

FOR SALE

MISSION VIEJO, CA

Former *Walgreens* # 9843



± 1.69 AC | ± 8,580 SF | \$4.5MM

25533 MARGUERITE PKWY



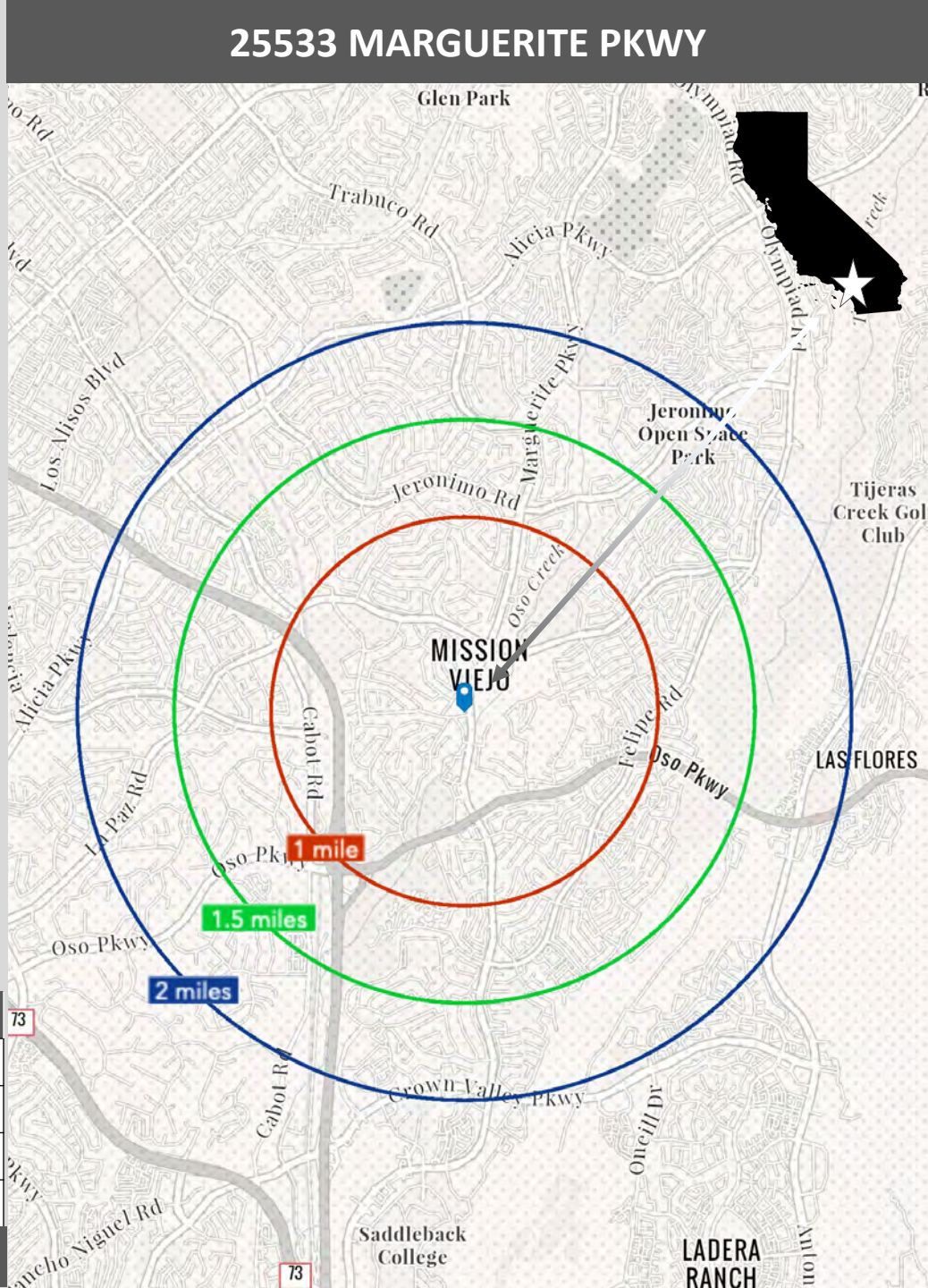
Marguerite Pkwy – 32,661 VPD

mission viejo, ca

Property Overview

- **Suggested Price.** \$4,350,000
- **Delivery.** 'As-Is', vacant
- **Building.** ±8,580 SF
- **Property.** ±1.69AC
- **Prohibited Uses.** Pharmacy, gourmet pizza/ pasta, industrial purposes, bar/tavern, massage parlor, adult entertainment, dance hall, hotel/motel, bowling alley, skating rink, car wash, gas station, auto repair, house of worship, no video, pinball, or gaming machines, training or educational facility.
- **Access.** Marguerite – Extended FI/FO; Estanciero – FI/FO
- **Signage.** Building + monument
- **Parking.** ±92 spaces (*subject to cross-parking*)
- **Zoning.** Office Professional OP - [Permitted Use Table](#)
- **Parcel Viewer.** [APN 78451303](#)

'23 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	14,934	33,931	58,295
Households	5,204	11,728	20,282
Avg. HH Inc.	\$197,479	\$199,005	\$189,022
Marguerite Pkwy - Daily Traffic Estimate			32K VPD







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Estanciero Dr











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INVESTMENT OFFERING

RetailNet
REAL ESTATE

TERMS*

OFFERING PRICE

\$4,500,000

DELIVERY

Vacant

Prohibited Uses

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TERMS

As-Is

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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