



**MISSION  
VIEJO  
KINDER  
CARE**





## KINDERCARE

26912 Estanciero Drive, Mission Viejo, California



### KEY HIGHLIGHTS

- National credit tenant with over 1,500 centers, serving 185,000 children across 40 states and BC.
- Easily accessible from Interstate 5 freeway.
- Desirable location surrounded by over 450,000 SF of retail and 150+ national and regional retailers within ½ mile, which includes ValueRock's Garden Plaza Center.
- High discretionary income levels averaging \$151,698 within 3 miles of the subject property create an ideal environment for subject property.
- 32,950 VPD on Marguerite Parkway.

Contact: **Ralph Ongkeko** | (855) 367-8877 | [rongkeko@valuerockrealty.com](mailto:rongkeko@valuerockrealty.com) | [valuerockrealty.com](http://valuerockrealty.com)  
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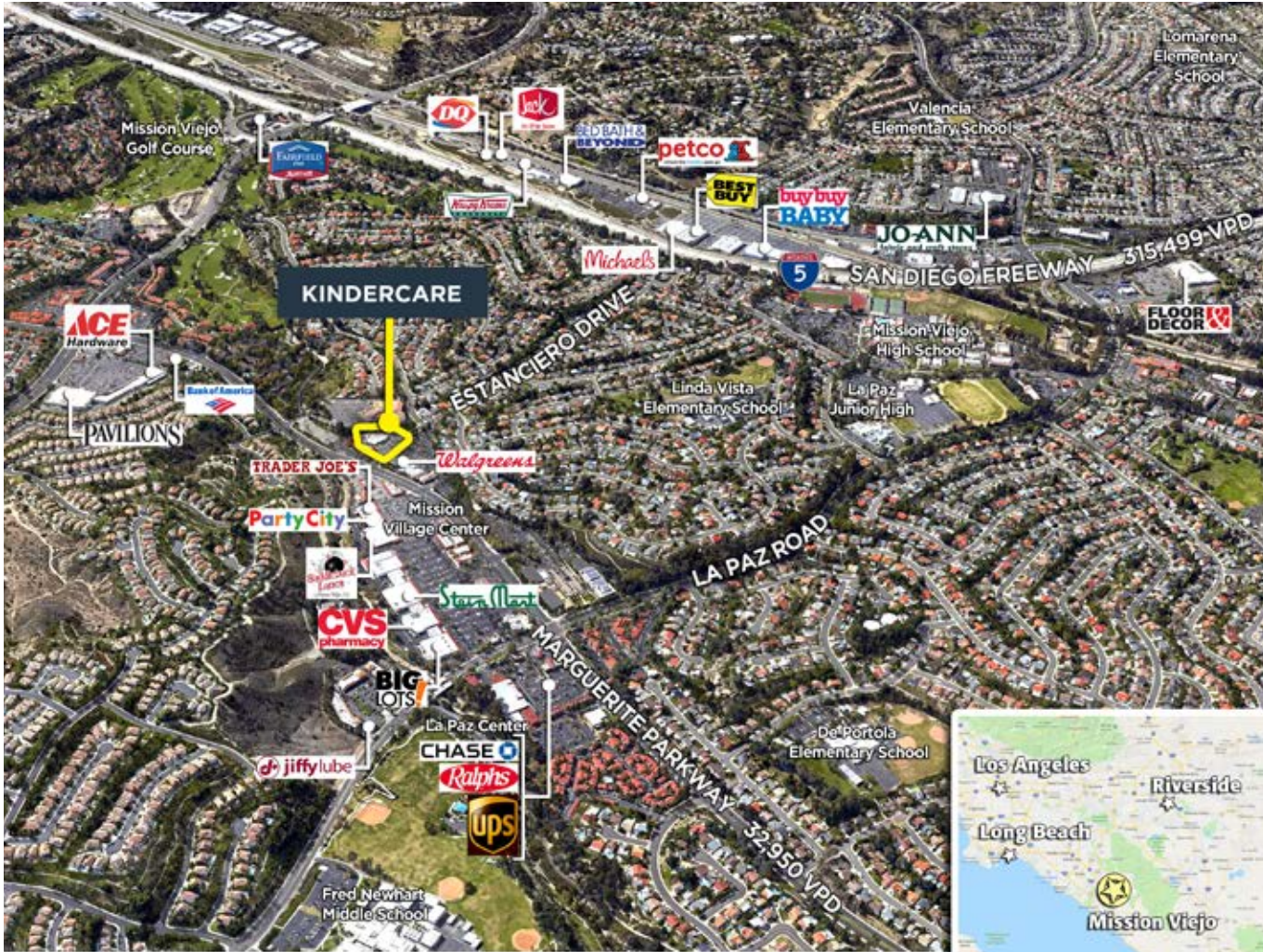
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## PROPERTY DETAILS

Land Area 0.978 Acres  
 GLA 9,792 Sq. Ft.

## SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,867	135,355	354,101
Average Income	\$182,538	\$151,698	\$151,055



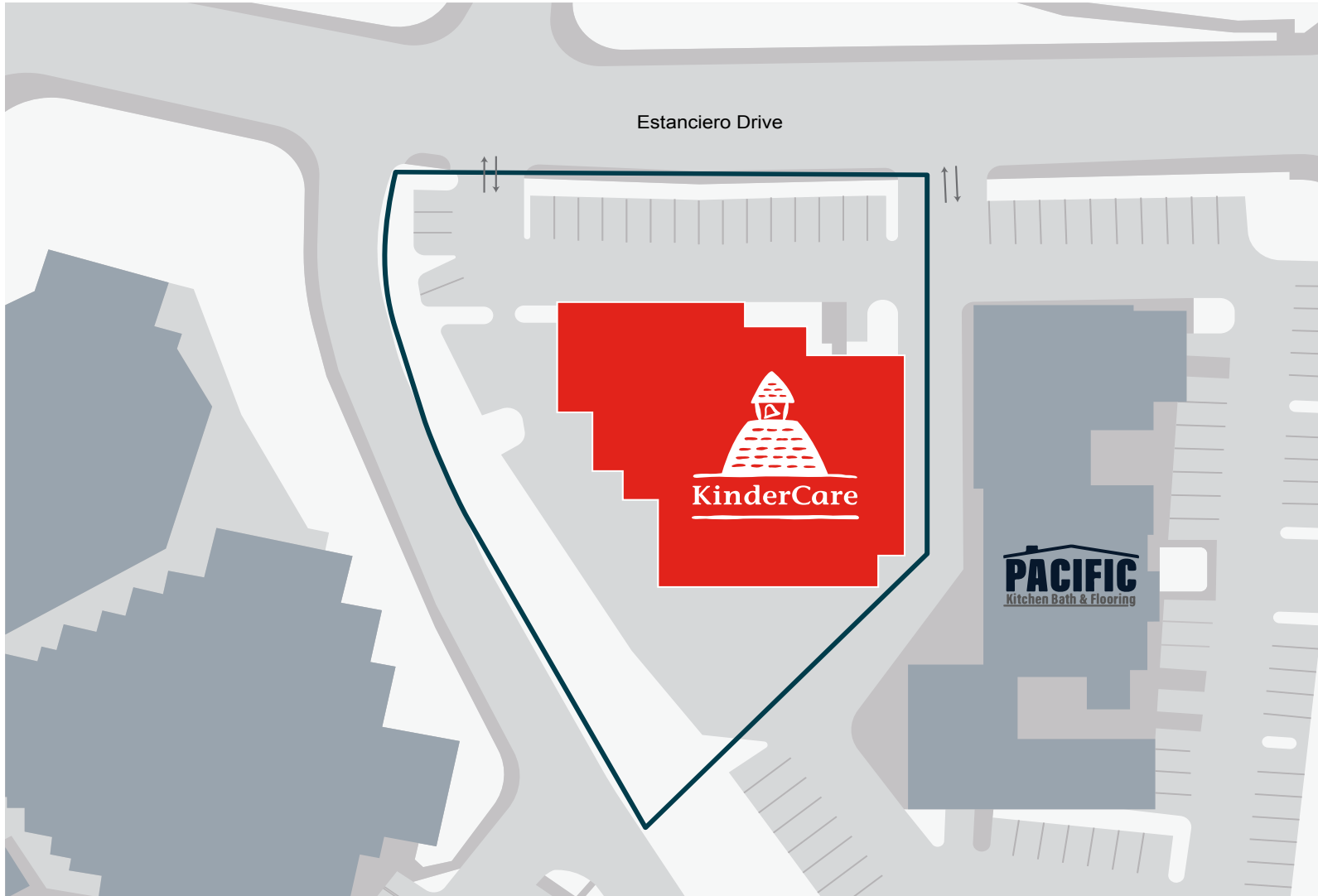
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## TENANT SUMMARY

Tenant	Square Feet
KinderCare	9,792

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