



FOR IMMEDIATE RELEASE

Confluent Senior Living, Concord Development Partners and MorningStar Senior Living Celebrate Grand Opening of Senior Living Community in Mission Viejo

Resort-style community to provide 132 senior living units, capturing demand for quality senior housing in Orange County

ORANGE COUNTY, CA - Project partners [MorningStar Senior Living](#), [Confluent Senior Living](#) and [Concord Development Partners](#) have completed a 166,000-square-foot senior living community in Mission Viejo, CA. The community, [MorningStar of Mission Viejo](#), offering 132 licensed senior living units is now accepting new resident applicants. As this region within Orange County has been historically underserved for senior housing care, the new MorningStar community will meet the needs of those seeking independent living, assisted living and memory support.

MorningStar of Mission Viejo broke ground in March 2021. The project was successfully completed ahead of schedule amid an environment of uncertainty in delivery across the senior housing market. Project partners hosted nearly 200 guests for an inaugural reception on March 9, 2023, with Ken Jaeger, MorningStar Founder/CEO, presiding.

“The grand opening of MorningStar of Mission Viejo is an achievement for all partners involved in its development journey, but most importantly it’s a meaningful milestone for the tight-knit community of Orange County,” said Matt Derrick, vice president of development at Confluent Senior Living.

“MorningStar of Mission Viejo will be integral to this neighborhood, and we are proud that our shared services have introduced a quality living opportunity to support seniors in this market for generations to come.”

MorningStar of Mission Viejo not only represents a direct response to the strong demand among the older adult demographic in this region for quality senior housing, but an industry-first in its holistic, design focused on health and wellness. The project introduces Whole Health Standards, a new criteria with which all future Confluent Senior Living and MorningStar communities will be developed. The Whole Health Standard provide enhanced protections for resident physical and mental health through state-of-the-art disease control features coupled with first-class services and amenities.

“As we officially open the doors to new residents in Mission Viejo, we are grateful for strong partnerships with Confluent and Concord who were critical in realizing our vision for this community. Marking our first community in Orange County, we look forward to sharing a service-oriented, hospitality-driven approach that will enhance the lives of seniors,” said Jaeger.

The community will offer studio, one- and two-bedroom suites as well as 126 below-grade parking spaces. To further promote the Whole Health Standard and encourage time enjoyed outdoors, the property features 13,809 square feet of outdoor space including a pool, dog run, resident garden and *al fresco* dining. MorningStar also offers a fitness and wellness center. As personal health dictates, assisted living residents will be offered personalized support with the activities of daily living through 24-hour staffing and full-time licensed nurses.

“MorningStar of Mission Viejo is a direct reflection of our commitment to serving seniors through much-needed, high-quality care communities,” said Brad Ahrens, president of Concord Development Partners. “This project underscores our thoughtful approach to serve a greater community and make a difference in the lives of seniors as well as the lives of their friends and families.”

Sitting on three acres, the senior living community is located at the intersection of Marguerite Parkway and Avery Parkway in Mission Viejo, ideally positioned near The Shops at Mission Viejo, the Arroyo Trabuco Golf Club, Mission Hospital Mission Viejo and I-5.

Co-developers of the Mission Viejo project are Confluent Senior Living, a subsidiary of Denver-based Confluent Development, a fully integrated real estate investment and development firm; MorningStar, a Denver-based senior living developer, owner and operator; and Concord Development Partners, a privately held real estate investment and development company based in Scottsdale, AZ. Confluent and MorningStar have a strong history of partnering on industry-leading senior living communities, with MorningStar of Mission Viejo representing the partnership’s 14th joint venture across six states. Local firms involved include KTG Architecture + Planning as architect, Snyder Langston as general contractor and David Evans and Associates as civil engineer, with interior design by Thoma-Holec Design of Mesa, AZ.

About Confluent Senior Living:

Confluent Senior Living is a national developer and investor of senior projects. Confluent Senior Living partners with a variety of industry-renowned senior living operators across the U.S. An expert in developing, buying, and selling senior living communities, Confluent Senior Living has a national senior housing portfolio of award-winning communities. Confluent Senior Living is a subsidiary of Confluent Development, a Denver-based, full-service real estate investment and development firm that owns and develops ground-up commercial real estate throughout the United States. For more information, visit ConfluentSeniorLiving.com.

About MorningStar Senior Living:

An integrated developer, owner, and operator of premier retirement communities, MorningStar’s portfolio encompasses over 40 properties under operation or development representing 5,000+ units under management or in development in 11 states in the Midwest and Western United States. Offering independent living, assisted living and memory care, MorningStar is privileged to elevate life for those who taught the rest of us how to live. For more information, visit MorningStarSeniorLiving.com.

About Concord Development Partners:

Concord Development Partners is a privately held real estate investment and development company based in Scottsdale, Arizona. Concord Development Partners' passion for delivering quality development projects and professional investment strategy provides a comprehensive approach to developing much-needed communities in underserved markets. With a track record for effectively managing transactions and developments, Concord Development Partners focuses on investing in and developing quality senior living communities within key markets across the United States. For more information, visit CDPdevco.com

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