



# GATEWAY CENTER

MISSION VIEJO, CA



A RARE RETAIL DESTINATION LOCATED IN  
THE HEART OF AFFLUENT SOUTH ORANGE COUNTY

*Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413*



# THE OPPORTUNITY

JLL has been exclusively retained by Ownership to market Gateway Center, a 79,108 square foot retail center with visibility at a freeway like intersection boasting over 78,000 cars per day. This well-established shopping destination serves the affluent master-planned communities throughout South Orange County and currently sits at 97% occupancy. The property offers significant remerchandising potential to capitalize on the strong incomes and retail demand of this premier South Orange County location. With approximately 31% of the GLA occupied by long-term tenants averaging over 15 years in place, Gateway Center offers an investor strong NOI growth with fixed rental increases and opportunities to continue to enhance the center with higher-quality national retailers and service concepts that better align with the affluent customer base. Located on the coveted Alicia Parkway retail strip, Gateway Center represents an exceptional opportunity to acquire a high quality strip center in one of Southern California’s most desirable retail markets.

## Key Tenants



	<b>Address</b> 23972-24042 Alicia Pky Mission Viejo, CA 92691		<b>Year 1 NOI</b> \$3,106,656		<b>Parking</b> 396 Spaces (5.01:1,000 SF)
	<b>Total Rentable Area</b> 79,108 SF		<b>CAGR</b> 3.52%		<b>Zoning</b> CN - Commercial Neighborhood
	<b>Occupancy</b> 97.1%		<b>WALT</b> 5.1 Years		<b>Acreage</b> 7.35 Acres



DEMOGRAPHICS				
POPULATION	1-MILE	3-MILE	5-MILE	
2025 Population	19,454	155,467	347,526	
2025 Daytime Population	21,173	153,417	389,902	
2030 Population Projection	19,200	153,217	346,169	
INCOME	1-MILE	3-MILE	5-MILE	
2025 Median HH Income	\$127,016	\$122,060	\$132,357	
2030 Median HH Income Projection	\$147,643	\$141,417	\$152,512	
Projected HH Income Growth	16.24%	15.86%	15.23%	
HOUSEHOLDS	1-MILE	3-MILE	5-MILE	
2025 Median Home Value	\$891,982	\$949,762	\$984,386	
2030 Median Home Value Projection	\$974,277	\$1,087,648	\$1,140,406	
Projected Home Value Growth	9.23%	14.52%	15.85%	



# INVESTMENT HIGHLIGHTS



## Dense and Affluent South Orange County Location

Gateway Center benefits from over 19,200 residents with median household incomes exceeding \$127,000 within a 1-mile radius and over 347,000 residents with median household incomes exceeding \$132,000 within a 5-mile radius.



## Highly Visible Location With Excellent Accessibility

Gateway Center is located along Alicia Parkway, a major arterial running through Mission Viejo. This exposes the Center to over 78,000 vehicles per day via Alicia Parkway and Jeronimo road. The Property has excellent accessibility via a signalized left turn lane off Alicia Parkway, heading south, and three ingress/egress access points throughout The Property. Additionally, the property boasts a parking ratio above 5.0 spaces per 1,000 SF, which provides exceptional convenience for tenants and customers.



## Extreme Supply Constraints

In-fill and densely populated submarket creates high barriers to entry and ensures the center's long-term growth and success. Less than 100,000 SF of new retail product has come online over the past 10 years in Mission Viejo.



## Consistent Operating History

Over 40% of the tenant base has operated at the shopping center for over 10 years and over 31% of the tenant base has operated at the shopping center for over 15 years.



## Well Traveled Convenient Location

Gateway Center features over 890 linear feet of prominent frontage along the “going home” side of Alicia Parkway, strategically positioned approximately one mile southwest of Interstate 5 within the heart of Mission Viejo’s affluent, master-planned residential communities. This prime location provides excellent visibility and easy access for both local residents and commuters, benefiting from high traffic counts and the Alicia Parkway retail corridor.



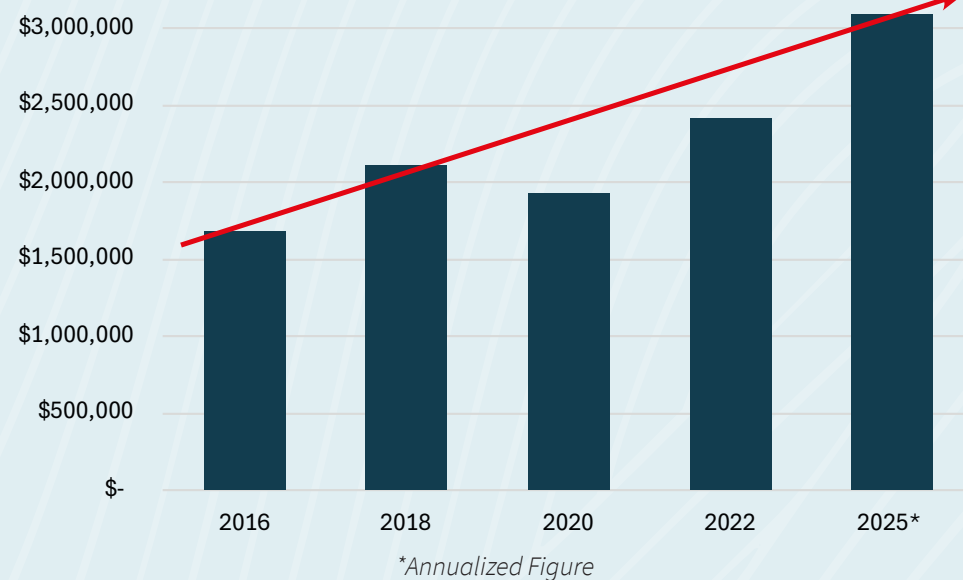




## Strong NOI Growth With Consistent Revenue Performance

The property has demonstrated impressive NOI growth historically. The asset has achieved a strong growth trajectory, with annualized 2025 NOI of  $\pm$ \$3.1M, representing an over 85% increase from the 2016 baseline of \$1,679,934. This performance indicates stable tenant retention and strong market fundamentals in the South Orange County retail corridor.

Historical NOI Growth Chart



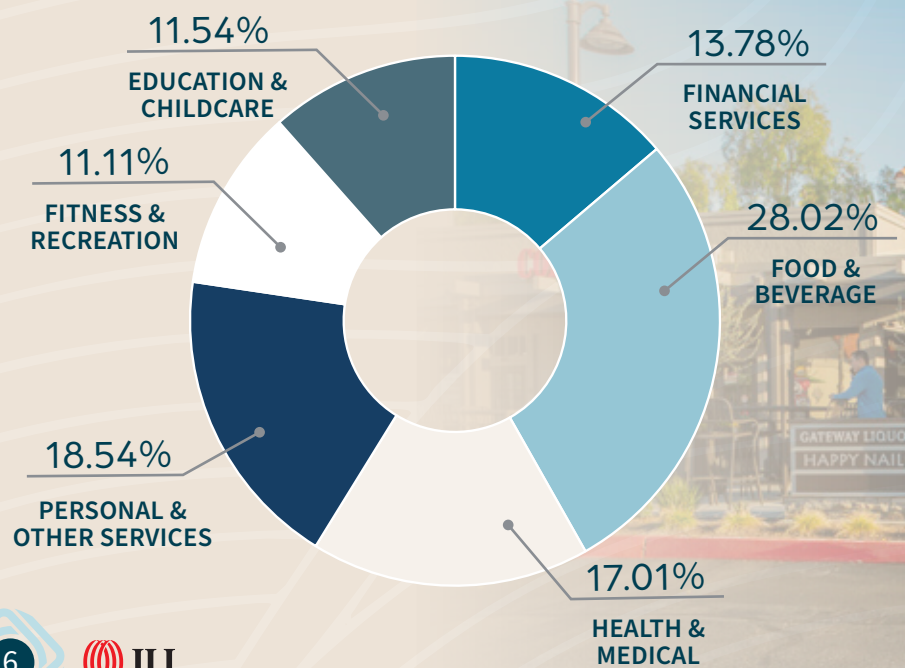
**$\pm$ 85% NOI  
Growth  
in 9 Years**

## SUPERIOR CUSTOMER REACH

### Typical Customer Journey

Gateway Center's unique array of service and food-oriented tenants attract a customer base that draws from a trade area much further than the average neighborhood center. The Center draws in customers from areas deep within Mission Viejo and beyond. The map shows the typical customer journey from prior locations. With customers traveling southbound from Rancho Santa Margarita as well as northbound from areas south of the 73, Gateway Center serves as a one of a kind neighborhood center for South Orange County.

Gateway Center's Strategic Location **Less Than 2 Miles From I-5 Freeway** Reflects the Property's Ability to **Draw Consumers From an Extended Trade Area** in All Directions and Solidifies the **Benefit of Being on the 'Going Home Side of the Road.'**



### E-Commerce Resilient Daily-Needs Oriented Tenant Mix

Gateway Center features a diversified and internet-resistant tenant mix with a variety of synergistic uses that include fitness, health and beauty, food, and services. The Property does not contain any tenants that feature soft goods, leaving 100% of the Property immune to "e-commerce" risk.



**887K**

Estimated Total  
Annual Visits



**41 Min.**

Average Visit  
Time At Center



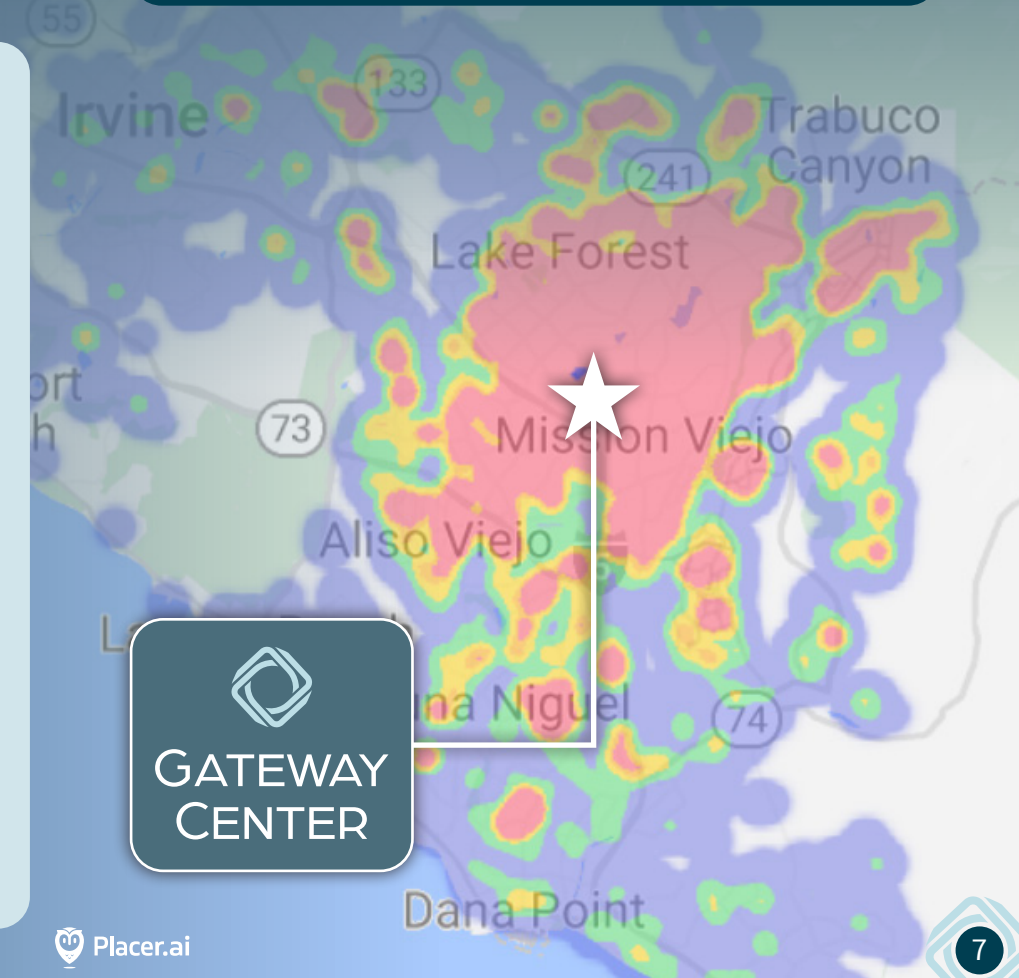
**64.4%**

of Visitors Have an  
Annual Income >\$100k



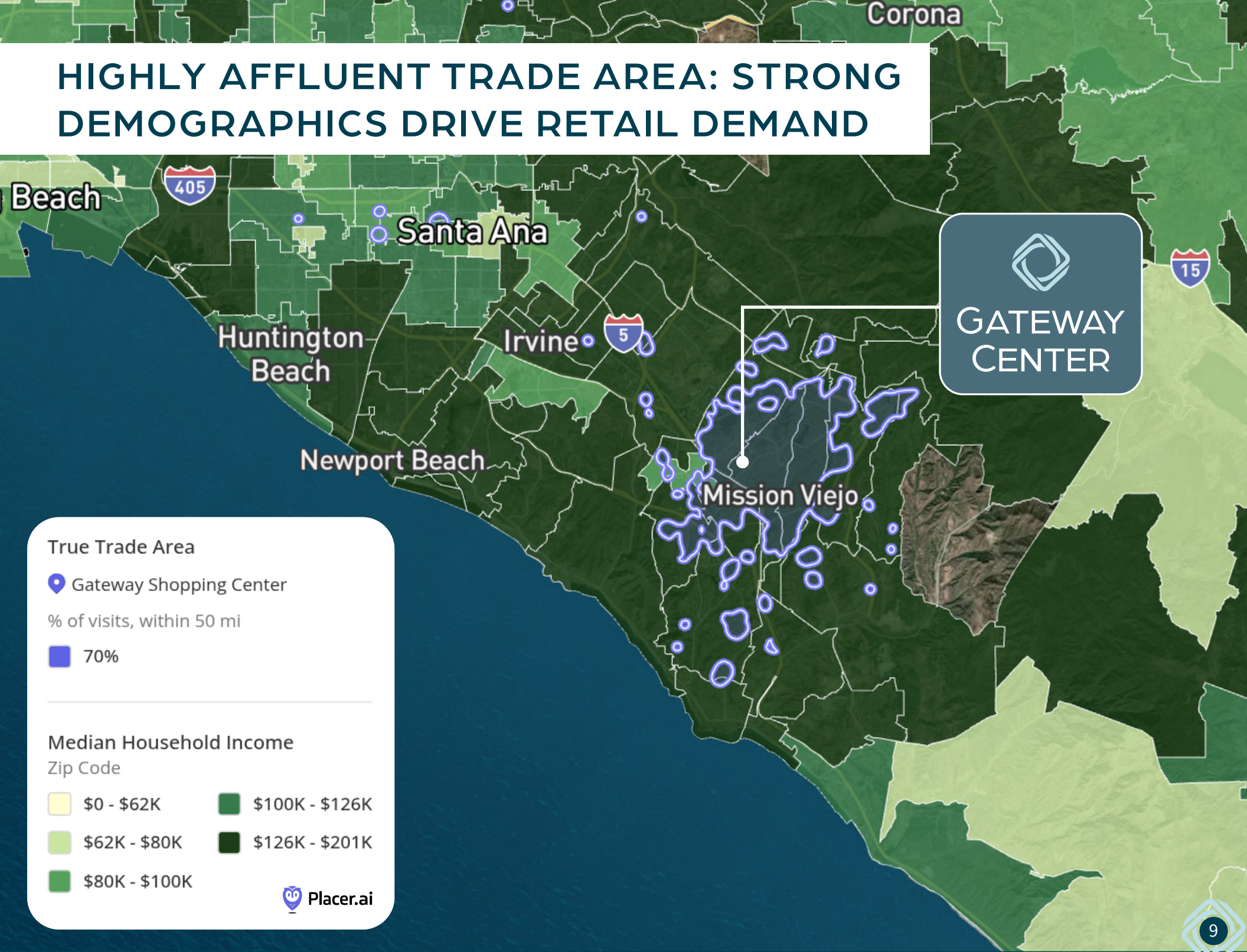
**48.3%**

of Visitors Travel Over 3 Miles  
From Home To Visit The Center



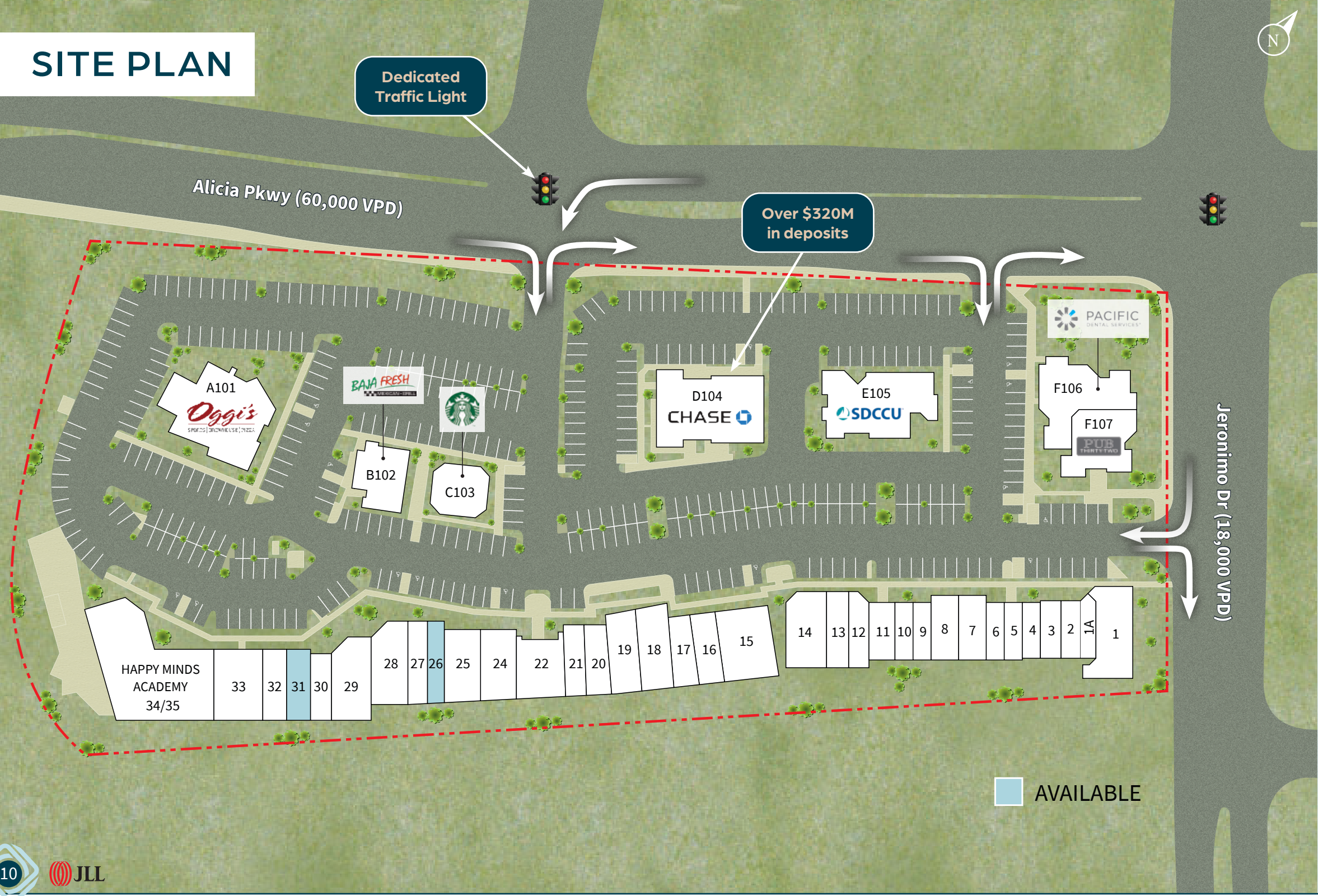
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SITE PLAN



TENANT ROSTER

Suite	Tenant	SF	% of GLA	Rent PSF	Lease Exp.
01	Gateway Liquor	2,818	3.56%	\$43.63	Dec-29
02	Wells Fargo Bank	699	0.88%	\$48.52	Jul-28
03	Viva La Pooch Pet Salon	770	0.97%	\$59.12	Oct-27
04	Aloha Barbecue	1,030	1.30%	\$61.61	Jun-28
05	CPR Cell Phone Repair	712	0.90%	\$39.60	Mar-30
06	Boardwalk Barbers	757	0.96%	\$41.04	May-29
07	French Florist	1,100	1.39%	\$36.00	Aug-30
08	Secrets Hair & Nails	1,100	1.39%	\$48.69	Dec-30
09	CarePrime Pharmacy	780	0.99%	\$39.00	Oct-30
10	Pretty Threading	699	0.88%	\$41.04	Jun-29
11	Dr. Lori Floyd OD	1,272	1.61%	\$46.53	May-27
12	Laguna Smoke Shop	1,008	1.27%	\$42.65	Sep-28
13	Tau Dao Tang Head Spa	1,322	1.67%	\$40.80	Nov-30
14	Resort Nails & Spa	2,160	2.73%	\$39.00	Oct-35
15	Tandoor Cuisine	2,837	3.59%	\$24.00	Jul-35
16	Madrid Chiropractic	1,200	1.52%	\$36.02	Oct-28
17	Postal N Parcel	1,200	1.52%	\$45.24	Aug-27
18	Sweet Orthodontics	1,750	2.21%	\$37.08	Sep-30
19	Thai Body Works	1,750	2.21%	\$33.21	Oct-28
1A	Pub Thirty-Two Storage	697	0.88%	\$11.19	Oct-36
20	Musashi Sushi	1,303	1.65%	\$41.41	Dec-35
21	Cold Stone Creamery	1,020	1.29%	\$49.19	Dec-28

Suite	Tenant	SF	% of GLA	Rent PSF	Lease Exp.
22-23	Pho King Way	1,929	2.44%	\$47.27	Sep-31
24	DryClean USA 2	1,221	1.54%	\$39.40	Jun-30
25	Beyond Alphabets Preschool	1,205	1.52%	\$43.92	Sep-28
27	Rausch Physical Therapy	1,758	2.22%	\$39.00	Sep-30
28	Forte by Couer	1,846	2.33%	\$38.40	Oct-30
29	Step X - MTM	2,051	2.59%	\$8.78	May-27
30	Sweat House	1,100	1.39%	\$38.93	Jul-28
32	Dance Daly 2	1,137	1.44%	\$10.55	Jun-27
33	Dance Daly Ballroom	2,400	3.03%	\$30.56	Jun-27
34-35	Happy Minds	7,663	9.69%	\$43.37	Sep-29
A101	Oggi's	5,935	7.50%	\$26.28	Jun-34
B102	Baja Fresh	2,200	2.78%	\$50.33	Dec-30
C103	Starbucks	1,900	2.40%	\$64.06	Apr-34
D104	Chase Bank	5,000	6.32%	\$66.07	Dec-27
E105	SDCCU	4,887	6.18%	\$59.54	Jul-27
F106	Pacific Dental	3,232	4.09%	\$42.00	Jan-36
F107	Pub Thirty-Two	3,375	4.27%	\$32.99	Oct-31
Total Occupied SF		76,823	97.11%		
26	Vacant	1,215	1.54%		
31	Vacant	1,070	1.35%		
Total Available SF		2,285	2.89%		
Total Overall SF		79,108			





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