

ALICIA TOWN CENTER

25602 ALICIA PARKWAY | LAGUNA HILLS, CA

FOR LEASE

±1,125-2,862 SF Retail



PROPERTY HIGHLIGHTS

- Services the affluent trade areas of Laguna Niguel, Aliso Viejo and Laguna Hills.
- Major tenants in the market include Ralphs, Dicks Sporting Goods, Target, Whole Foods, Sprouts and more.
- Excellent visibility to and unobstructed signaled ingress/egress on Alicia Parkway, one of the major thoroughfares in the trade area.
- Located adjacent to Laguna Hills High School and City Community Center and Sports Complex.

TRAFFIC COUNTS

- ± 44,913 Average Daily Traffic on Alicia Parkway
- ± 25,000 Average Daily Traffic on Paseo De Valencia



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

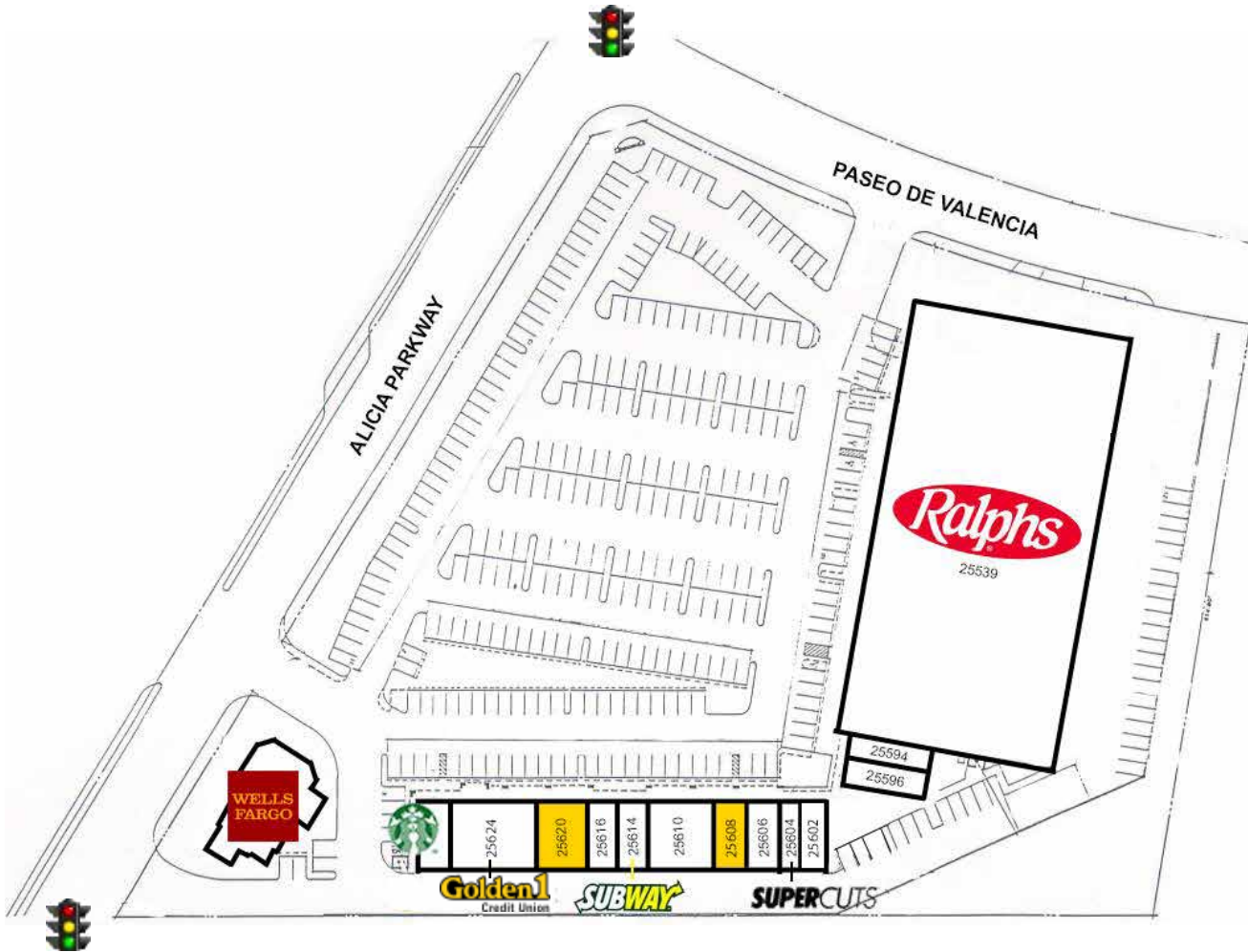
KEVIN HANSEN
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CURRENT AVAILABILITIES



STE.	TENANT	SF
25632	Wells Fargo Bank	3,980
25630	Starbucks	1,250
25624	Golden 1 Credit Union	3,000
25620	Mardi's Jewelry (Available)	1,862
25616	Lease Pending	1,000
25614	Subway	1,000
25610	The Pizza Store & More	2,250
25608	Available	1,125
25606	I Heart Sweet Bar	1,125
25604	Supercuts	812
25602	Alicia Cleaners	800
25596	Laguna Spa Dentistry	1,600
25594	Lovely Nails	580
25539	Ralphs	45,424

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LAGUNA HILLS SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2019 Estimated Population	21,100	175,184	332,627
	2024 Projected Population	21,783	182,434	344,623
	2010 Census Population	19,789	162,379	309,074
	2000 Census Population	21,044	154,627	282,543
	Growth 2010-2019	0.70%	0.82%	0.80%
	Growth 2019-2024	0.64%	0.81%	0.71%
	2019 Estimated Median Age	46.1	42.9	42.0
	Total Businesses	591	10,473	19,380
	Total Employees	3,294	89,371	177,085
HOUSEHOLDS	2019 Estimated Households	8,095	65,996	121,956
	2024 Projected Households	8,311	68,334	125,743
	2010 Census Households	7,720	62,227	114,722
	2000 Census Households	8,365	60,176	106,371
	Growth 2010-2019	0.51%	0.64%	0.66%
	Growth 2019-2024	0.53%	0.70%	0.61%
	2019 Est. Average Household Size	2.57	2.62	2.70
INCOME	2019 Est. Median Household Income	\$81,659	\$96,309	\$103,864
	2024 Prj. Median Household Income	\$97,136	\$108,893	\$116,182
	2019 Est. Average Household Income	\$112,277	\$126,324	\$135,849
	2024 Prj. Average Household Income	\$129,296	\$145,534	\$155,667
	2019 Estimated Per Capita Income	\$43,275	\$47,603	\$50,001
HOUSING	2019 Estimated Housing Units	8,542	69,137	126,987
	2019 Est. Owner Occupied Units	70.5%	63.4%	65.7%
	2019 Est. Renter Occupied Units	24.3%	32.0%	30.4%
	2019 Estimated Vacant Units	5.2%	4.5%	4.0%
	2019 Est. Median Housing Value	\$604,281	\$621,362	\$665,649
	2019 Est. Average Housing Value	\$641,604	\$669,791	\$728,834



32,617
Total Population



11,120
Total Households



\$149,017
Avg. H.H. Income



23,238
Daytime Population

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