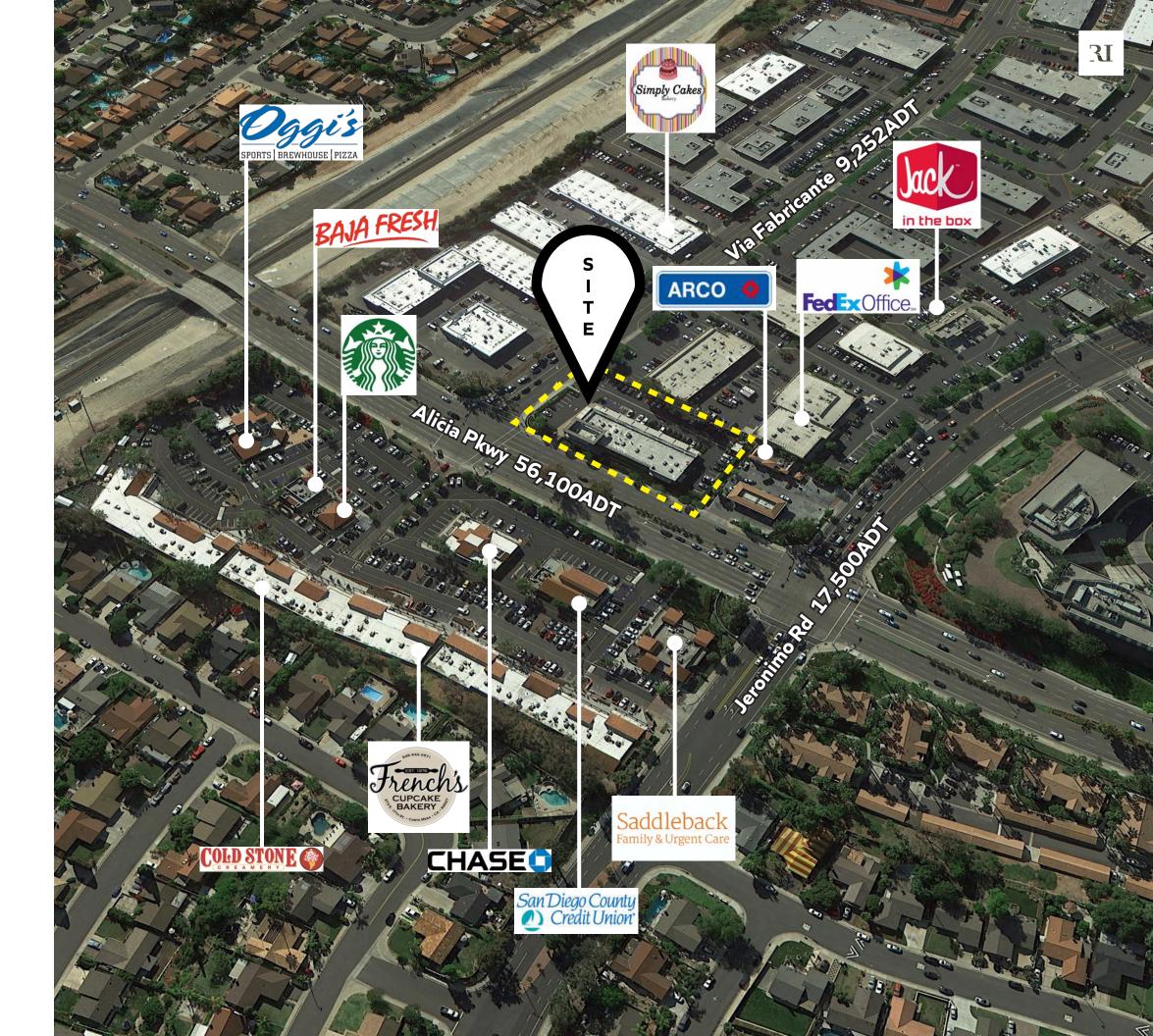


Property Highlights

23981 ALICIA PKWY MISSION VIEJO, CA

- 1,791 sf available Former Dunkin Donuts (fully built-out bakery)
- Excellent visibility along Alicia Pkwy
- Adjacent to the House Salon, Taqueria De Anda and Polish Avenue Nail Salon
- Close proximity to Interstate 5 freeway
- Signaled corner intersection
- 2 building top signage opportunities on Alicia and facing parking lot
- High income demographic

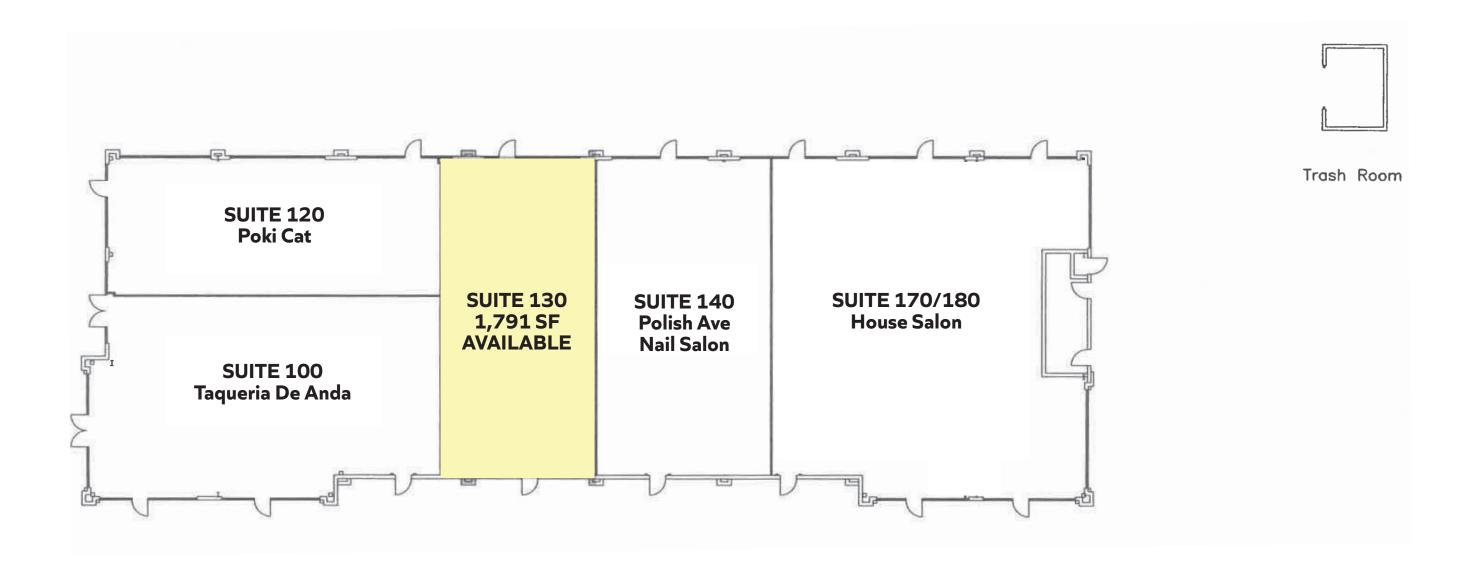


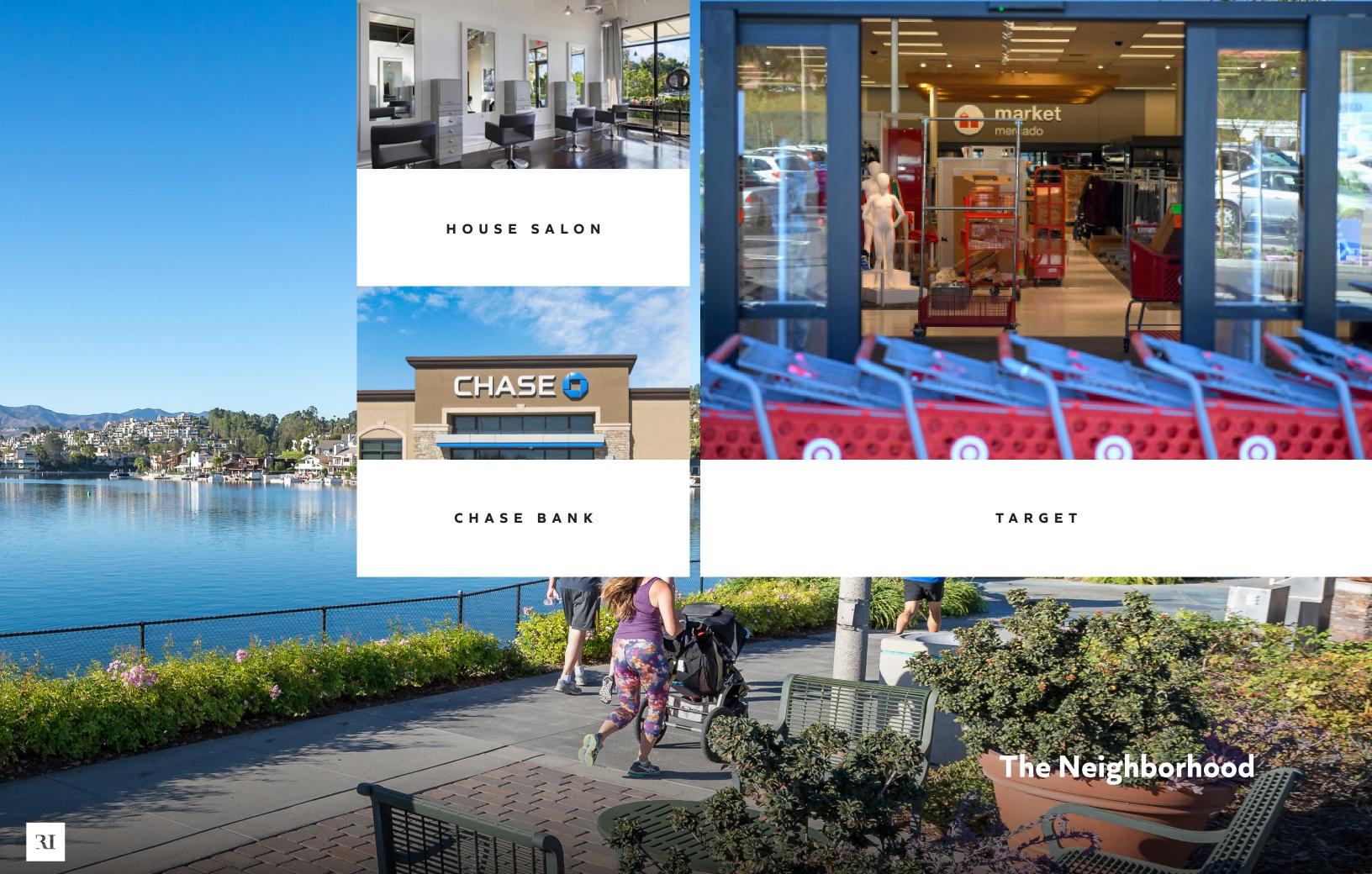
MISSION VIEJO, CA





MISSION VIEJO, CA





Silverado ustin ORCHARD HILLS Loma Ridge Limestone Canyon Regional Park NORTHWOOD Modjeska Canyon ine FOOTHILL RANCH Whiting Ranch Wilderness Park WOODBRIDGE Trabuco Canyon IRVINE SPECTRUM CENTER O'Neill QUAIL HILL Regional Park Lake Forest TURTLE ROCK Rancho Santa Margarita Laguna Woods AST Mission Viejo Coto De Caza Laguna Hills Las Flores ystal Cove tate Park Willow Staging Area Galivan Aliso Viejo Ladera Ranch Laguna Beach Ronald W. Caspers Wilderness Park Laguna Beach State Marine Reserve Rancho Mission Viejo Laguna Beach State Marine Laguna Niguel Conservation Area San Juan Capistrano MONARCH BEACH

Demographics

EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	21,147	166,599	346,847
Forecasted Population (2022)	21,407	169,448	357,441
Doutime Domes			
Daytime Demos			
Total Daytime Population	20,384	162,842	377,466
Median HH Income			
Estimated Median Household Income	\$101,104	\$102,137	\$108,682
Median Disposable Income	\$79,319	\$80,406	\$85,675
Avg HH Income			
Estimated Avg Household Income	\$124,224	\$131,732	\$139,210
Avg Disposable Income	\$91,520	\$94,427	\$98,875
Age			
Median Age	41.6	45.5	41.2

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RETAIL INSITE

Chris Hodgman | 949.284.0223 | chodgman@retailinsite.net

Connor Stevens | 858.369.6458 | cstevens@retailinsite.net

