



2ND GENERATION MEDICAL FOR SUBLEASE

23062 ALICIA PARKWAY #B
MISSION VIEJO, CA

OFFICIAL LEASING BROCHURE



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CalBRE #02123722

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PROPERTY HIGHLIGHTS



AVAILABILITY

3,000 SF sublease opportunity

Located in Olympiad Plaza capturing a 5 mile radius



TENANCY

Co-tenancy includes Albertson's, Subway, Bagels & Brew, Dollar Tree, and more



3 MILE RADIUS

4M SF Retail Space
1.4M SF Office Space
3.4M SF Industrial Space
41,300 Households



LOCATION

Signalized corner of Alicia Parkway & Olympiad Rd. Surrounded by an affluent population with income levels >\$126k



PROPERTY FEATURES

± 260 Surface Stalls



TRAFFIC COUNTS

Alicia Pkwy. 27,462 VPD
Olympiad Rd. 15,300 VPD



POPULATION

1 MILE 10,808
2 MILES 53,723
3 MILES 124,580



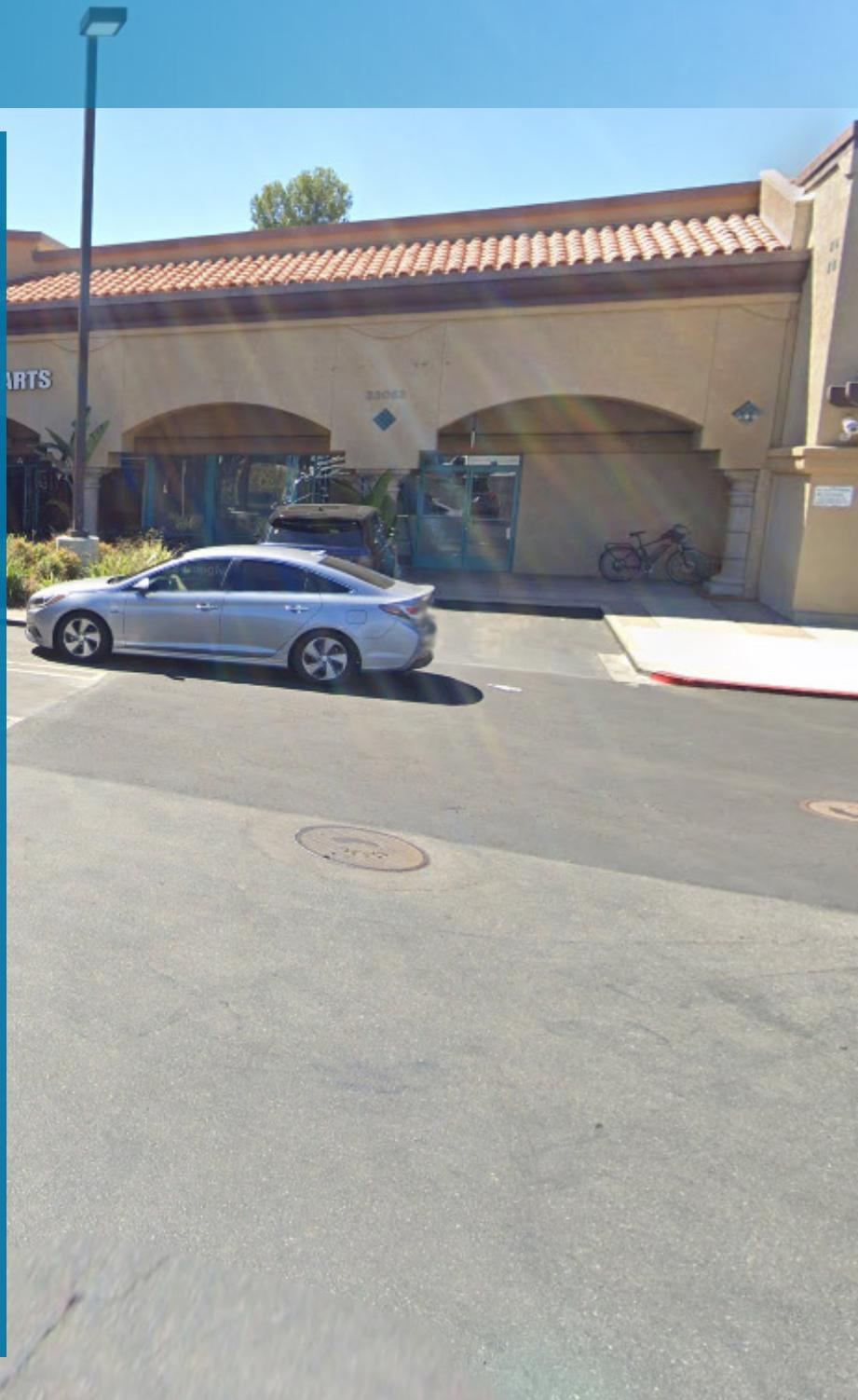
MEDIAN HH INCOME

1 MILE \$136,070
2 MILES \$136,236
3 MILES \$126,975



DAYTIME POPULATION

1 MILE 1,916
2 MILES 14,633
3 MILES 36,289





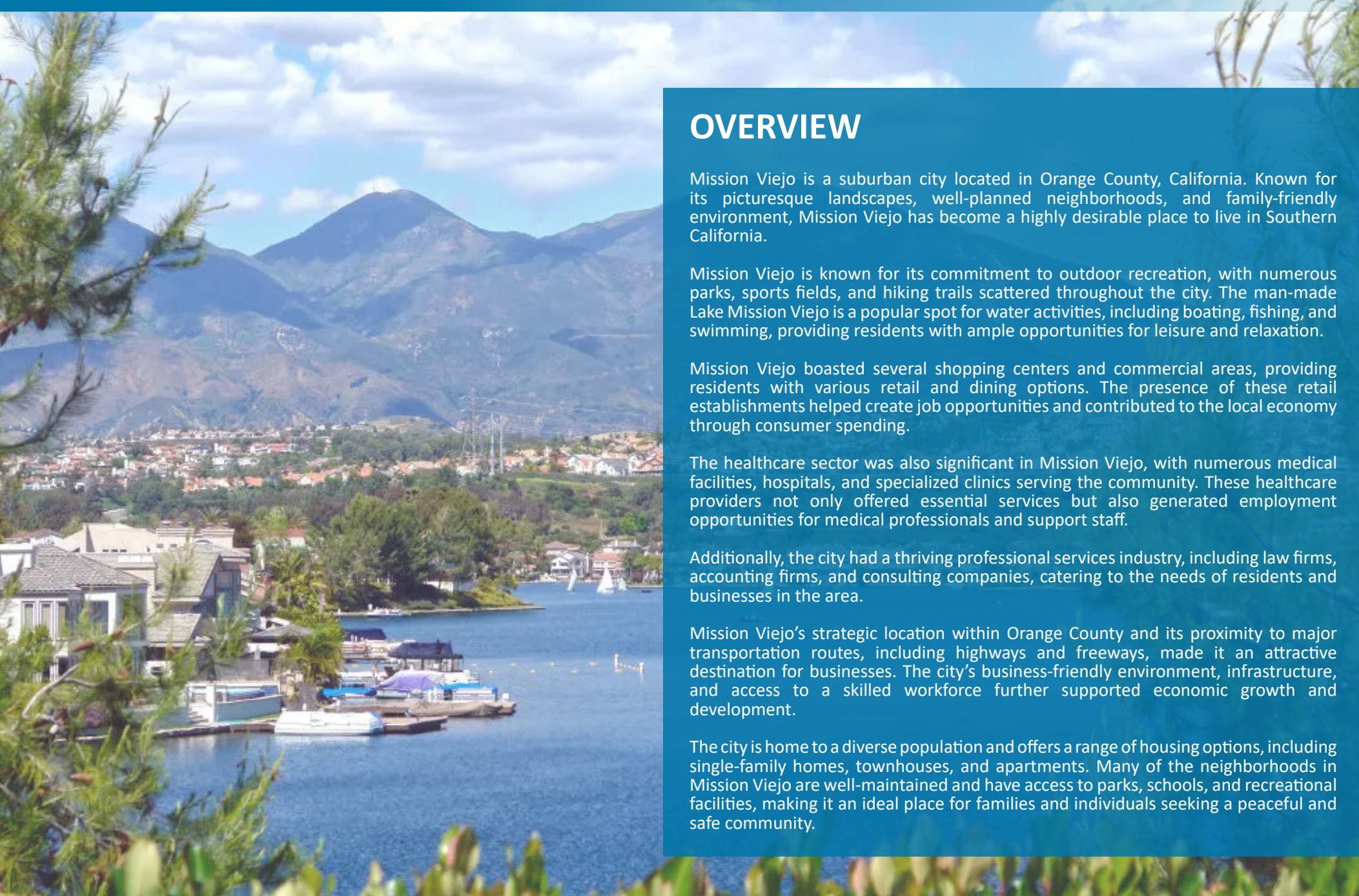
INTERIOR PHOTOS





SITE PLAN





OVERVIEW

Mission Viejo is a suburban city located in Orange County, California. Known for its picturesque landscapes, well-planned neighborhoods, and family-friendly environment, Mission Viejo has become a highly desirable place to live in Southern California.

Mission Viejo is known for its commitment to outdoor recreation, with numerous parks, sports fields, and hiking trails scattered throughout the city. The man-made Lake Mission Viejo is a popular spot for water activities, including boating, fishing, and swimming, providing residents with ample opportunities for leisure and relaxation.

Mission Viejo boasted several shopping centers and commercial areas, providing residents with various retail and dining options. The presence of these retail establishments helped create job opportunities and contributed to the local economy through consumer spending.

The healthcare sector was also significant in Mission Viejo, with numerous medical facilities, hospitals, and specialized clinics serving the community. These healthcare providers not only offered essential services but also generated employment opportunities for medical professionals and support staff.

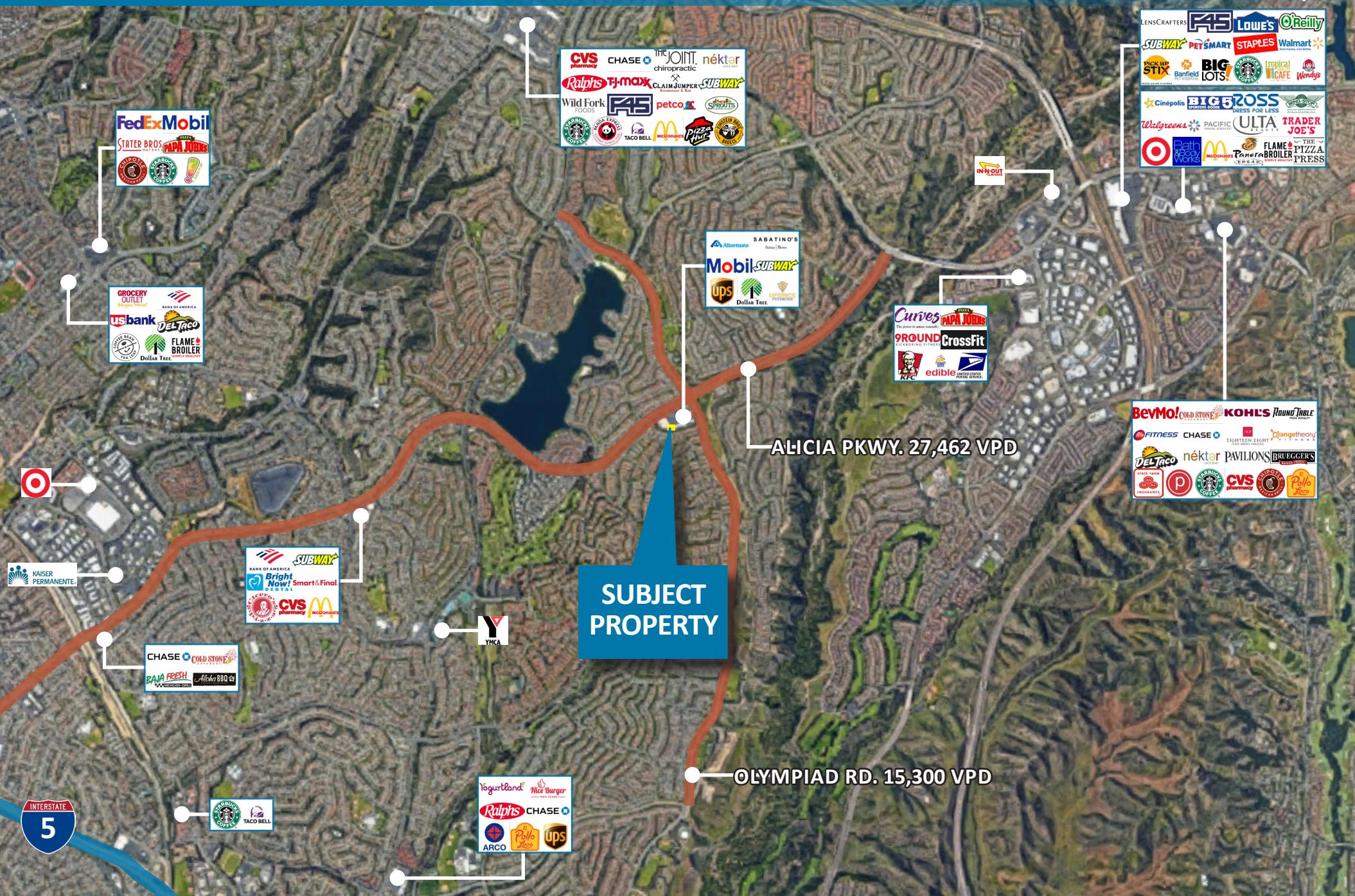
Additionally, the city had a thriving professional services industry, including law firms, accounting firms, and consulting companies, catering to the needs of residents and businesses in the area.

Mission Viejo's strategic location within Orange County and its proximity to major transportation routes, including highways and freeways, made it an attractive destination for businesses. The city's business-friendly environment, infrastructure, and access to a skilled workforce further supported economic growth and development.

The city is home to a diverse population and offers a range of housing options, including single-family homes, townhouses, and apartments. Many of the neighborhoods in Mission Viejo are well-maintained and have access to parks, schools, and recreational facilities, making it an ideal place for families and individuals seeking a peaceful and safe community.



MARKET AERIAL





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