



25322 EL PASEO / MISSION VIEJO, CA 92691

SOUTH COUNTY BOX FOR SALE

Freeway Fronting Retail Opportunity

±36K SF Retail Anchor on ≈3.04 Acres

Represented by



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

SRSRE.com



FWY PYLON SIGN

EXISTING LOADING DOCK

**COST PLUS
WORLD MARKET**

SUBJECT: ±36,032 SF



FOR SALE

Retail Box Opportunity

PRICING: \$9,750,000.00

Building: ±36,032 SF
 Land Area: ~3.04 Acres (~132,335 SF)
 Parking Ratio: 4.2/1,000
 APN: 784-661-05
 Zoning: HC, Mission Viejo



- Site presents a unique owner/user opportunity OR future investor with excellent upside through lease-up opportunity in a desirable location
- Rare opportunity within OC, with a dense, infill trade area
- Freeway fronting along the trafficked I-5 freeway (over 331K car per day)
- Strong tenant synergy with Best Buy, Michaels and World Market; drawing consumers to the trade area and promoting crossover tenant exposures to the site
- Ample on-site parking
- Residents boast extremely affluent average household incomes or more than \$164,000



For More Information, Contact

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