

# ALICIA TOWNE PLAZA

## Retail For Lease

24391-24491 Alicia Parkway

Mission Viejo, CA 92691



### LEASING OPPORTUNITY

± 1,295 - 2,085 SF Retail Space Available

#### Description:

- Strategically located along Interstate 5 and Alicia Pkwy in the heart of Southern Orange County.
- Notable tenants in the trade area include Target, LA Fitness, Dick's Sporting Goods, Ralphs, CVS and more.
- Multiple ingress / egress points with unobstructed access from Alicia Pkwy.
- Services the affluent and dense residential communities of Mission Viejo, Lake Forest and Laguna Hills.

#### Traffic Count:

- ± 61,000 Average Daily Traffic on Alicia Parkway
- ± 343,000 Average Daily Traffic on Interstate 5

#### Demographics:

	1 MILE	3 MILES	5 MILES
Population '16	20,660	164,687	326,491
Average H.H. Income	\$102,431	\$108,512	\$118,623
Daytime Population	12,568	88,419	205,866

Source: ESRI



For further information, please contact our exclusive agents:

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Tenant Roster		
SUITE	TENANT	SF
2	Del Taco	4,256
6	LA Fitness	71,758
10	AT&T Wireless	1,800
12	H & R Block	1,200
14	Whole Nutrition Center	900
16	Alicia Orthodontic	1,200
18	Available	1,295
20	Yarn Del Sol	2,053
22	Available	1,432
24	Amazing Foot Spa	1,800
26	Holishirts	1,440
28	Flame Broiler	900
30	Check Into Cash	900
32	Surfin' Donuts	1,200
35	Soccer Fanatics	4,560
38	Rita's Jewelry	900
40	Available	2,085
42	Wild Birds Unlimited	1,815
46	Salon Pompeii	2,100
48	Subway	900
52	A Snail's Pace	3,300
56	Dollar Tree	10,000
60	TC Nails & Spa	1,120
61	Five Star Cleaners	1,400
62	Casa Franco	1,925
64	Orange County Mattress	7,000
66	Five Guys	2,700
70	Denny's	5,290



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### Executive Summary

Alicia Towne Plaza  
24391 Alicia Pkwy, Mission Viejo, California, 92691  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.60781  
Longitude: -117.68930

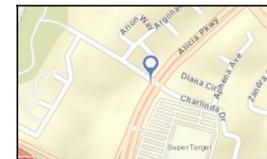
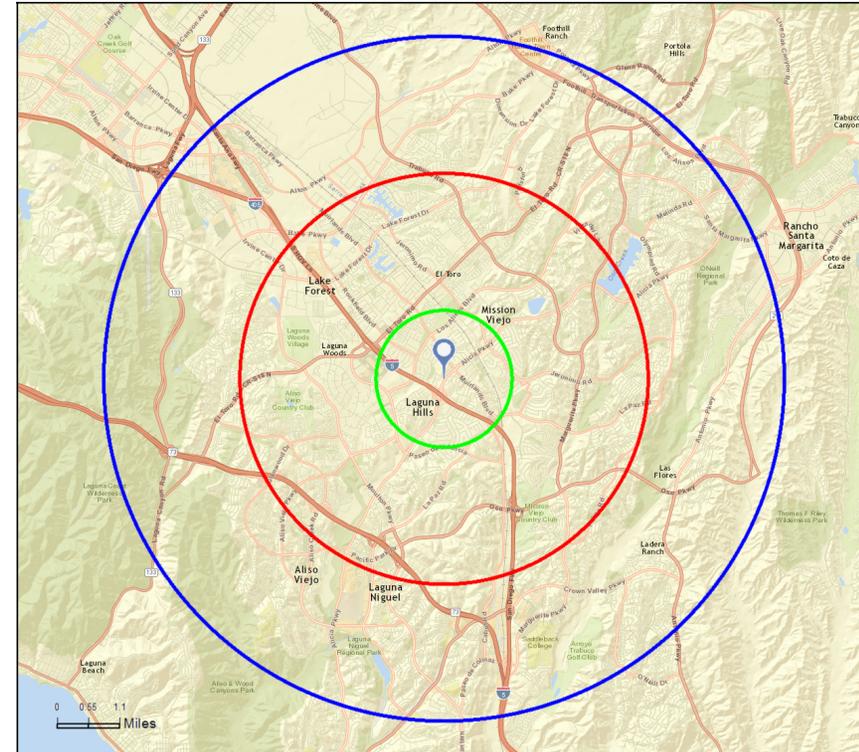
	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	20,880	159,330	284,044
2010 Population	20,137	157,006	309,972
2016 Population	20,660	164,687	326,491
2021 Population	21,272	172,132	342,777
2000-2010 Annual Rate	-0.36%	-0.15%	0.88%
2010-2016 Annual Rate	0.41%	0.77%	0.83%
2016-2021 Annual Rate	0.59%	0.89%	0.98%
2016 Male Population	49.2%	48.0%	48.4%
2016 Female Population	50.8%	52.0%	51.6%
2016 Median Age	42.6	44.3	41.1
<b>Households</b>			
2000 Households	6,728	59,670	106,804
2010 Households	6,413	58,738	115,643
2016 Total Households	6,428	60,956	120,668
2021 Total Households	6,558	63,363	125,796
2000-2010 Annual Rate	-0.48%	-0.16%	0.80%
2010-2016 Annual Rate	0.04%	0.59%	0.68%
2016-2021 Annual Rate	0.40%	0.78%	0.84%
2016 Average Household Size	3.05	2.67	2.68
<b>Median Household Income</b>			
2016 Median Household Income	\$76,862	\$82,452	\$93,759
2021 Median Household Income	\$90,029	\$93,022	\$103,317
2016-2021 Annual Rate	3.21%	2.44%	1.96%
<b>Average Household Income</b>			
2016 Average Household Income	\$102,431	\$108,512	\$118,623
2021 Average Household Income	\$112,625	\$117,197	\$127,771
2016-2021 Annual Rate	1.92%	1.55%	1.50%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$33,805	\$40,589	\$44,297
2021 Per Capita Income	\$36,597	\$43,532	\$47,509
2016-2021 Annual Rate	1.60%	1.41%	1.41%



### Site Map

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Prepared by Esri  
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