

RETAIL FOR LEASE

±3,914- 176,000 SF
DIVISIBLE & EXPANDABLE

THE COMMONS AT ALISO VIEJO

26501-26505 ALISO CREEK ROAD | ALISO VIEJO, CA

PROPERTY HIGHLIGHTS

- Well-established center with best in class tenants: Michaels, Trader Joe's, Taco Bell & Walgreens.
- Prime South Orange County location: Strategically located off Route 73 and Aliso Creek Road, two major arterial corridors.
- Surrounded by distinguished schools, universities, and affluent neighborhoods.



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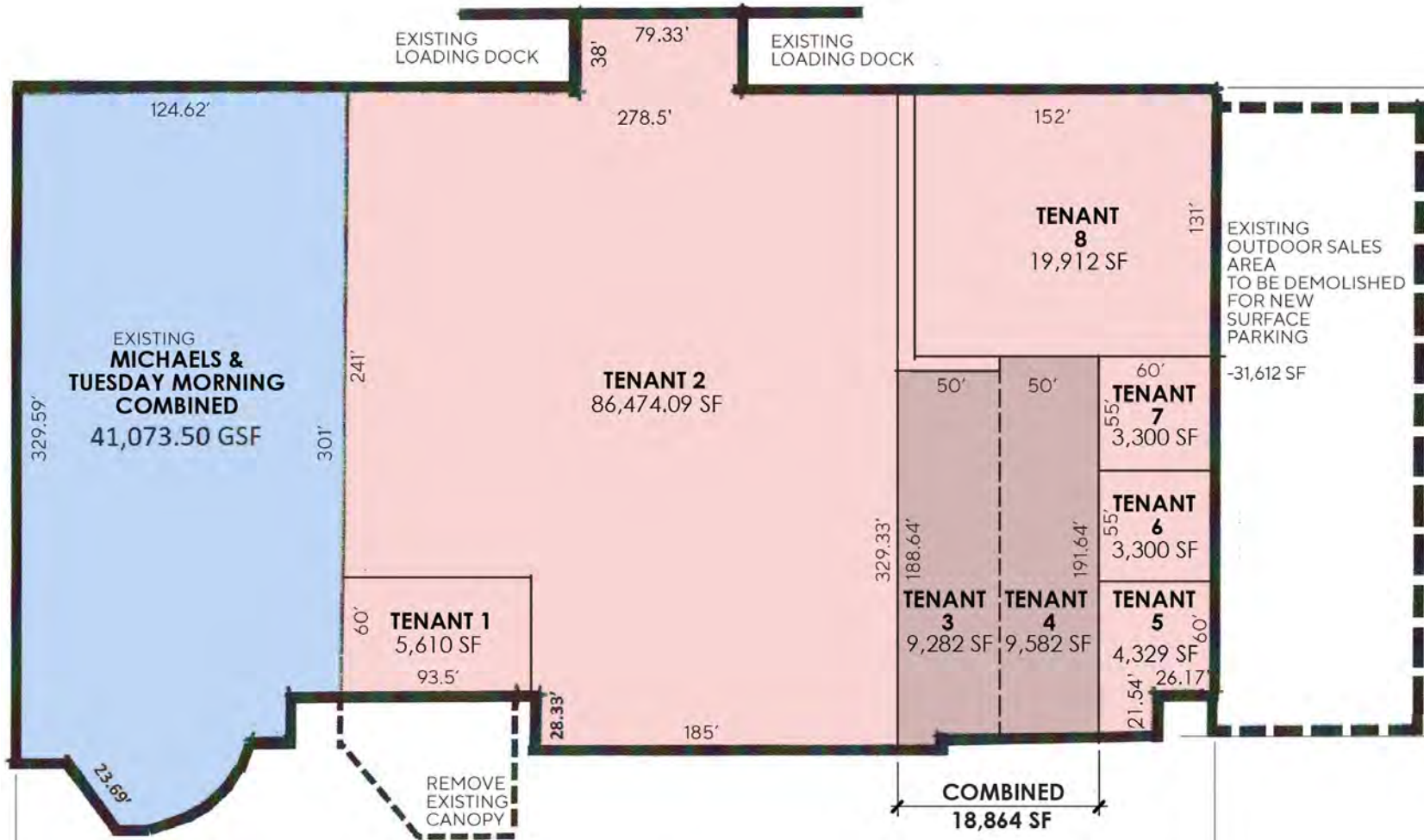
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TRADE AREA

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AMENITIES MAP

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SOUTH OC SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	19,566	112,243	255,402
	2010 Population	23,240	118,448	269,376
	2020 Population	25,431	126,353	288,821
	2025 Population	26,262	129,540	295,345
	2010-2020 Annual Rate	0.88%	0.63%	0.68%
	2020-2025 Annual Rate	0.65%	0.50%	0.45%
	2020 Median Age	35.3	44.5	43.3
	Total Businesses	1,446	5,536	18,336
	Total Employees	16,179	50,643	148,852
	HOUSEHOLDS	2000 Households	8,303	47,542
2010 Households		9,614	48,627	103,110
2020 Total Households		10,347	50,798	109,081
2025 Total Households		10,647	51,816	111,113
2010-2020 Annual Rate		0.72%	0.43%	0.55%
2020-2025 Annual Rate		0.57%	0.40%	0.37%
2020 Average Household Size		2.46	2.45	2.62
INCOME	2020 Median Household Income	\$103,306	\$97,025	\$106,714
	2025 Median Household Income	\$109,972	\$105,288	\$115,388
	2020 Average Household Income	\$125,032	\$131,415	\$143,311
	2025 Average Household Income	\$138,930	\$145,781	\$159,242
HOUSING	2020 Total Housing Units	10,678	53,599	115,345
	2020 Owner Occupied Housing Units	4,871	33,368	72,512
	2020 Renter Occupied Housing Units	5,476	17,430	36,569
	2020 Vacant Housing Units	331	2,801	6,264
	2020 Median Home Value	\$587,668	\$636,069	\$701,728
	2020 Average Home Value	\$627,660	\$712,017	\$808,832



855,698

Total Population



321,975

Total Households



\$152,271

Avg. H.H. Income



434,608

Employee Population

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