

FOR LEASE

The Commons at Aliso Viejo Town Center

26541 Aliso Creek Road, Aliso Viejo, California 92656

RETAIL



PROPERTY INFO

- + Rare opportunity to lease 4,507 SF end-cap restaurant with large outdoor common seating area (currently Panera Bread - do not disturb)
- + Opportunity to have enclosed ABC patio for alcohol consumption
- + Strong co-tenancy including Trader Joe's, Walgreens, Michaels, Tuesday Morning, Fish District, Smash Burger, Taco Bell, T Mobile, and Growers Direct
- + Adjacent to the Regal Theaters-anchored Aliso Viejo Town Center, a 700,000 SF regional shopping center serving Aliso Viejo, Laguna Niguel, Laguna Hills, Laguna Beach, Mission Viejo, Lake Forest, and surrounding areas
- + Immediate trade area contains approximately one million sq.ft. of retail
- + Strong daytime and residential population
- + Located ½ mile from the Summit Office Campus, which contains approximately 1.7 million sq.ft. of class A office space and approximately 7,000 employees
- + Aliso Creek Road carries approximately 33,000 CPD
- + The center is adjacent to the 73 Toll Road offramp (approximately 67,000 CPD)

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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	26,847	129,487	289,852
Daytime Population	26,058	117,202	295,545
Avg. Household Income	\$121,297	\$127,211	\$134,834
No. of Households	10,774	52,241	109,894

Source: Esri



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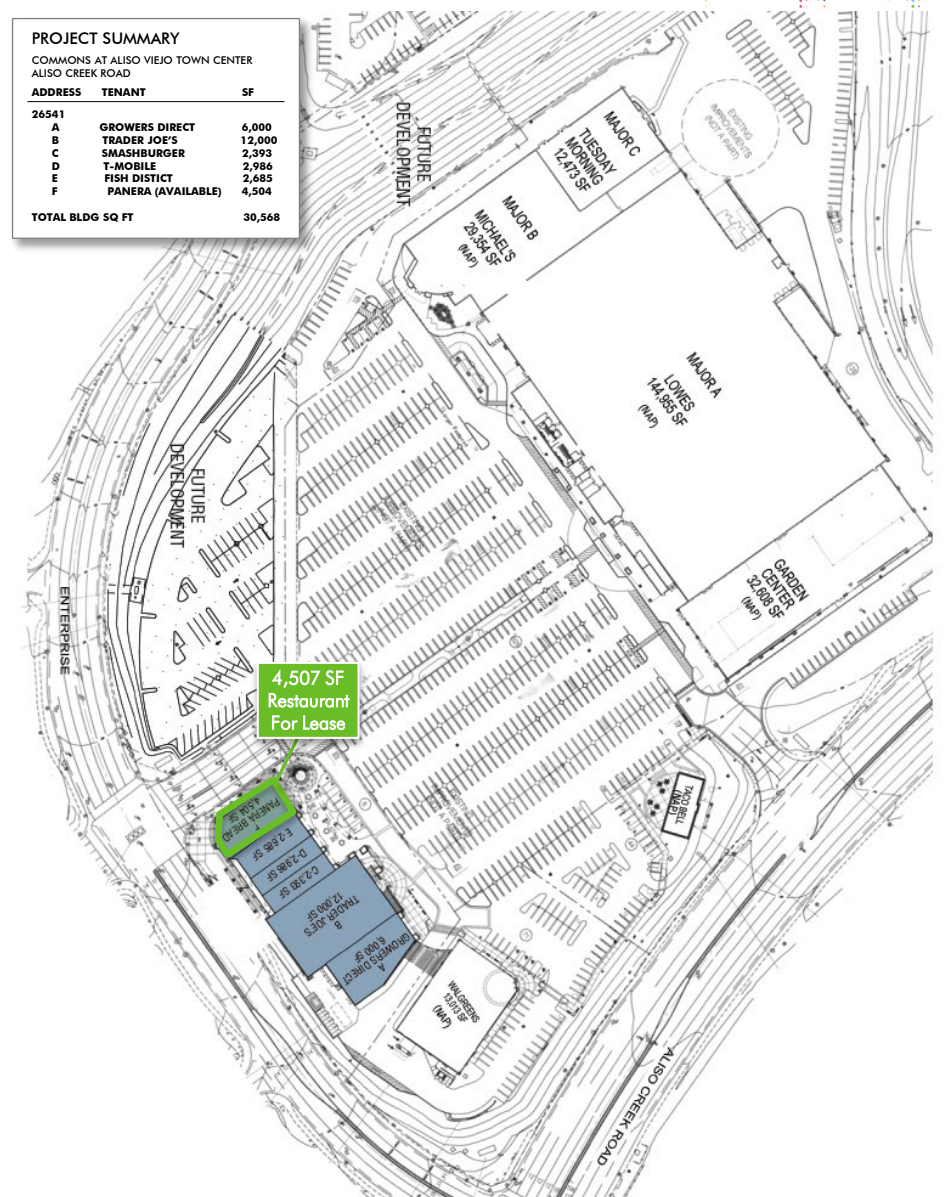
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PROJECT SUMMARY		
COMMONS AT ALISO VIEJO TOWN CENTER		
ALISO CREEK ROAD		
ADDRESS	TENANT	SF
26541		
A	GROWERS DIRECT	6,000
B	TRADER JOE'S	12,000
C	SMASHBURGER	2,393
D	T-MOBILE	2,986
E	FISH DISTRICT	2,685
F	PANERA (AVAILABLE)	4,504
TOTAL BLDG SQ FT		30,568



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