

FOR LEASE



25991 La Paz Rd

Mission Viejo, CA 92691

± 1,000 SF

RETAIL BUILDING

\$3.50 / SF + NNN's

ASKING RENT + NNN's

Western Real Estate Services, Inc.

THE OPPORTUNITY

Property Highlights

A rare, free-standing retail opportunity positioned at the signalized, high-visibility corner of La Paz Road and the I-5 Freeway in the heart of Mission Viejo. Formerly a salon, the building offers a functional single-story layout and an unmatched combination of freeway visibility and daily traffic exposure.



Freeway-Adjacent Visibility

Direct frontage on La Paz Rd at the I-5 on/off-ramp



Flexible Retail Layout

± 1,000 SF single-story building



Ample Parking

Shared surface parking field serving the property



Near Signalized Intersection

Near hard corner with multiple points of ingress/egress



Shared Retail Center

Positioned within an established multi-tenant commercial property



NNN Lease Structure

\$3.50/SF asking rent plus NNN's



AERIAL OVERVIEW

Site & Surrounding Retail Context

The Property sits at the gateway to a well-established retail corridor, directly adjacent to the I-5 Freeway with immediate access to a dense residential and office / retail trade area throughout South Orange County.

25991 La Paz Rd, Mission Viejo, CA 92691



25991 La Paz Rd,
Mission Viejo, CA

PROPERTY PHOTOS

Exterior Views



Freeway-facing elevation with tile roofline and mature landscaping



Building signage "25991" visible from La Paz Road frontage

PROPERTY PHOTOS

Building & Site



Covered walkway and glass storefront frontage along La Paz Road



Landscaped entry with near the I-5 ramp

THE DETAILS

Property Specifications

Address	25991 La Paz Rd, Mission Viejo, CA 92691
Building Size	± 1,000 SF
Asking Rent	\$3.50 / SF + NNN
Lease Type	NNN (Triple Net)
Building Type	Free-standing retail
Parking	Shared surface field, ample retail center parking
Frontage	La Paz Road at the I-5 Freeway interchange
Signalized Access	Yes — hard corner ingress/egress
Availability	Immediate



LOCATION OVERVIEW

Mission Viejo, California

Mission Viejo is one of Orange County's premier master-planned communities, known for strong household incomes, top-rated schools, and a highly educated workforce. The Property benefits from direct exposure along La Paz Road, a primary east-west arterial that feeds directly onto the I-5 Freeway — one of the busiest travel corridors in Southern California — delivering consistent vehicle and consumer traffic to the immediate trade area.

I-5

Direct freeway frontage & interchange access

4-Way

Signalized intersection next to the property

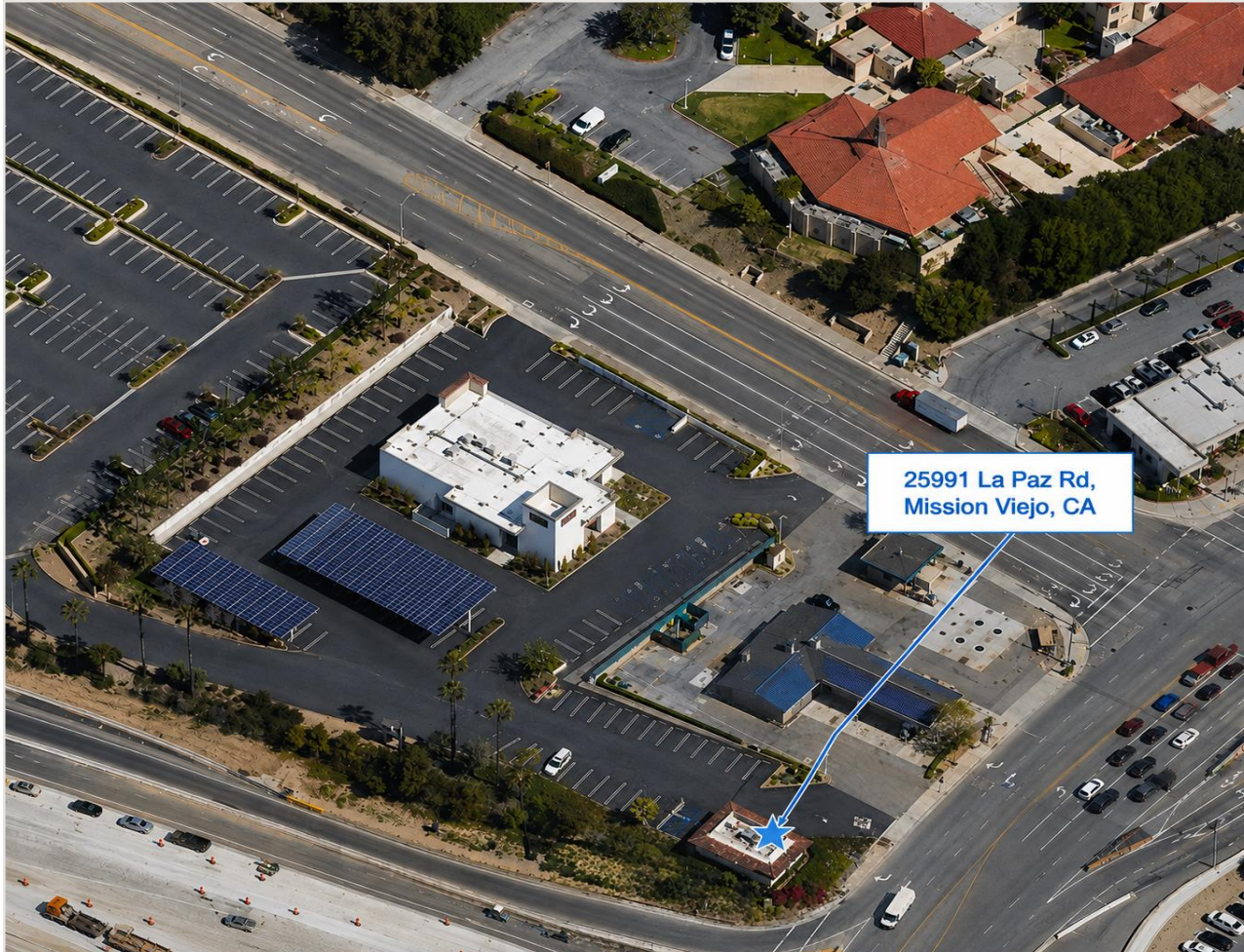
South OC

Positioned in the heart of South Orange County

Surrounded by dense residential neighborhoods, executive office parks, and established retail centers, the trade area supports a wide range of retail, medical, and service uses.



An Established Commercial Center



Corner Position

The Property occupies the freeway-facing pad closest to the La Paz Rd / I-5 interchange.



Ample Parking

The center features ample parking, reflecting ensuring success of business.



Multi-Tenant Synergy

Positioned alongside complementary retail and service uses that drive cross-shopping traffic.



Nearby Residential & Office

Surrounded by established residential neighborhoods and office/professional buildings.

LEASE SUMMARY

Lease Terms

± 1,000 SF

Available Space

Single-story free-standing retail building

\$3.50/SF

Asking Rent

Plus NNN's (taxes, insurance & CAM)

NNN

Lease Structure

Tenant responsible for pro-rata share of expenses

Rate and terms are subject to change without notice. Contact the exclusive listing broker below for current availability, tenant improvement allowances, and lease term options.



Davis Niehaus, Broker

25991 La Paz Rd, Mission Viejo, CA 92691

FOR LEASING INFORMATION, CONTACT

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