

MISSION VIEJO



± 1,350 SF AVAILABLE FOR LEASE

27500 MARGUERITE PKWY
MISSION VIEJO, CA



COASTAL COMMERCIAL

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27500 MARGUERITE PKWY MISSION VIEJ



SECTIONS

1. PROPERTY DETAILS

2. AERIAL MAPS




3. FEATURES

4. PROPERTY PHOTOS




5. DEMOGRAPHICS

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1. PROPERTY DETAILS

27500 Marguerite Pkwy, Unit 5, Mission Viejo, CA 92692

Total Space Available:	Approximately 1,350 SF
Base Rent:	\$3.25/SF
NNNs:	\$0.75/SF
Available:	Immediate
Term:	Negotiable
Year Built:	1976

2. AERIAL MAPS



27500 Marguerite Pkwy



3. FEATURES



AVAILABLE NOW



**ALLOWABLE USES: RETAIL, OFFICE,
MIXED-USE**



**PRIME SIGNALIZED CORNER LOCATION AT
MARGUERITE AND CROWN VALLEY
PARKWAY**



LARGE PARKING LOT



**AFFLUENT SOUTH ORANGE COUNTY
DEMOGRAPHICS**



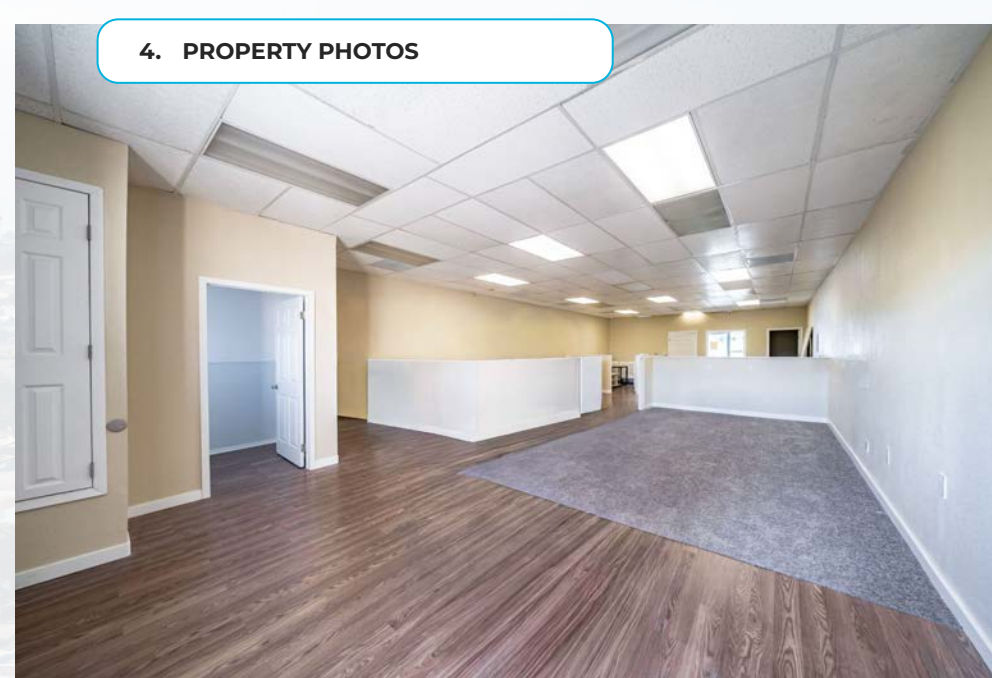
DENSE RESIDENTIAL CORRIDOR

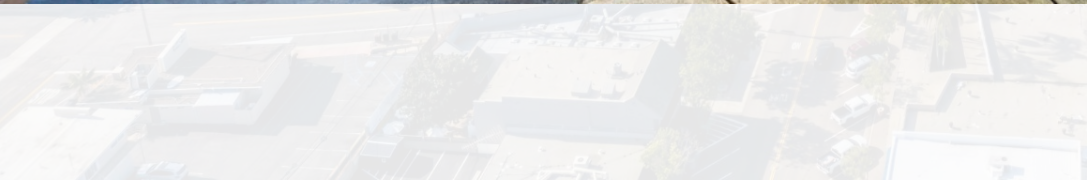


**EXCELLENT TRAFFIC COUNTS
& GREAT VISIBILITY**



4. PROPERTY PHOTOS







CROWN VALLEY MARKET

CROWN VALLEY SELF STORAGE
MISSION VIEJO CAR WASH
SPEEDY SMOG
★ Star Certified ★
BRIDGESTONE
MISSION VIEJO, CA

THE HOME DEPOT

SADDLEBACK COLLEGE

MISSION VIEJO TOWN CENTER

∞ THE SHOPS AT MISSION VIEJO
A SHOPY HALL

Providence
Mission Hospital

Crown Valley Retail Center

27500 Marguerite Pkwy





5. DEMOGRAPHICS

2025 Population - Current Year Estimate	299,883
2030 Population - Five Year Projection	298,405
2020 Population - Census	303,740
2010 Population - Census	283,865
2025 Average Household Income	\$181,395
2030 Average Household Income - Projection	\$200,294
2025 Median Household Income	\$136,409
2030 Median Household Income - Projection	\$156,563
2025 Per Capita Income	\$67,815
2030 Per Capita Income - Projection	\$76,201
2025 Average Value of Owner Occ. Housing Units	\$1,143,074
2025 Households - Current Year Estimate	111,949
2030 Households - Five Year Projection	113,380
2020 Households - Census	110,635
2010 Households - Census	101,723
2020-2025 Compound Annual Household Growth Rate	0.23%
2024-2030 Annual Household Growth Rate - Projection	0.25%
2025 Average Household Size	2.65

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	1,221	5,312	13,909
2025 Employees	12,668	43,704	110,177
POPULATION			
2025 Population - Current Year Estimate	12,883	107,450	299,883
2030 Population - Five Year Projection	12,735	106,927	298,405
DAYTIME POPULATION			
2025 Daytime Population	19,205	102,989	278,417
Daytime Workers	12,708 (66.2%)	50,391 (48.9%)	130,201 (46.8%)
Daytime Residents	6,497 (33.8%)	52,598 (51.1%)	148,216 (53.2%)
GENERATIONS			
2025 Population	12,883	107,450	299,883
Generation Alpha (Born 2017 or Later)	1,240 (9.6%)	10,276 (9.6%)	26,996 (9.0%)
Generation Z (Born 1999-2016)	2,844 (22.1%)	24,145 (22.5%)	62,499 (20.8%)
Millennials (1981-1998)	3,219 (25.0%)	24,146 (22.5%)	65,550 (21.9%)
Generation X (Born 1965-1980)	2,731 (21.2%)	24,223 (22.5%)	63,937 (21.3%)
Baby Boomers (Born 1946-1964)	2,208 (17.1%)	20,376 (19.0%)	63,610 (21.2%)
Greatest Generations (Born 1945 or Earlier)	641 (5.0%)	4,284 (4.0%)	17,292 (5.8%)

5. DEMOGRAPHICS

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
2025 Population	12,883	107,450	299,883
White	7,427 (57.6%)	67,721 (63.0%)	181,690 (60.6%)
Black or African American	223 (1.7%)	1,398 (1.3%)	4,207 (1.4%)
Asian	1,579 (12.3%)	14,830 (13.8%)	39,939 (13.3%)
Two or More Races	2,056 (16.0%)	15,593 (14.5%)	43,321 (14.4%)
American Indian or Alaska Native	93 (0.7%)	552 (0.5%)	1,985 (0.7%)
Other	1,483 (11.5%)	7,187 (6.7%)	28,197 (9.4%)

EDUCATION

High School Diploma	1,509 (16.5%)	8,155 (10.8%)	27,109 (12.5%)
Some College - No Degree	1,277 (14.0%)	10,934 (14.5%)	35,159 (16.2%)
Associate's Degree	859 (9.4%)	6,566 (8.7%)	19,093 (8.8%)
Bachelor's Degree	2,952 (32.3%)	28,135 (37.2%)	75,945 (34.9%)
Graduate or Professional Degree	1,636 (17.9%)	17,338 (22.9%)	45,269 (20.8%)

HOUSEHOLD INCOME

2025 Households	4,845	38,242	111,949
2025 Average Household Income	\$151,171	\$197,936	\$181,395
2030 Average Household Income - Projection	\$167,297	\$219,169	\$200,294
2025 Average Value of Owner Occ. Housing Units	\$1,002,337	\$1,217,620	\$1,143,074

INVEST IN WHAT YOU LOVE



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