

ALISO VIEJO, CA 4 LIBERTY

25+ ACRES

DEVELOPMENT OPPORTUNITY



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THE DEVELOPMENT SITE

This development opportunity site is one of a few vacant large parcels (25+ acres) available for development in Orange County. Currently owned by the United States Postal Service, the property is available for sale and is located between two major arterials -- Aliso Creek Road and Aliso Viejo Parkway -- both having excellent freeway access to San Joaquin Hills Transportation Corridor (State Route 73) and Interstate 5 Freeway. Currently designated for commercial office, hotel, and retail uses, the development site may also be considered for residential use. The majority of the development site is relatively flat and has panoramic views of the Santa Ana Mountain range, city views, and cool ocean breezes. The immediate area around the site is comprised of single-family residential and professional office development.

THE CITY

Eight miles from the Pacific Ocean, the master-planned community of Aliso Viejo was incorporated on July 1, 2001 and is currently home to 47,823 residents and 18,867 housing units. The community is nestled among the Aliso and Wood Canyons Wilderness Park and provides wonderful urban trails for the outdoor enthusiasts.

Aliso Viejo is recognized for its community facilities, educational facilities, diverse shopping and restaurants, landscaped parkways, low crime rates and several other attributes which contribute to its unsurpassed "quality of life".

City Hall is known for its "business friendly" attitude and many large corporations have made Aliso Viejo its headquarters, such as Quest Software, QLogic, Clariant, and Pacific Life.

DEVELOPMENT POTENTIAL

Mixed-Use; Retail; Multi-Family Residential, Hotel, Office

ZONING/GENERAL PLAN

Business Park

TRAFFIC COUNTS: 2008 Average Daily Traffic

Liberty between Aliso Viejo Pkwy & Aliso Creek Rd.: 4,700

Aliso Creek Rd. between Liberty & Aliso Viejo Pkwy.: 44,900

Aliso Viejo Pkwy between Aliso Creek Rd. & Pacific Park Dr.: 20,700

Source: City of Aliso Viejo, 2008

DEMOGRAPHICS: CONCENTRIC RINGS

	1 Mile	3 Mile	5 Mile
Population	17,025	109,549	250,740
Employees	7,029	35,034	124,799
Households	6,791	42,762	97,657
Household Avg. Income	\$121,904	\$123,546	\$117,889
Median Age	34.6	38.6	41.6

Source: Nielsen, 2011