




Kaleidoscope
Mission Viejo, CA


APPROX.
350k
CARS PER DAY


APPROX.
75k
CARS PER DAY

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

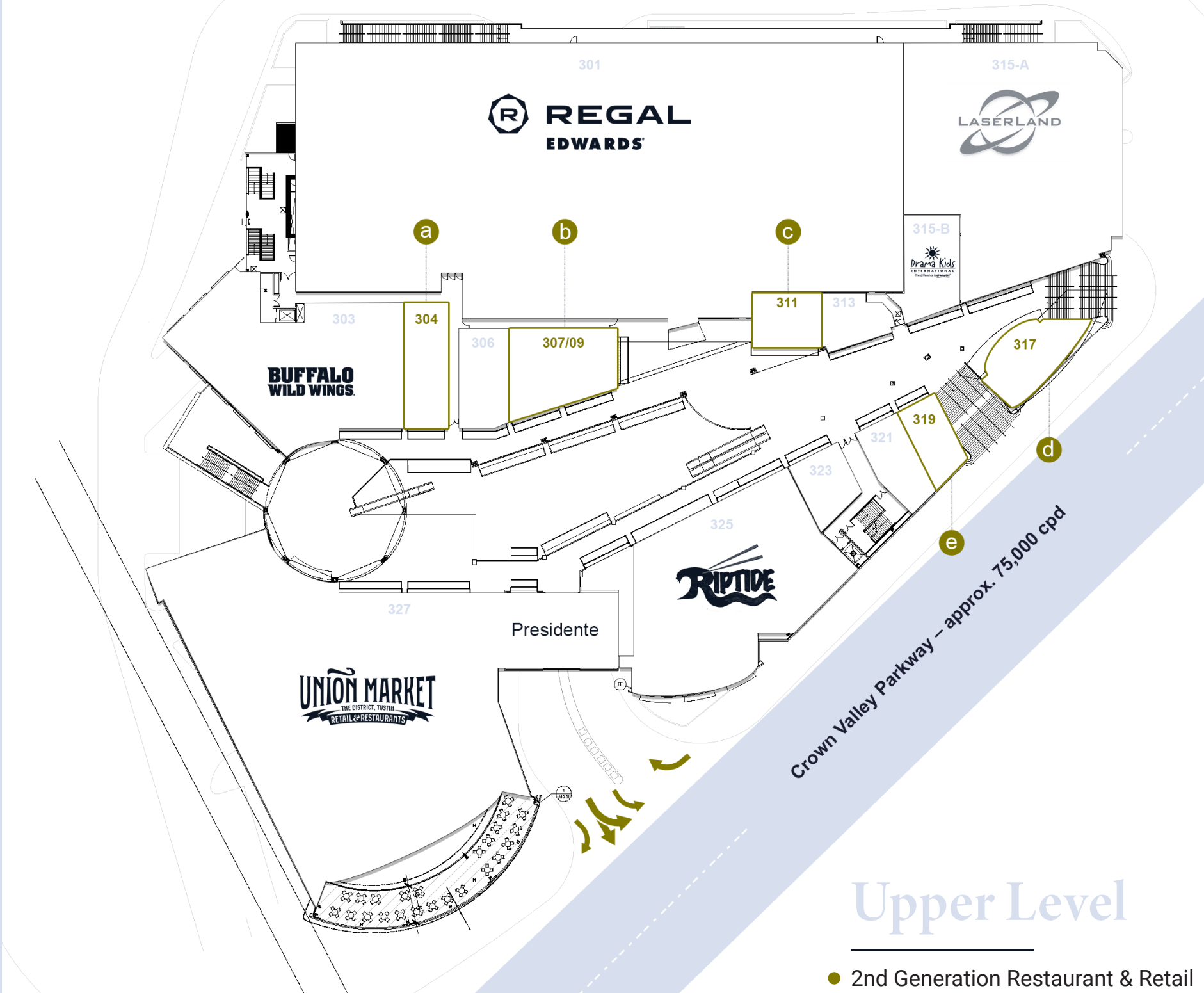


610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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.

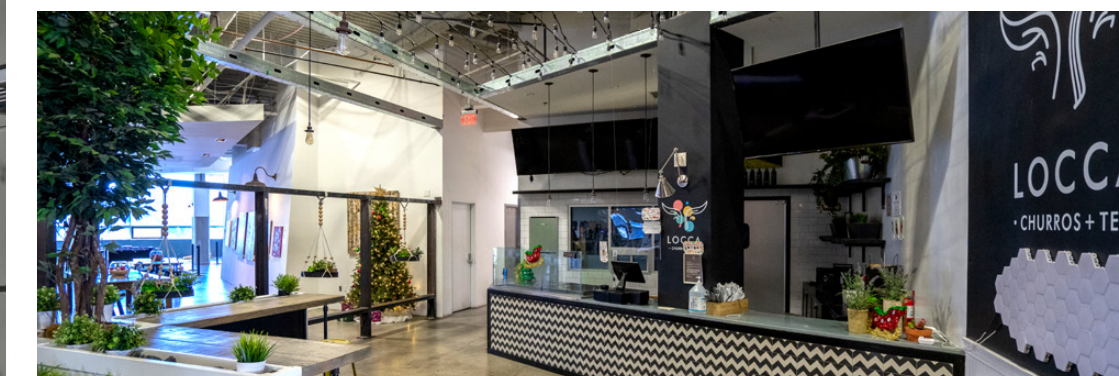
OVERVIEW





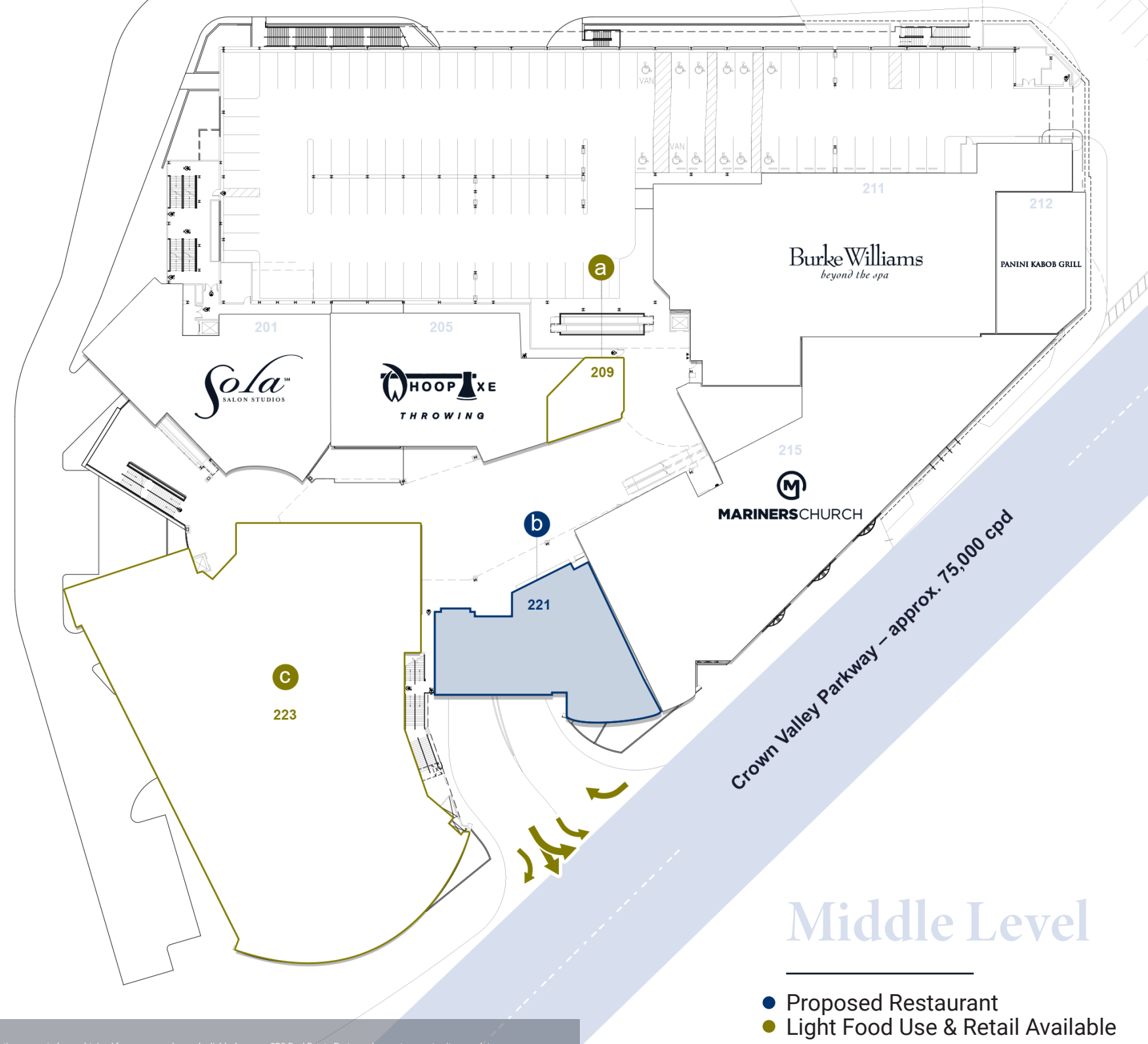
Upper Level

● 2nd Generation Restaurant & Retail Available



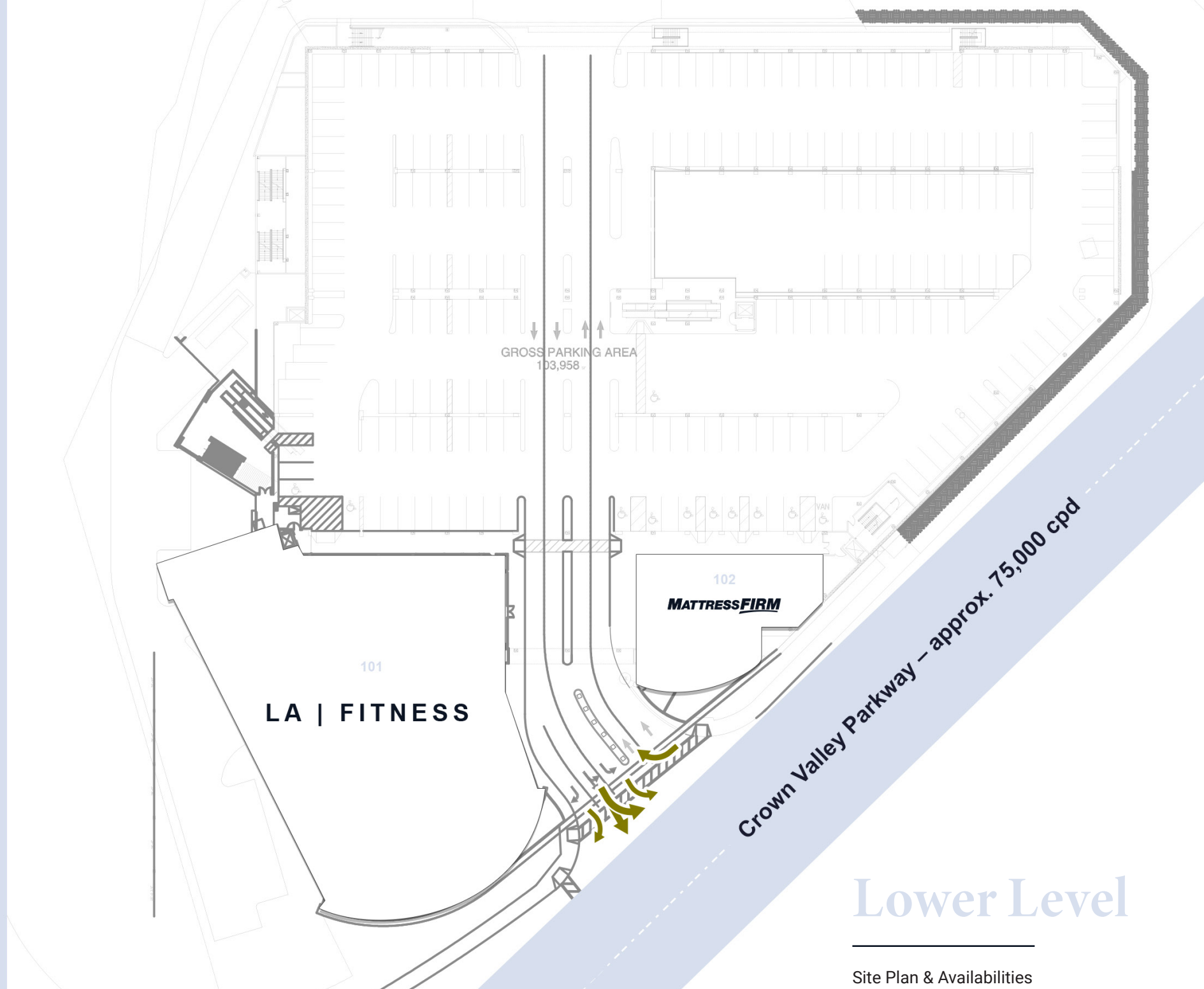
Tenant Directory

			UPPER LEVEL		
UNIT	TENANT	SE	UNIT	TENANT	SE
301	Regal Edwards	42,834	315-A	LaserLand	12,500
303	Buffalo Wild Wings	7,540	315-B	Drama Kids	1,689
a	304 Available	1,337	d	317 Available	1,374
306	19 th Indoor Golf Center	1,373	e	319 Available	978
b	307/09 Available	2,390	321	Hana Korean BBQ	1,188
c	311 2nd Generation Restaurant	1,042	323	Color Me Mine	1,052
313	Sal's Pizzeria	975	325	Riptide	8,667
			329	Union Market	27,635



Tenant Directory

			MIDDLE LEVEL		
UNIT	TENANT	SF	UNIT	TENANT	SF
201	Sola Salon	6,162	b 221	Proposed Restaurant	6,600
205	Whoop Axe Throwing	8,142	c 223	Available	24,481
a 209	Light Food Use	1,042			
211	Burke Williams	12,995			
212	Panini Kabob Grill	4,381			
215	Mariner's Church	15,000			



Lower Level

Site Plan & Availabilities



Tenant Directory

LOWER LEVEL

UNIT	TENANT	SE
101	LA Fitness	46,076
102	Mattress Firm	5,704





Site
27741 Crown Valley Pkwy
Mission Viejo, CA 92691

MISSION VIEJO

1mi



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350k
CARS PER DAY

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DEMOGRAPHICS

ESTIMATE 2023 * 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

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