



mission viejo

LOS ANGELES



Welcome to *Mission Viejo*

Mission Viejo is a well-established, master-planned community in the heart of South Orange County, offering a suburban lifestyle defined by rolling hills, excellent schools, and strong community appeal. Its meticulous planning—supported by an abundance of parks, trails, and the private Lake Mission Viejo—has made the area one of California’s premier suburban markets. Conveniently positioned between Los Angeles and San Diego, Mission Viejo offers direct access to the I-5 and surrounding South County employment hubs, further reinforcing its reputation for safety, quality of life, and long-term residential stability.

The local economy benefits from proximity to major regional employers such as Mission Hospital, Saddleback College, and the corporate corridors of Irvine and Laguna Hills, cultivating an affluent, well-educated population with high household incomes. This demographic strength fuels reliable retail demand across categories, particularly in experiential, service-oriented, and neighborhood-focused uses. Retail corridors along Alicia Parkway, Marguerite Parkway, and Crown Valley Parkway serve as the city’s commercial spine, linking dense residential neighborhoods with established shopping destinations and evolving legacy centers. Combined with continued investment activity in nearby communities like Lake Forest and Laguna Niguel, Mission Viejo stands out as an affluent, stable, and strategically located neighborhood with long-term growth potential.



By the Numbers



74
WALK SCORE



27
TRANSIT SCORE



44
MEDIAN AGE



40%
EDUCATIONAL ATTAINMENT*



\$159,836
AVG HOUSEHOLD INCOME*

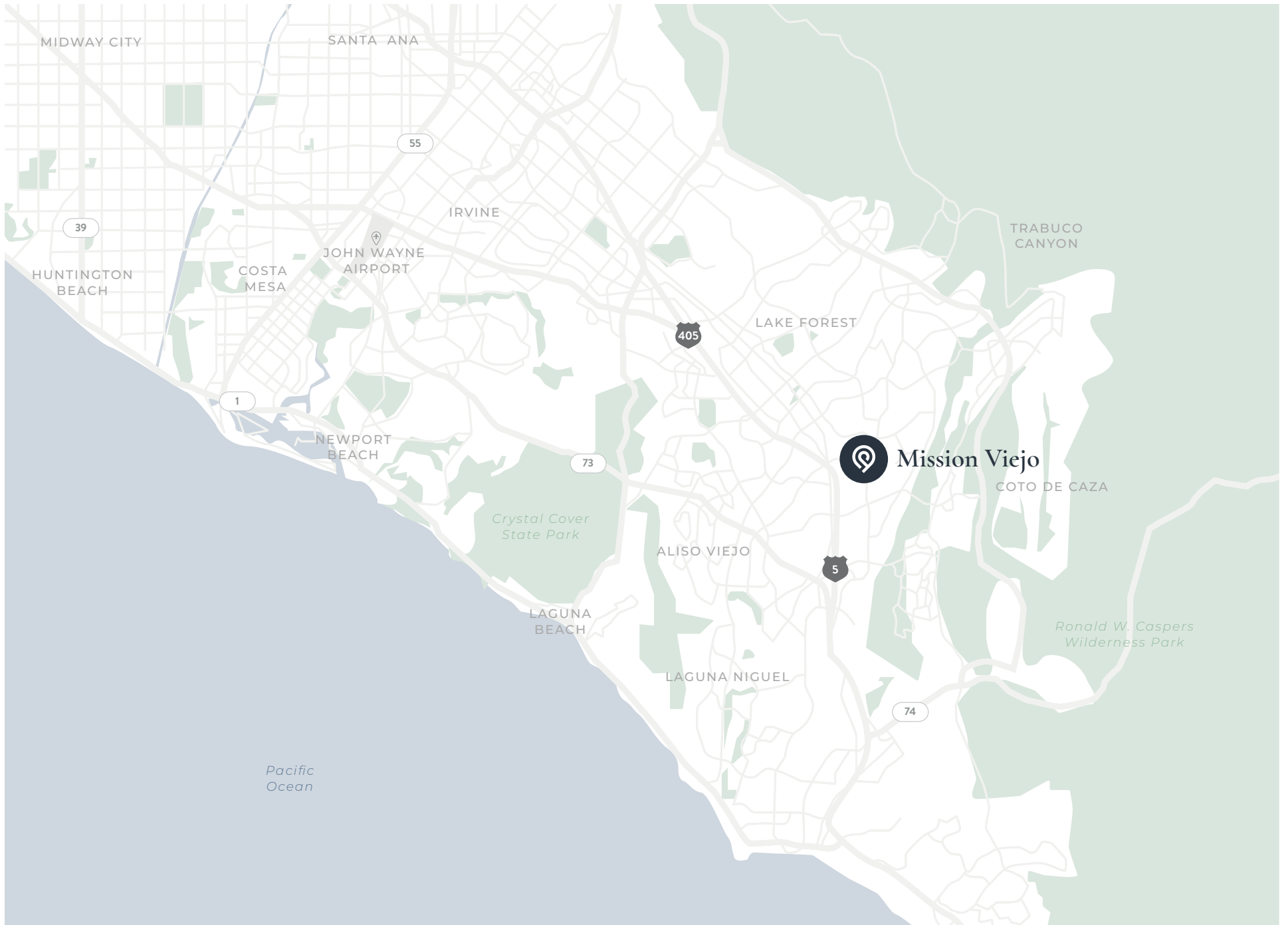


19,215
POPULATION*



79,108 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)



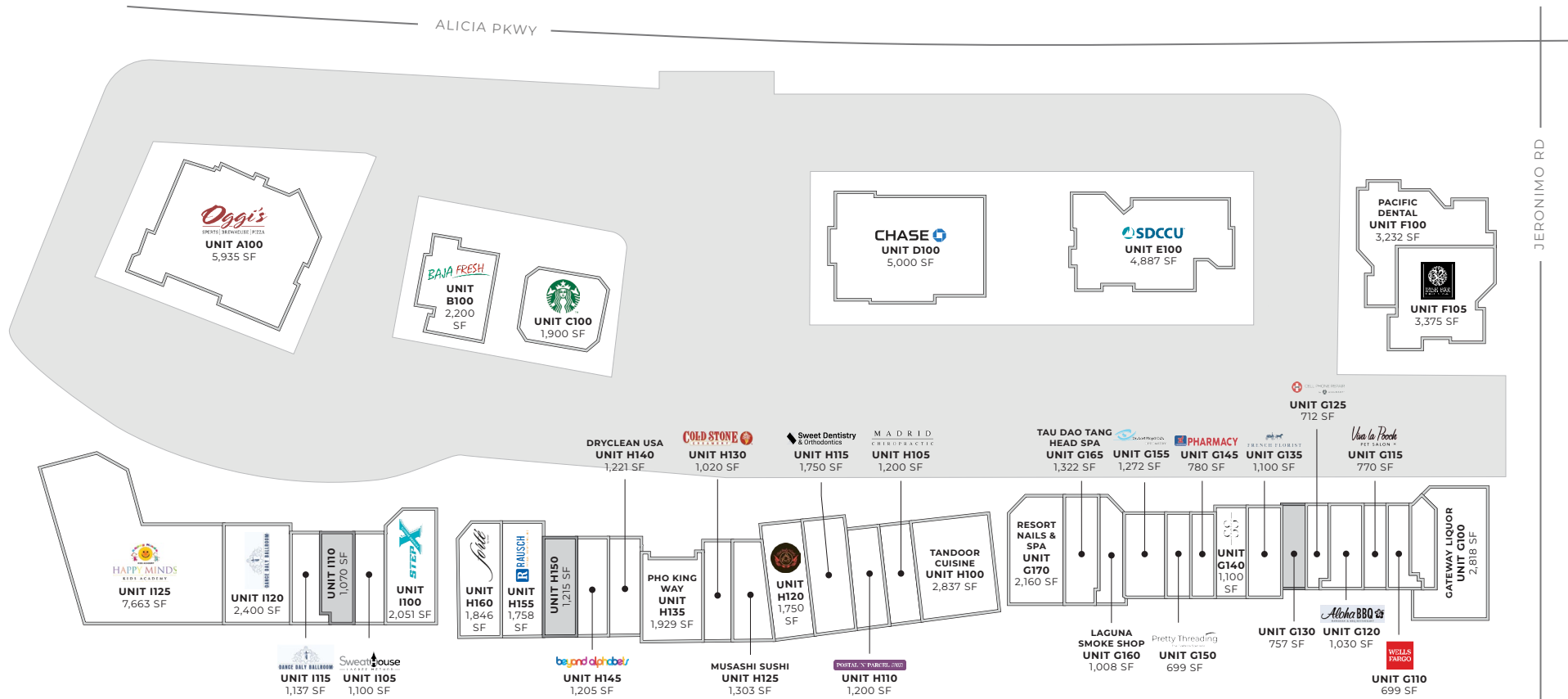




Gateway Center

24000 ALICIA PKWY

AVAILABLE
 LEASED
 PARKING



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