

24221 PASEO DE VALENCIA

Retail For Lease

SWC Paseo de Valencia & El Toro Road
Laguna Woods, CA 92637



LEASE OPPORTUNITY

± 3,300 SF Retail Space Available

Description:

- Freestanding pad building strategically located near the intersection of Paseo De Valencia and El Toro Road, two of the major thoroughfares within the Laguna Hills/Laguna Woods trade area.
- Tenants benefit from major traffic generators within close proximity, including Saddleback Hospital, Laguna Hills Mall and Interstate 5 Freeway.
- Pad building located adjacent to drug and grocery anchored center with such notable tenants as CVS/pharmacy, Mother's Market, Bank of America, OneWest Bank, Starbucks, Firehouse Subs and more.
- Good for retail or office uses.

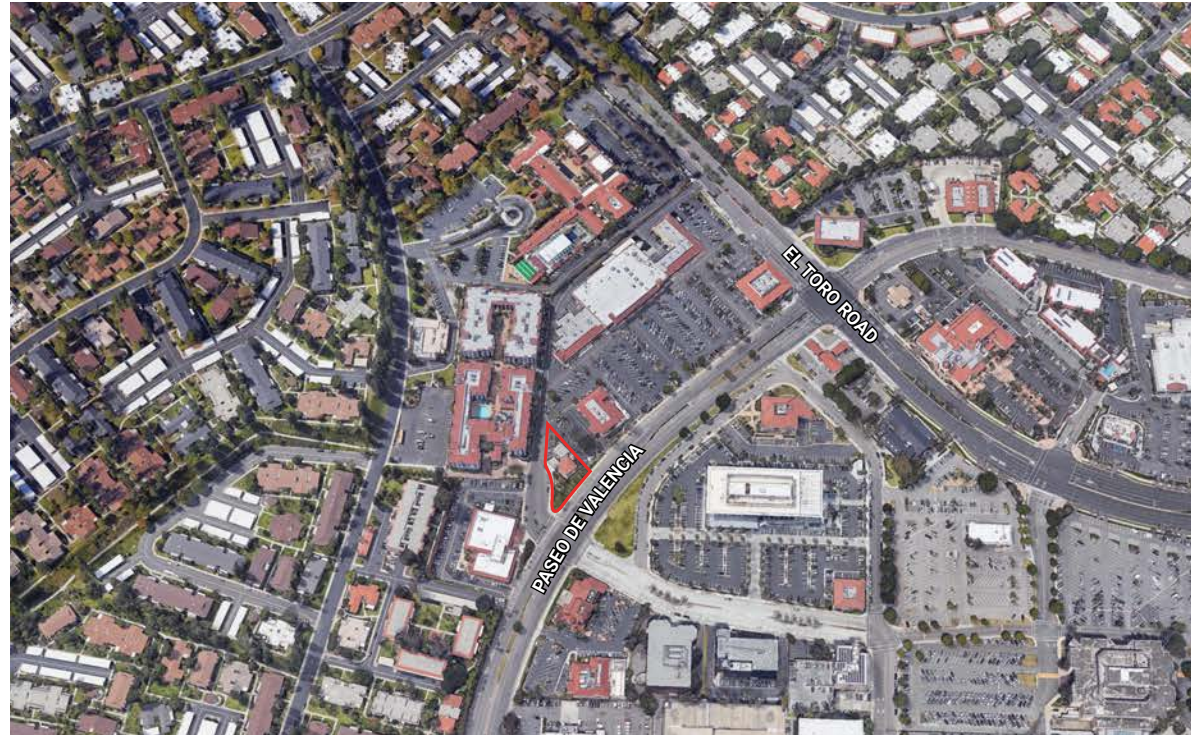
Traffic Count:

- ±53,700 Average Daily Traffic on El Toro Road
- ±23,000 Average Daily Traffic on Paseo De Valencia

Demographics:

	1 MILE	3 MILES	5 MILES
Population '18	21,624	149,005	307,113
Average H.H. Income	\$71,191	\$113,931	\$130,001
Daytime Population	14,620	101,974	205,185

Source: ESRI



For further information, please contact our exclusive agents:

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Executive Summary

24221 Paseo de Valencia, Laguna Woods, California, 92637
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.61033
Longitude: -117.71300

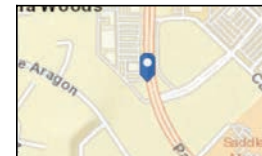
	1 mile	3 miles	5 miles
Population			
2000 Population	20,105	136,989	256,738
2010 Population	19,333	138,826	273,007
2018 Population	21,624	149,005	307,113
2023 Population	23,575	155,811	324,471
2000-2010 Annual Rate	-0.39%	0.13%	0.62%
2010-2018 Annual Rate	1.37%	0.86%	1.44%
2018-2023 Annual Rate	1.74%	0.90%	1.11%
2018 Male Population	42.9%	47.5%	48.3%
2018 Female Population	57.1%	52.5%	51.7%
2018 Median Age	63.0	44.1	42.1
Households			
2000 Households	10,532	54,129	97,399
2010 Households	9,578	53,947	103,488
2018 Total Households	10,447	57,115	116,020
2023 Total Households	11,233	59,443	122,092
2000-2010 Annual Rate	-0.95%	-0.03%	0.61%
2010-2018 Annual Rate	1.06%	0.69%	1.40%
2018-2023 Annual Rate	1.46%	0.80%	1.03%
2018 Average Household Size	2.03	2.58	2.62
Median Household Income			
2018 Median Household Income	\$45,424	\$84,615	\$99,656
2023 Median Household Income	\$54,023	\$97,251	\$110,956
2018-2023 Annual Rate	3.53%	2.82%	2.17%
Average Household Income			
2018 Average Household Income	\$71,191	\$113,931	\$130,001
2023 Average Household Income	\$85,945	\$132,592	\$151,735
2018-2023 Annual Rate	3.84%	3.08%	3.14%
Per Capita Income			
2018 Per Capita Income	\$35,223	\$44,103	\$49,612
2023 Per Capita Income	\$41,727	\$50,947	\$57,605
2018-2023 Annual Rate	3.45%	2.93%	3.03%



Site Map

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CONTACT:

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