

FOR LEASE OAKTREE VILLAGE

23162-23166 LOS ALISOS BLVD
MISSION VIEJO, CA 92691



For Retail Inquires:

BRIAN BARSON, CCIM
949.724.4717
bbarson@lee-associates.com
DRE# 01945282

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

SHANNON ZACHER
949.724.4703
szacher@lee-associates.com
DRE # 02310568

For Office Inquires:

CARTER HARRINGTON
949.724.4710
charrington@lee-associates.com
DRE# 01782924

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS:

- Ideal for retail, service and office uses – Space Immediately Available For Lease From ±1.691 SF – 7,139 SF
- Daily-needs + destination fitness tenant mix anchored by 24 Hour Fitness and Mission Ranch Market, complemented by beauty, health, service and convenience tenants including My Salon Suite, Private Eyes Optometry, Nails & Spa Club, Max Muscle and Haida Sandwiches.
- Conveniently situated on Los Alisos Blvd with signalized access, capturing approx. 28,000 vehicles/day.
- Positioned centrally within the Mission Viejo trade area to serve both local residents and regional visitors.
- Dense, affluent consumer base: median HH income ≈ \$136K across Mission Viejo with strong day time population ideally drawing for all day foot traffic.
- Offering excellent signage, ingress and egress via signalized access and two additional right in/out access points along Los Alisos Blvd.

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2025 Population

23,506

154,370

343,323



Daytime Population

12,483

132,580

330,171



Avg. Household Income

\$148,705

\$159,411

\$169,486

Source: Regis

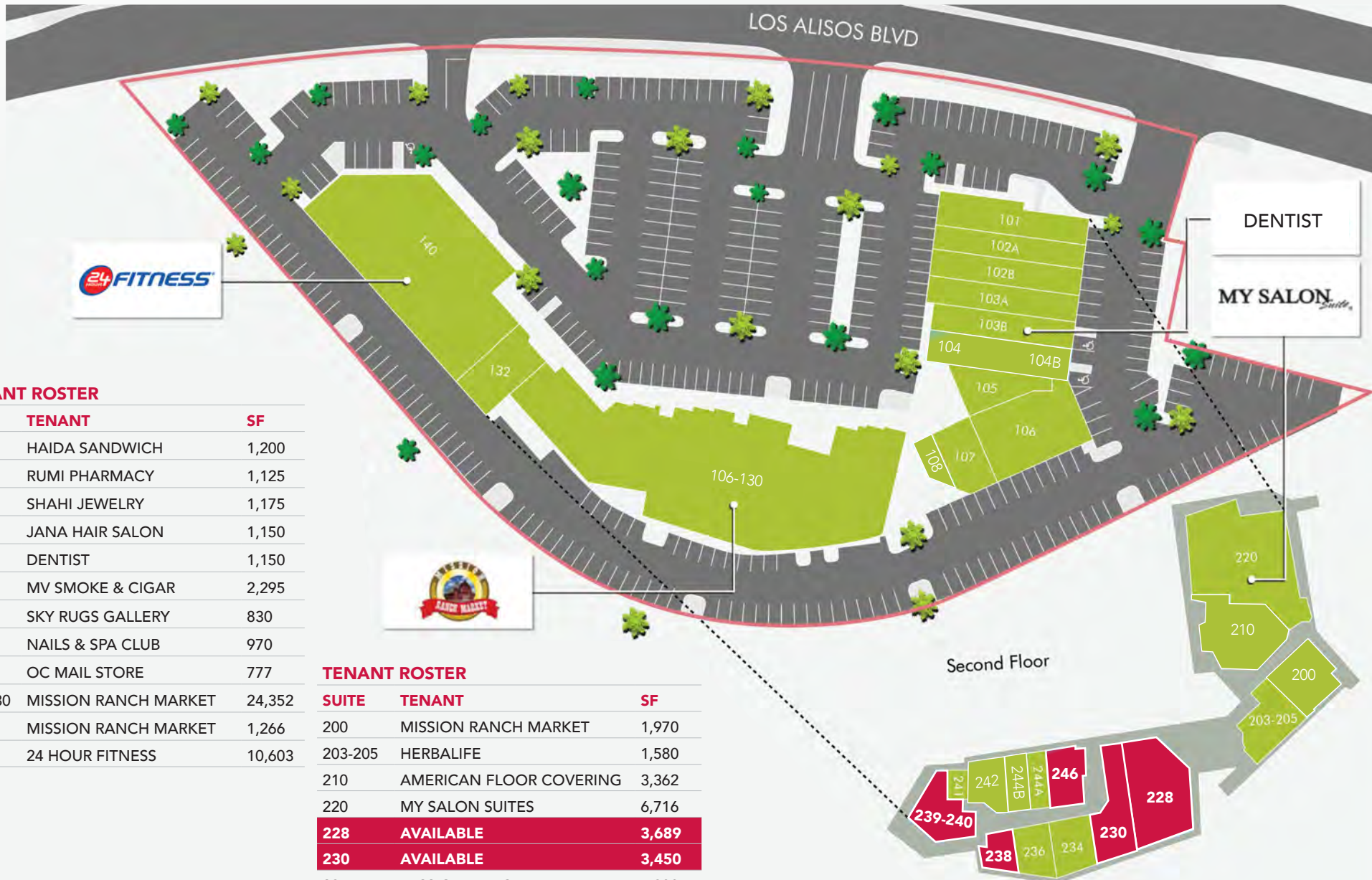


TRAFFIC COUNTS

Los Alisos Blvd. | 25,907 CPD

Source: Regis





TENANT ROSTER

SUITE	TENANT	SF
101	HAIDA SANDWICH	1,200
102-A	RUMI PHARMACY	1,125
102-B	SHAHI JEWELRY	1,175
104	JANA HAIR SALON	1,150
103-B	DENTIST	1,150
104	MV SMOKE & CIGAR	2,295
105	SKY RUGS GALLERY	830
107	NAILS & SPA CLUB	970
108	OC MAIL STORE	777
106-130	MISSION RANCH MARKET	24,352
132	MISSION RANCH MARKET	1,266
140	24 HOUR FITNESS	10,603

TENANT ROSTER

SUITE	TENANT	SF
200	MISSION RANCH MARKET	1,970
203-205	HERBALIFE	1,580
210	AMERICAN FLOOR COVERING	3,362
220	MY SALON SUITES	6,716
228	AVAILABLE	3,689
230	AVAILABLE	3,450
234	MISSION RANCH MARKET	1,300
236	SKY RUGS GALLERY	980
237-238	AVAILABLE	1,691
239-240	AVAILABLE	2,075
242	SENIOR HELPERS	1,449
244-A	SOCAL LUXURY HOMES	1,172
246	AVAILABLE	2,237

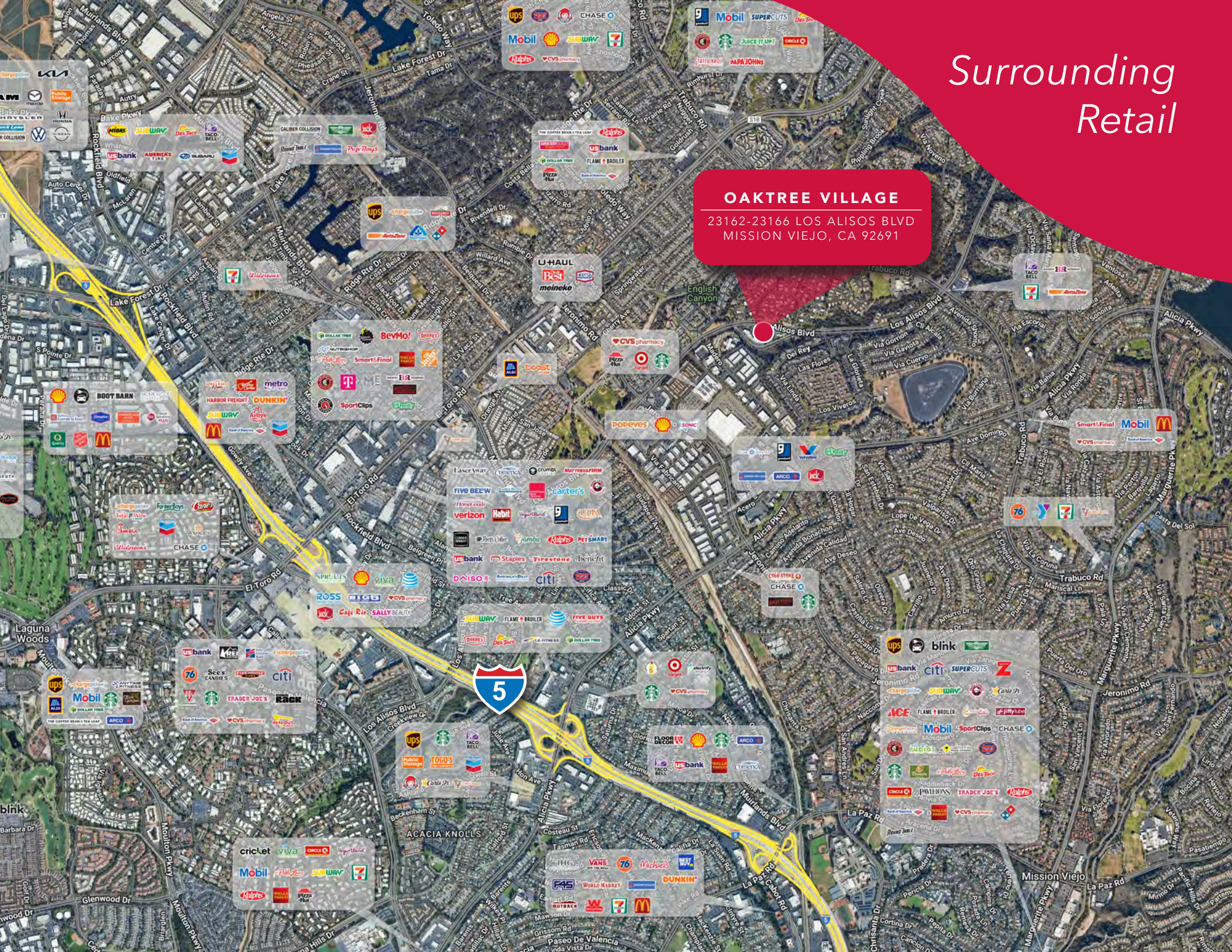
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Surrounding Retail

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Mission Viejo Demographics



4,911

Daytime
Population



90,987

Mission Viejo
Population



4,911+

Local
Businesses



\$175,461

Avg. Household
Income



35,719

Employee
Population



40+ Million

Annual Visitors
to Orange County



Mission Viejo is a master-planned suburban city in Orange County, California, known for being one of the safest cities in the state and having a strong sense of community. It features a man-made recreational lake, good schools, and a relaxed Southern California lifestyle, though it is considered less urban than other nearby areas. The city is conveniently located between Los Angeles and San Diego, with access to major highways and is close to attractions like Disneyland and the beach.



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