

Prime Anchor Space Available

LAGUNA NIGUEL PROMENADE



PROPERTY HIGHLIGHTS

- Laguna Niguel Promenade is a 154,475 SF retail shopping center bounded on the south by Aliso Creek Road and La Paz Road on the east in the heart of Laguna Niguel
- Attractive neighborhood center anchored by 24 Hour Fitness
- The shopping center serves in the affluent cities of Laguna Niguel, Aliso Viejo, and Dana Point
- Residential growth in the immediate area
- Great visibility from La Paz Road and Aliso Creek Road
- Convenient access to the 73 toll road

THE SPACES

- 51,028 SF prime anchor space available
- Space is divisible for 2-3 anchor tenants
- Proposed ±4,000 SF freestanding pad
- 1,080 SF prominent end cap (former Starbucks)
- 1,286 SF available 6/1/20 (former nail salon)
- 1,628 SF prominent restaurant end cap (former Papa John's Pizza)
- 4,151 SF potentially available



LAGUNA NIGUEL

Laguna Niguel is an affluent city located in Orange County, with median household incomes exceeding \$115,000. It is located in the San Joaquin Hills in the southeastern corner of Orange County, close to the Pacific Ocean, and it borders the cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Mission Viejo, and San Juan Capistrano. Laguna Niguel is the regional shopping destination in South Orange County. Retailers in this market include Costco, Target, Kohl's, Whole Foods, Hobby Lobby, Walmart, Home Depot, and Old Navy to name just a few.

TRAFFIC COUNTS

Aliso Creek Rd: 29,100 ADT

La Paz Rd: 17,000 ADT



DEMOGRAPHICS

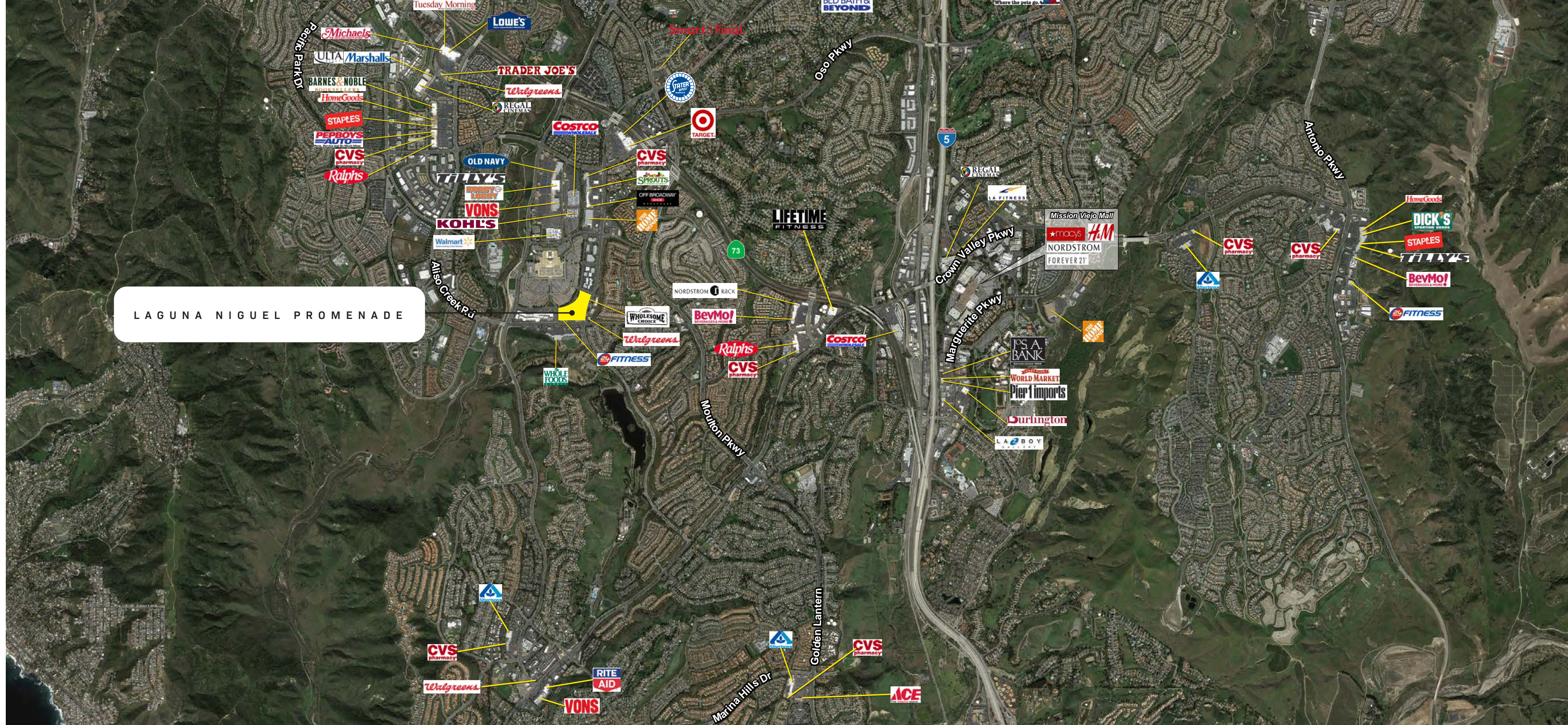
Laguna Niguel (3-mile)

Total Population
127,757

Average Household Income
\$144,271

Total Households
47,312

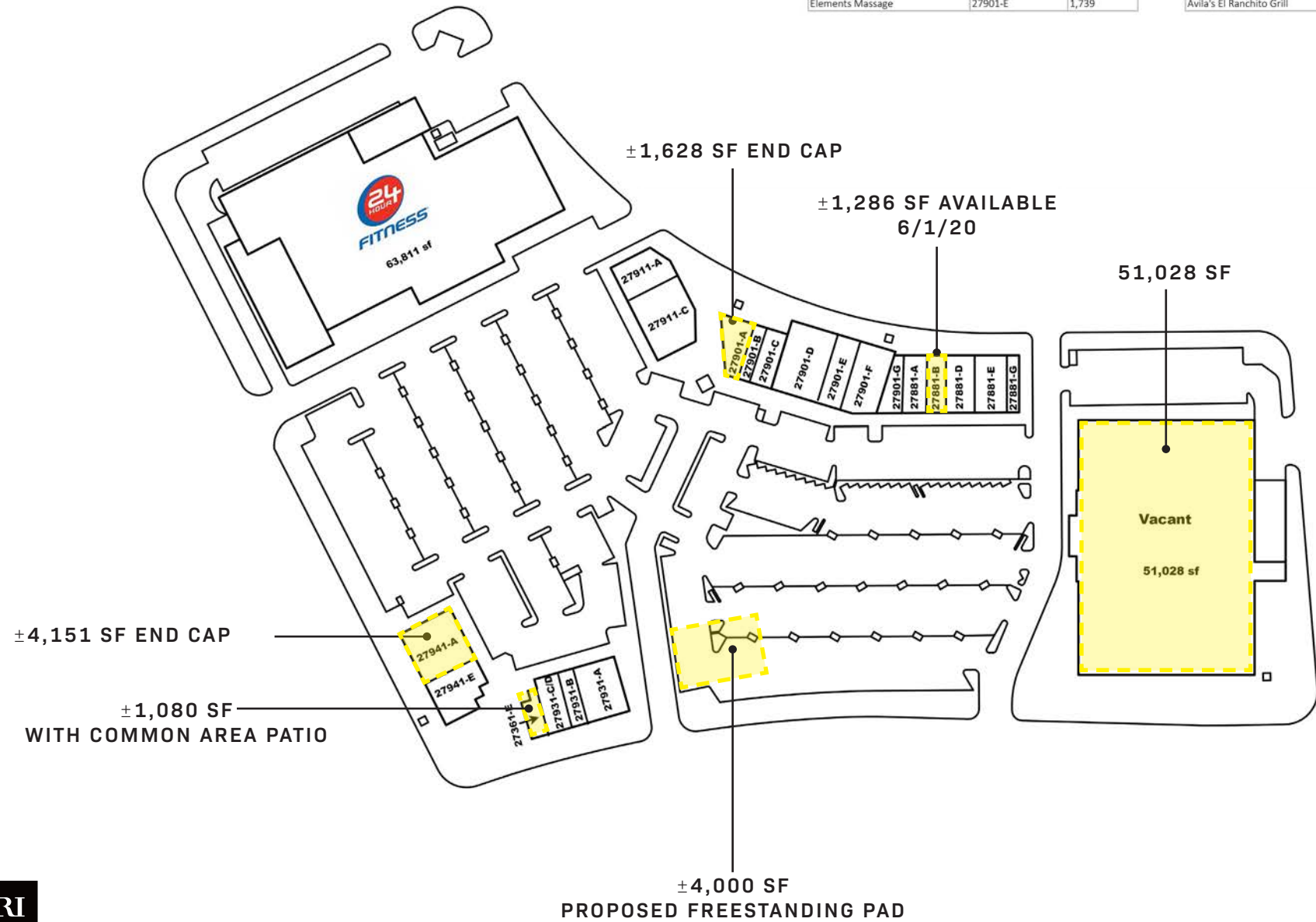
Total Daytime Population
113,944



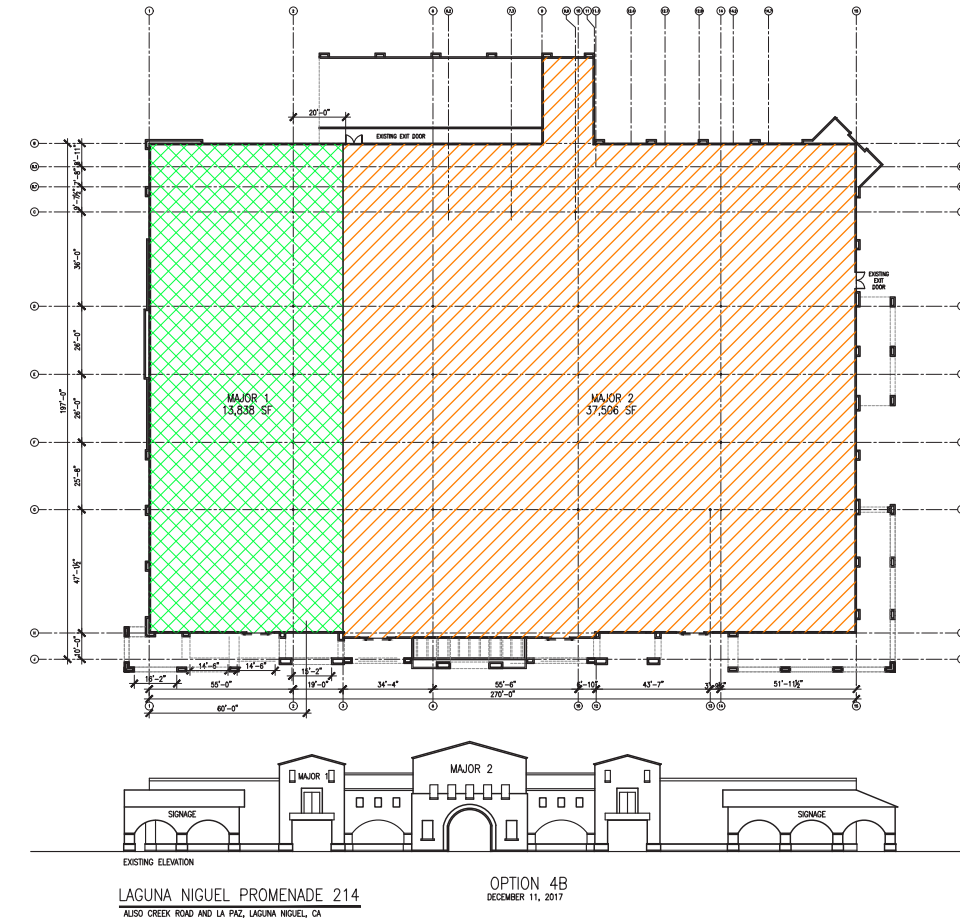
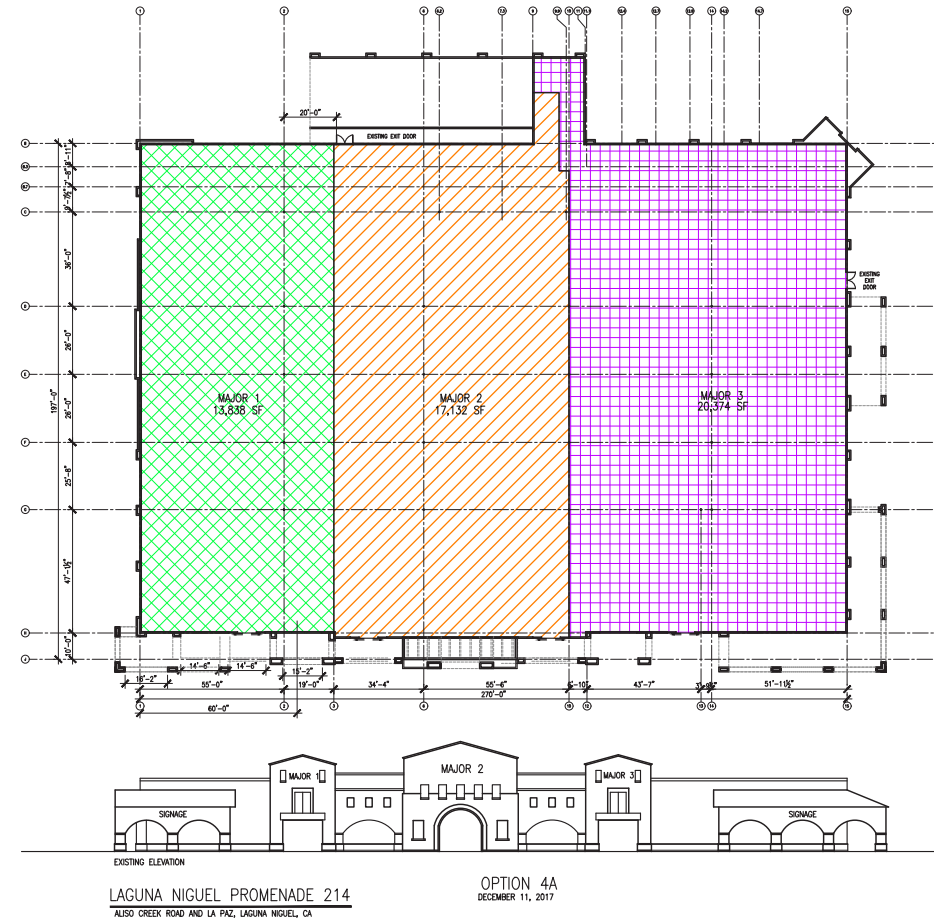
SITE PLAN

Tenant	Suite	GLA
Vacant	27871	51,028
OC Sparkle	27881-A	1,518
Available 6/1/20	27881-B	1,286
Planet Beauty	27881-D	2,114
Sylvan Learning Center	27881-E	2,719
Allstate Insurance	27881-G	901
Vacant	27901-A	1,628
Great Clips	27901-B	921
Sea Breeze Cleaners	27901-C	1,289
Laguna Niguel Dental Group	27901-D	3,069
Elements Massage	27901-E	1,739

Tenant	Suite	GLA
Art of Hair	27901-F	2,339
Computer Guys of Orange County	27901-G	1,379
Rockstar Tan	27911-A	2,051
Art & Frame Warehouse	27911-C	4,282
24 Hour Fitness	27921	63,811
Pho the Bowl	27931-A	2,051
Bank of America ATM	27931-B	1,191
Dickey's BBQ	27931-C/D	1,886
Vacant	27931-E	1,080
Potentially Available	27941-A	4,151
Avila's El Ranchito Grill	27941-E	2,042



DEMISING PLANS



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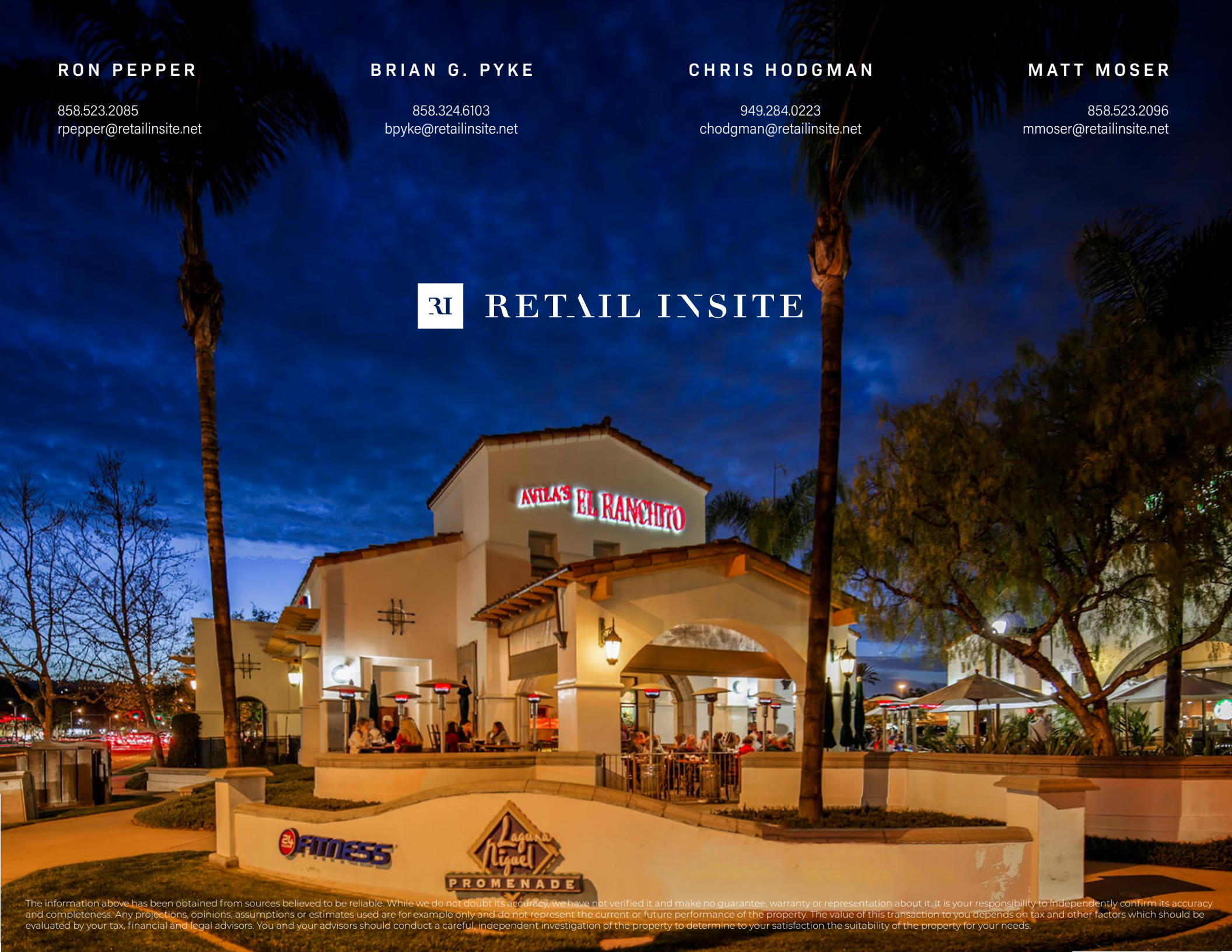
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