

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)
- 901 SF end cap with tower signage (former Optometry)



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



SITE PLAN

Tenant	Suite	GLA
Vacant	27871	51,028
OC Sparkle	27881-A	1,518
The Nail Story	27881-B	1,286
Planet Beauty	27881-D	2,114
Sylvan Learning Center	27881-E	2,719
Allstate Insurance	27881-G	901
Papa John's Pizza	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

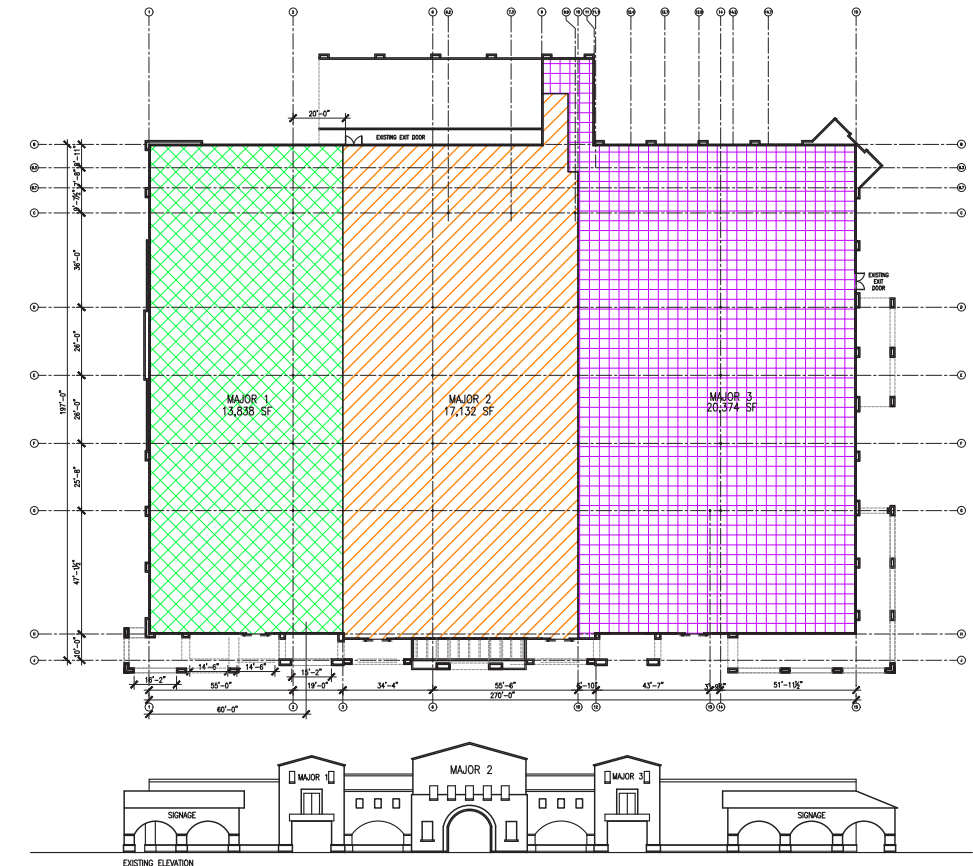
Tenant	Suite	GLA
Art of Hair	27901-F	2,339
Computer Guys of Orange County	27901-G	1,379
Rockstar Tan	27911-A	2,051
Art & Frame Warehouse	27911-C	4,282
24 Hour Fitness	27921	63,811
Pho the Bowl	27931-A	2,051
Bank of America ATM	27931-B	1,191
Dickey's BBQ	27931-C/D	1,886
Vacant	27931-E	1,080
Potentially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



±4,151 SF END CAP
±1,080 SF WITH COMMON AREA PATIO

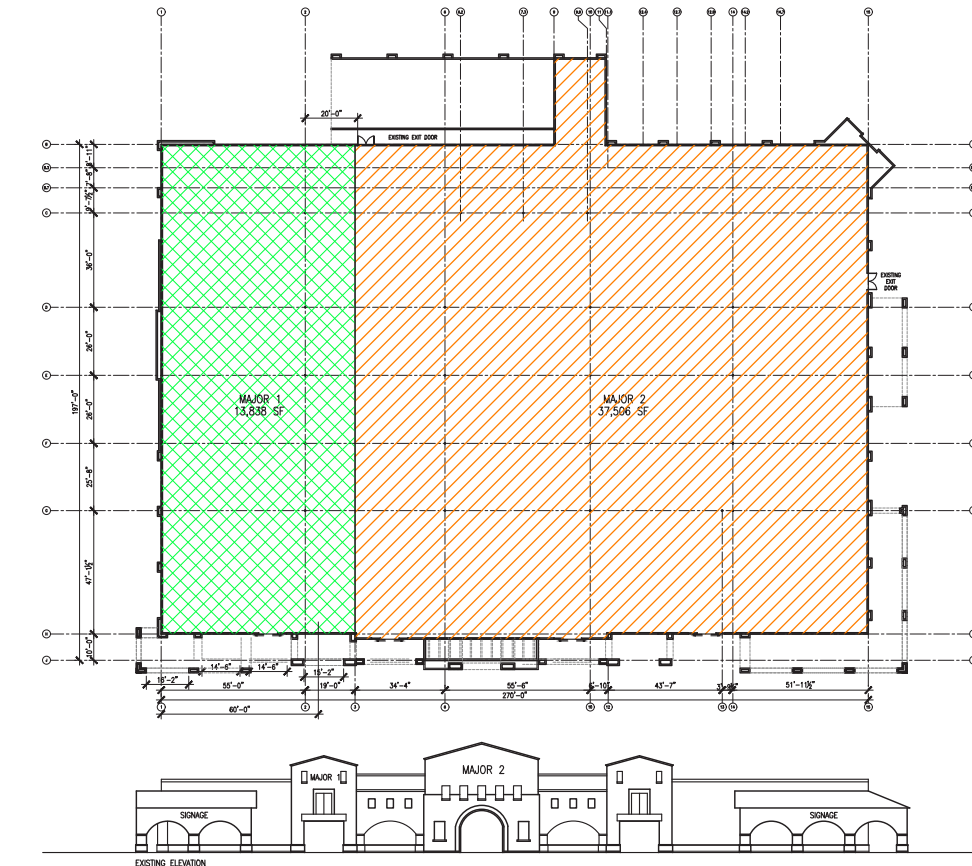
±4,000 SF PROPOSED FREESTANDING PAD

DEMISING PLANS



EXISTING ELEVATION
LAGUNA NIGUEL PROMENADE 214
ALSO CREEK ROAD AND LA PAZ, LAGUNA NIGUEL, CA

OPTION 4A
DECEMBER 11, 2017



EXISTING ELEVATION
LAGUNA NIGUEL PROMENADE 214
ALSO CREEK ROAD AND LA PAZ, LAGUNA NIGUEL, CA

OPTION 4B
DECEMBER 11, 2017



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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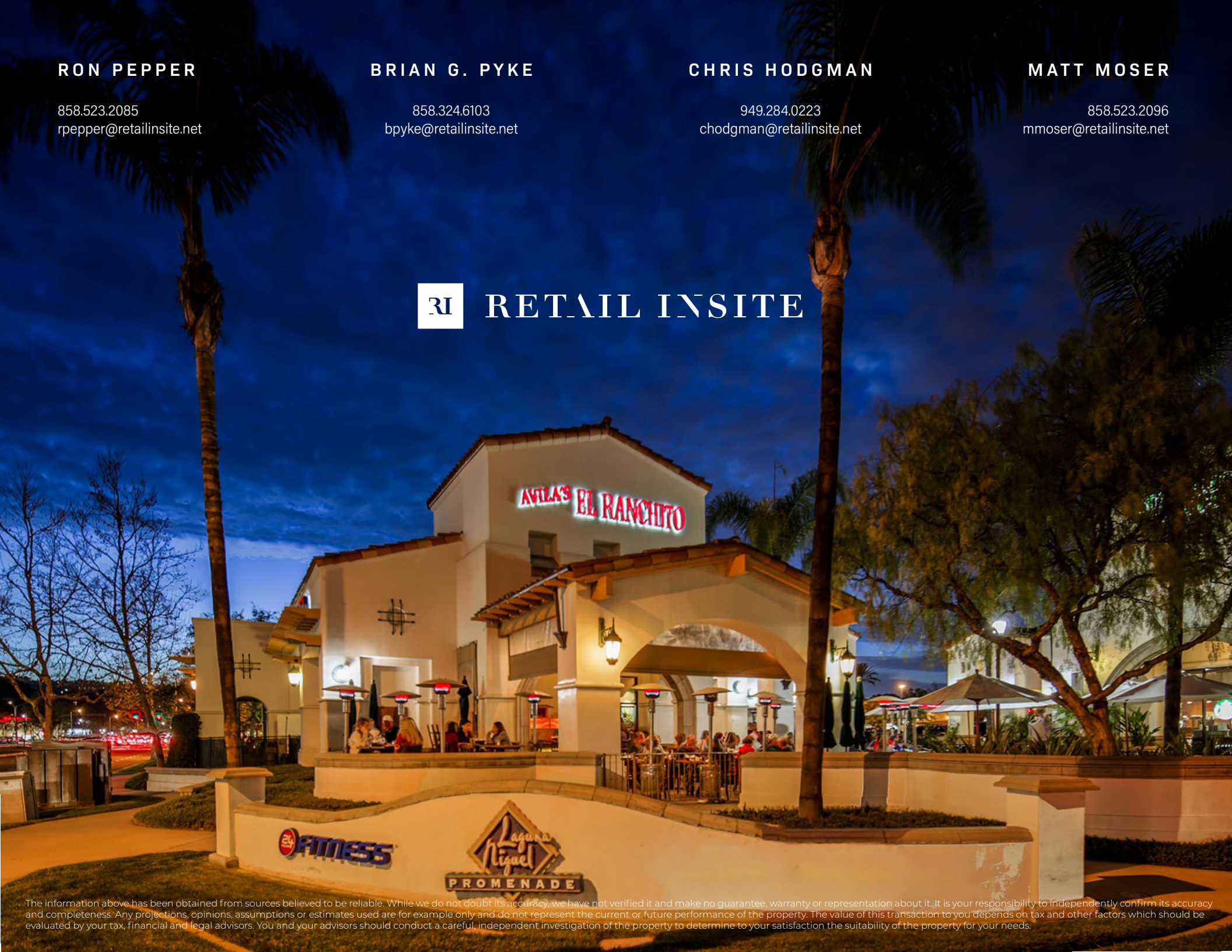
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