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LOS PATRONES BUSINESS PARK IN RANCHO MISSION VIEJO WELCOMES ELEVEN NEW COMMUNITY FOCUSED TENANTS

Tenants include a swim academy, winery/brewery with tasting room, a Jiu-Jitsu training center, a doggy day care/pet hotel, pediatric dentist/orthodontist, artificial turf contractor, a dog training facility, a homeowner's association HQ, along with several more traditional light industrial users.

Rancho Mission Viejo, CA (January 13, 2020) – [Voit Real Estate Services](#), a privately held, broker-owned Southern California-based commercial real estate firm has announced the leases of eleven new tenants at Los Patrones Business Park, a 99,200 square-foot multi-tenant commercial industrial business park in the community of Rancho Mission Viejo, in south Orange County, California.

The new tenants include [Evolution Swim Academy](#), a premier provider of learn-to-swim lessons; [Sit means Sit](#), a dog training facility; [Frisby Cellars](#), a winery and brewery; [GMS Industries](#), a printing and fulfillment company; [Safety Supply America](#), a provider of PPE equipment; [The Zuri Pet Spa](#), a doggy daycare and boarder; [Replicated grass systems](#), a synthetic turf company; [Evolve Training Center](#), a jiu-jitsu training facility; [KwikCash](#), a financial services and lending company; Dr. Jacob Lee, a pediatric dentist; and Rancho Master Maintenance Corporation (or Rancho Mission Viejo), the



organization responsible for the management and maintenance of Rancho Mission Viejo's community recreational amenities and facilities, parks, common area landscaping, and more.

"Our goal with Los Patrones Business Park was to take a community centric approach and deliver a project that would truly bring value to Ranch residents and visitors alike. In fact, several of the tenants at the business park are also residents of the community, which we believe is extremely important," says Mike Balsamo, Senior Vice President of Government Relations at Rancho Mission Viejo. "Los Patrones Business Park will ultimately be home to a unique mix of businesses, creating a lively hub to live, work and play on The Ranch."

Los Patrones Business Park is a joint venture partnership with industrial developer TheoPacific Corporation and Rancho Mission Viejo.

"This business park is Orange County's first new multi-tenant commercial industrial business park to be developed in over a decade," says Nick Konopisos, Vice President at TheoPacific Corporation. "The business park is also the first phase of a larger 50-acre master planned development, known as Los Patrones Summit, which is planned to include a variety of industrial, office, retail, residential, medical, and recreational facilities."

According to Sam Olmstead, Vice President and Partner at Voit Real Estate Services the new leases at the business park bring the property to more than 50% occupancy.

"Each of these new leases with the exception of one was executed during the pandemic and shortly after the building shell completion of the project in mid-September this year," says Olmstead. "This demonstrates the continued growth and demand within



the Rancho Mission Viejo community as well as surrounding markets such as RSM, Coto de Caza, Ladera Ranch, San Clemente and San Juan Capistrano, and the exceptional quality of this business park.”

Olmstead adds, “We are excited to add these new tenants to the tenant roster at Los Patrones Business Park and believe that they will continue to benefit the community for years to come, as well as enjoy what is truly a state-of-the art business park facility close to home. We are also actively looking to lease additional vacant space to users that are aligned with the needs and wants of the local community. In addition to entertaining more light industrial uses, we are in negotiations with several other potential tenants and are interested in engaging with other quick service restaurant concepts that would like to capture the untapped market out here.”

Units sizes at the business park range from 1,824 square feet to 10,000+ square feet. Los Patrones Business Park is located at 28202, 28352 and 28446 Airoso Street with the location fronting along both Airoso Street and Los Patrones Parkway.

About Voit Real Estate Services

Voit Real Estate Services is a privately held, broker owned Southern California commercial real estate firm that provides strategic property solutions tailored to clients' needs. Throughout its almost 50-year history, the firm has developed, managed and acquired more than 64 million square feet, managed \$1.4 billion in construction projects and completed in excess of \$52 billion in brokerage transactions encompassing more than 50,000 brokerage deals. Voit's unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research enable the firm to provide clients with forward looking strategies that create value for a wide range of assets and portfolios. Further information is available at www.voitco.com.

About Rancho Mission Viejo

Rancho Mission Viejo, LLC is a privately held, family-owned and -operated company responsible for the ranching, farming, planning, development, and financial



management of Rancho Mission Viejo, situated in unincorporated South Orange County, CA. Encompassing nearly 23,000 acres owned by the O'Neill/Avery/Moiso family since 1882, Rancho Mission Viejo is expected to include provide 14,000 homes (including up to 6,000 homes for 55-plus residents), approximately five million square feet of non-residential uses including shopping, dining and employment centers, as well as numerous sites for clubhouses, community farms, parks, schools, civic uses, child care centers, and places of worship. Roughly 75% of Rancho Mission Viejo will be preserved as permanent open space known as The Reserve at Rancho Mission Viejo. Learn more at www.RanchoMissionViejo.com

About TheoPacific Corporation

Since its founding in 1986, TheoPacific Corporation ("TPC"), as a principal and through its related entities, has developed, acquired, operated and/or managed commercial real estate projects totaling over 1,500,000 square feet. In addition, TPC, as a third-party advisor (property and asset management), been retained by trusts, financial institutions, HNW private investors, family offices, as well as landlords and tenants in California, Nevada, Arizona and Colorado. TPC provides best-in-class asset management, property management, accounting and budgets, as well as leasing and sales brokerage for its clients. TPC manages for the long-term, via a hands-on approach and we pride ourselves on getting things done and solving problems inherent in today's real estate industry. As both a principal and operator of commercial real estate, we manage our client assets the same way we operate our own properties. We are 100% accountable and our goal for every client is to provide solid income and steward wealth into the next generation.

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