

# Mission Village Center

32121 CAMINO CAPISTRANO  
SAN JUAN CAPISTRANO, CA

ANCHOR BOX, RETAIL &  
2ND GEN RESTAURANT SPACE  
AVAILABLE FOR LEASE

RI



**Chris Hodgman** | 949.284.0223  
chodgman@retailinsite.net  
LIC #01881298

**Don Moser** | 858.523.2087  
dmoser@retailinsite.net  
LIC #00821359

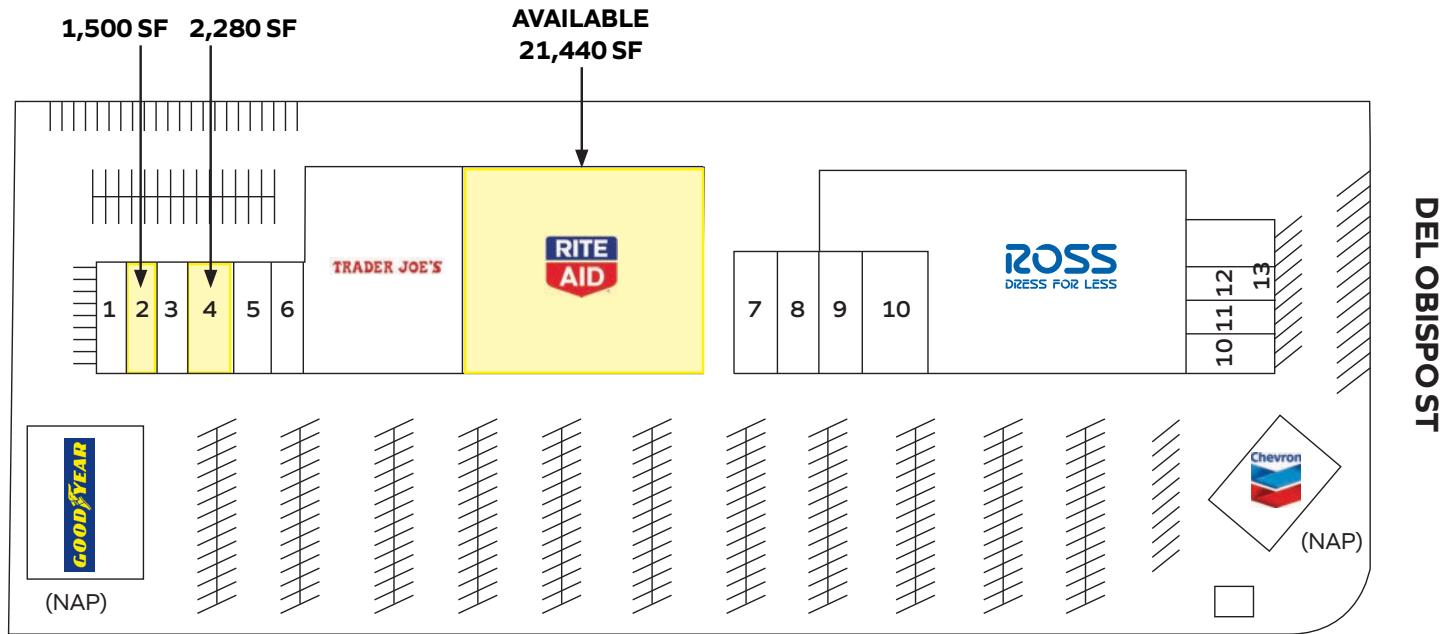
# The Opportunity



- Located in the heart of San Juan Capistrano
- Close proximity to affluent communities such as the Hunt Club, Bear Brand Ranch, & Rancho Mission Viejo
- Tenants in the trade area include Ross, Trader Joe's, Ralph's, and Marshall's
- Excellent visibility with convenient access and parking
- Signalized intersection into shopping center
- Camino Capistrano: 17,750 ADT; Del Obispo: 32,050 ADT
- 2 minutes north of the I-5 Freeway (254,200 ADT) exit

# Site Plan

32121 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA



## CAMINO CAPISTRANO

| STE | TENANT                   | SIZE     |
|-----|--------------------------|----------|
| 1.  | Mission Village Cleaners | 1,500 SF |
| 2.  | AVAILABLE (RETAIL)       | 1,500 SF |
| 3.  | Dr. Nadia Rezaiani, DDS  | 950 SF   |
| 4.  | AVAILABLE (RESTAURANT)   | 2,280 SF |
| 5.  | Curtis Michael Salon     | 1,200 SF |
| 6.  | Sprint                   | 1,800 SF |
| 7.  | Ave Bagel & Cafe         | 1,680 SF |

| STE | TENANT                | SIZE     |
|-----|-----------------------|----------|
| 8.  | Donut Hut             | 1,320 SF |
| 9.  | Pizza Hut             | 1,650 SF |
| 10. | Dunn Edwards          | 5,250 SF |
| 11. | Payless Carpet & Tile | 1,530 SF |
| 12. | En Vogue Nail Salon   | 1,220 SF |
| 13. | Moda Optometry        | 550 SF   |
| 14. | Mollie's Cafe         | 2,200 SF |



**SITE**

# Wide Aerial



RIVER STREET

Bank of America

Del Obispo St

ROSS  
DRESS FOR LESS

**SITE**

RITE  
AID

TRADER JOE'S

Paints

Pizza Hut

REGENCY THEATERS

usbank

CHASE



Comerica



WELLS FARGO

IN-N-OUT BURGER

O'Reilly  
AUTO PARTS



24 FITNESS

ACE

Chick-fil-z



target

CVS pharmacy



Marshalls

DOLLAR TREE

9  
goodwill



254,200 ADT

# Zoom Aerial

# Demographics

## 32121 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA EXPANDED DEMOGRAPHIC PROFILE



|                                    | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------------------|-----------|-----------|-----------|
| <b>Population</b>                  |           |           |           |
| Estimated Population               | 13,788    | 95,180    | 201,822   |
| Forecasted Population (2029)       | 13,719    | 93,174    | 197,553   |
| <b>Daytime Demos</b>               |           |           |           |
| Total Businesses                   | 1,480     | 5,550     | 12,046    |
| Total Employees                    | 11,213    | 33,679    | 76,188    |
| <b>Household Income</b>            |           |           |           |
| Estimated Median Household Income  | \$123,506 | \$149,926 | \$157,944 |
| Estimated Average Household Income | \$156,653 | \$193,966 | \$206,847 |
| <b>Number of Households</b>        |           |           |           |
| Estimated Number of Households     | 4,724     | 36,227    | 76,998    |
| Projected Number of Households     | 4,762     | 35,796    | 76,032    |
| <b>Age</b>                         |           |           |           |
| Median Age                         | 42.9      | 46.2      | 45.3      |

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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**RI** RETAIL INSITE

405 S. HIGHWAY 101, SUITE 150, SOLANA BEACH, CA  
LIC #01206760 | [www.retailinsite.net](http://www.retailinsite.net)