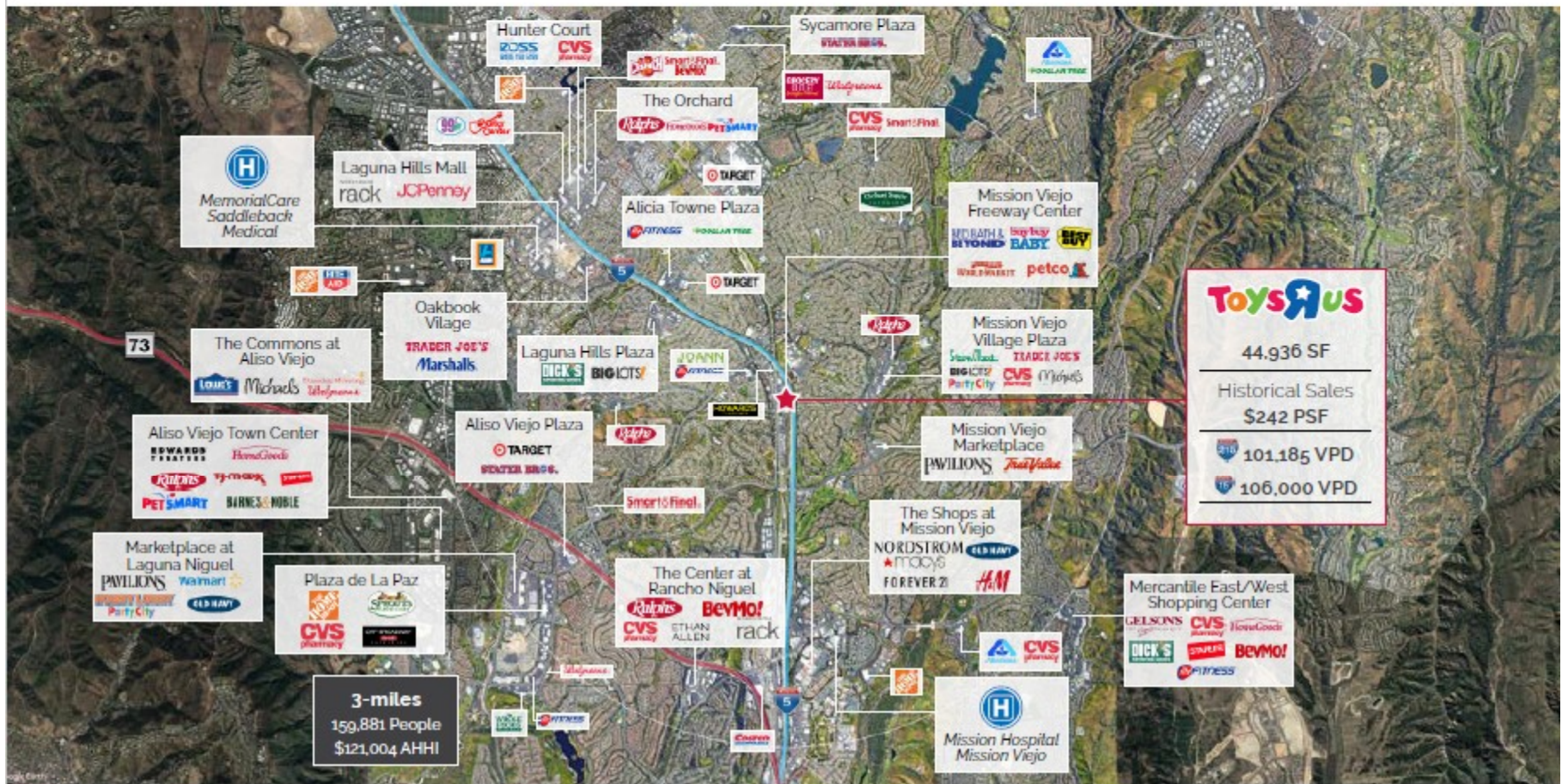
44,936 SF
3.69 Acres

CONTACTS:

Hoang Tran: 714-926-2072
Bac Tran: 714-353-3870
Kim Tran: 714-365-6751

FORMER , FURNITURE CITY

25362 EL PASEO RD | MISSION VIEJO, CA



ToysRUs

44,936 SF

Historical Sales
\$242 PSF

101,185 VPD (SR 56)

106,000 VPD (SR 73)

3-miles

159,881 People

\$121,004 AHHI

DEMOGRAPHICS

Radius	Population	AHHI
3-mile	159,881	\$121,004
5-mile	353,834	\$127,722
10-mile	731,310	\$137,636

AVAILABLE SITE DOCUMENTATION

REA
USE RESTRICTIONS

Zone:
Commercial Highway (CH)

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