

CITY OF ALISO VIEJO

ORANGE COUNTY, CA

DEVELOPMENT OPPORTUNITY

DOING BUSINESS IN ALISO VIEJO

The City is pro-business and has excellent exposure to the South Orange County trade area. The Commons at Aliso Viejo Town Center features a high-volume Trader Joe's, Lowe's, and Walgreens. It is adjacent to the Aliso Viejo Town Center, a mixed-use entertainment center anchored by Regal Cinemas. Come be a part of the most dynamic trade area in Southern California!

THE CITY

With award-winning schools, attractive neighborhoods, and fabulous shopping, dining and entertainment, Aliso Viejo is a popular place to live and work. The City, which is continually ranked as one of the safest cities in the nation, boasts rolling hillsides and picturesque views of mountains, parks, and city lights. Incorporated on July 1, 2001, Aliso Viejo is a master planned community that was developed to contain a balance between residential neighborhoods, community parks, and schools as well as an appropriate mix of business, office, and retail uses. Aliso Viejo is home to the headquarters of several large corporations and the community features ample employment opportunities and extensive recreational facilities. In 2009, Aliso Viejo was listed as one of "America's Top 25 Towns to Live Well" by Forbes.com.

DEVELOPMENT POTENTIAL

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

2012 DEMOGRAPHICS :

CONCENTRIC RINGS

DRIVE TIME

	1 Mile	3 Mile	5 Mile	5 Min	10 Min	15 Min
Population	25,378	119,098	274,250	49,035	185,709	469,151
Median Age	34.60	40.74	40.05	36.09	39.53	38.84
Households	10,380	49,346	105,358	19,717	71,717	178,745
Household Average Income	\$99,251	\$101,978	\$109,432	\$101,132	\$102,131	\$111,601
Household Median Income	\$84,823	\$77,163	\$83,716	\$83,268	\$77,522	\$83,156

Source: Nielsen, 2012 Estimate

TRAFFIC COUNTS: 2008 Average Daily Traffic

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

CONTACT:

Mark Pulone, City Manager
Glenn Yasui, Director of Administrative Services
 12 Journey, Suite 100
 Aliso Viejo, CA 92656-5335
 Tel: (949)425-2500
 Fax: (949)425-3899
www.cityofaliso Viejo.com

