

2 & 3 POLARIS

CBRE

LINCOLN
PROPERTY
COMPANY



200,000 SF, 1 OR 2-BUILDING OFFICE CAMPUS AVAILABLE
FOR LEASE - 2 & 3 POLARIS, ALISO VIEJO, CA



3 POLARIS
113,878 RSF
FOR LEASE

2 POLARIS
94,830 RSF
FOR LEASE

THE PROJECT



2 mid-rise, office buildings totaling 208,708 RSF (2 Polaris, 94,830 RSF & 3 Polaris, 113,878 RSF) located in Aliso Viejo within a 5-building campus



Conveniently situated right off the 73 Freeway which offers a wealth of proximate amenities



Newly renovated and furnished outdoor seating, beautiful walking paths, and basketball court



On-site fitness center with lockers and showers



EV Charging stations



State of the art conferencing center



Walking distance from high-end retail in the Aliso Viejo Town Center



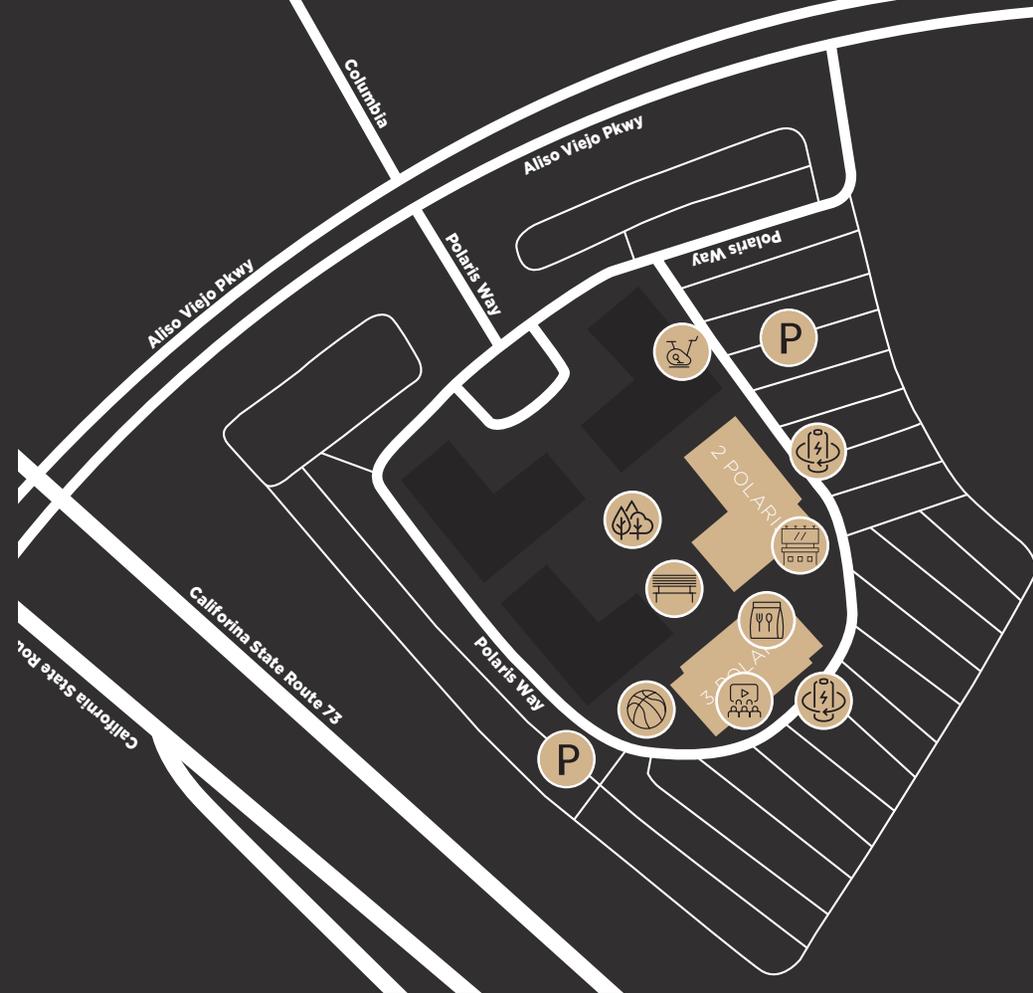
Irreplaceable coastal location fronting SR-73 with quick access to I-5, I-405 and SF-133



Convenient access to John Wayne Airport and The Irvine Spectrum



Proximity to executive and workforce housing options



Free, Surface Parking



Basketball Court



EV Charging



Courtyard Seating



Fitness Center



Outdoor Space



Conferencing Center



Building Top Signage



Future Cafeteria





ALISO VIEJO CENTRAL TO ALL

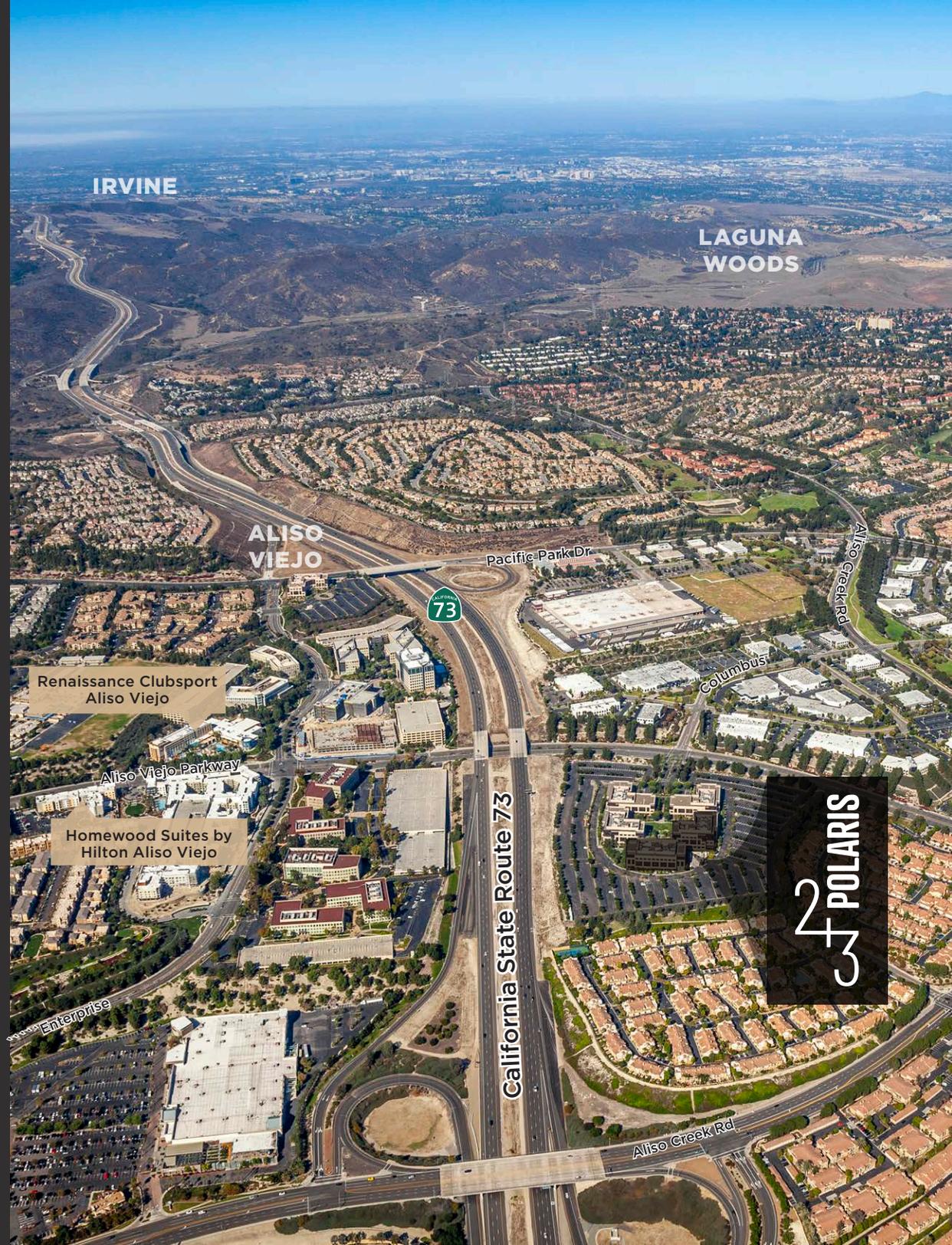
49 MILES TO LOS ANGELES
 74 MILES TO SAN DIEGO
 13 MILES TO JOHN WAYNE AIRPORT
 8 MILES TO IRVINE SPECTRUM

 LESS THAN 30 MINS DRIVE

ALISO VIEJO A MASTER PLANNED COMMUNITY

- + A master planned community that was developed to contain a balance between residential neighborhoods, community parks, facilities, and schools as well as an appropriate mix of business, office and retail uses
- + Close proximity to Aliso Viejo Town Center, the city's primary retail, dining, and entertainment district
- + Within 3 miles: 51 banking locations, 7 hotels, 17 gyms, 139 restaurants, and more than 30 grocery stores
- + Boasts rolling hillsides, valley terrain, and picturesque views of mountains, streams, and parks
- + Offering resort-style housing options: Barcelona Resort Apartments (590 units), St. Moritz Resort Apartments (675 units), Vantis Apartments (435 units), Aliso Town Center Apartments Homes (192 Units)
- + Continually one of the safest cities in the nation

49,941 POPULATION
\$138,428 AVG. HOUSEHOLD INCOME
\$672,590 AVG. PROPERTY VALUE
2,013 EMPLOYEES



Aliso Viejo Town Center

Dining

- Bagels & Brew
- Beyond Thai Cuisine
- Big Fish Little Fish
- Bruegger's Bagels
- Buffalo Wild Wings
- Chick-Fil-A
- Chili's Grill & Bar
- Cold Stone
- CREAM
- Del Taco
- Fish District
- Fatburger
- Golden Spoon
- Inka Mamas
- Juice It Up!
- Kanpai Sushi
- Luna Grill
- Mobtown Pizza
- Native Foods
- Nektar Juice Bar
- Opah

Panda Express

- Panera Bread
- Paris Baguette
- Panini Kabob Grill
- Philly's Best
- Pieology Pizzeria
- Pita Pita
- Raising Cane's
- Ramano's Macaroni Grill
- Sharkey's
- Smashburger
- Stadium Brewing Co.
- Taco Bell
- Thai Bit Cuisine
- The Habit
- Wahoo's Fish Taco
- Z Pizza

Fitness

- Corepower

Banking

- Bank of America
- Chase Bank

Markets

- CVS
- Ralph's
- Trader Joe's
- Walgreens

Home & Furnishings

- Aaron Brother's
- Grower's Direct
- Lowe's
- Michael's
- TJ Maxx/Home Goods
- Tuesday Morning

Health & Beauty

- Aliso Viejo Dentist

- AV Eyes Optometry
- Blowout
- Happy Nails & Spa
- Hoag Health Center
- Nutrishop
- South Coast Ortho
- Supercuts
- The Knotship
- The Vitamin Shoppe

Other Services

- 76 Gas
- Barnes & Noble
- Pep Boys
- Petsmart
- Pinot's Palette
- Prowash Car Wash
- Season's Florist
- South Bay Jewelry
- Staples
- T-Mobile
- UPS Store
- Verizon

Aliso Creek Marketplace

Dining

- Flame Broiler
- Nature's Juice
- Starbucks
- Subway

Markets

- OC Wine Mart & Deli

Health & Beauty

- Aliso Creek Dental

Other Services

- Aliso Viejo Animal Hospital
- Circle K
- Mobil
- Prestige Cleaners

Aliso Viejo Plaza

Dining

- Capriottis
- Peppino's Pizzeria
- Siamese Express

Banking

- Citibank
- Schools First

Markets

- Stater Bros.

Home & Furnishings

- Target

Health & Beauty

- Massage Envy
- Modern Accupuncture
- The Joint Chiropractic

Other Services

- 76
- The UPS Store

Plaza De La Paz

Dining

- Blaze Pizza

- Chipotle
- Corner Bakery Cafe
- Deemer's American Grill
- Golden Dragon Chinese Food
- High Tide Coffee
- McDonald's
- Pressed Juicery
- Sango Sushi
- Veggie Grill

Fitness

- BeFit Modern Pilates
- Rock N' Road Cyclery

Banking

- Union Bank

Markets

- Costco
- Sprouts

Home & Furnishings

- Kohl's

Health/Beauty

- At the Beach

Other Services

- AM/PM
- AT&T Wireless
- Banfield Pet Animal Hospital
- FedEx Office
- H&R Block
- Mission Heritage Medical

Marketplace @ Laguna

Dining

- Acai Republic
- Board & Brew
- Boston Market
- Burger King
- Grill Hut
- India Grill
- Nalu's Hwaiian Fish Grill
- Rubio's
- Spike's Fish House

Banking

- US Bank Mortgage
- Wells Fargo
- Western Union

Markets

- Pavillion's
- Walmart

Home & Furnishings

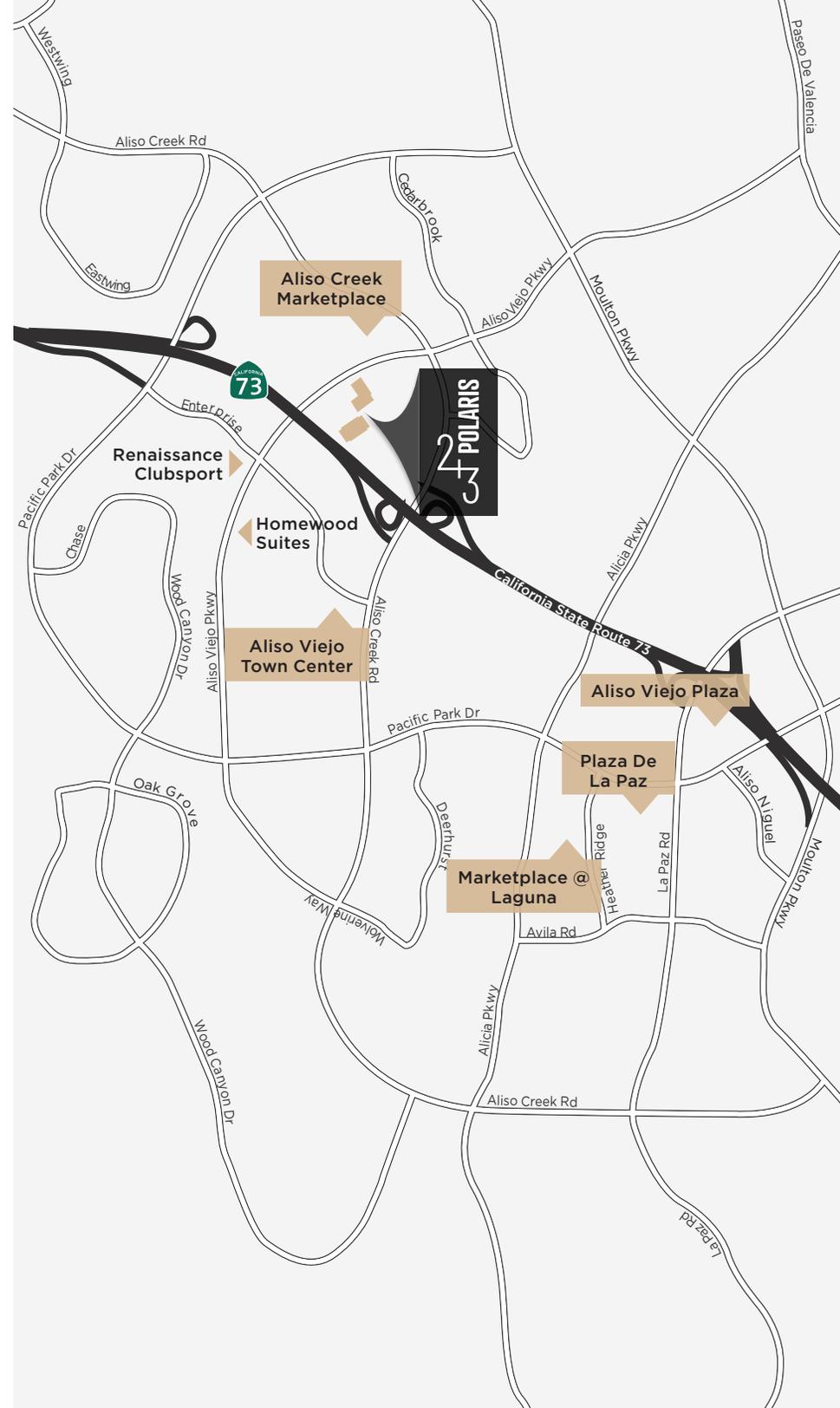
- Hobby Lobby
- Marshalls

Health & Beauty

- GNC
- Ulta Beauty

Other Services

- Exxon
- Old Navy
- Party City
- Tilly's
- Verizon



2 POLARIS TYPICAL FLOOR PLATE 24,585 RSF



Private Offices	23	Coffee/Copy	1
6'x6' Workstations	114	Copy/Print	1
Bullpen Stations	35	Reception	1
Conference Rooms	6	Booths	1
Semi-Private Meeting	1	Storage	1
Phone Rooms	2	Total Seats	173
Mother's Room	1		
Break Room	1		

3 POLARIS TYPICAL FLOOR PLATE 26,263 RSF



Private Offices	25	Phone Rooms	2	Open Collab	1
6'x6' Workstations	72	Mother's Room	1	Respite	3
2'-6"x6" Benching Stations	61	Break Area	1	Total Seats	159
Conference Rooms	6	Coffee/Copy	2		
Zoom Rooms	2	Reception	1		

34 POLARIS

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