

# PLAZA DE LA PAZ

293,540 SF Dominant Neighborhood Center

La Paz Road & Pacific Park Drive, Laguna Niguel, CA 92677



18401 Von Karman Avenue, Suite 150, Irvine, CA 92612

T 949.608.2000

Corporate CA RE License #1355491

[www.ngkf.com](http://www.ngkf.com)

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## ±1,595-2,800 SF Retail/Restaurant Space Available

- Dominant South Orange County Sprouts, CVS pharmacy and Home Depot Anchored Center
- Convenient Access via 8 ingress/egress points throughout the center
- Excellent exposure to over 50,000 cars per day
- Centrally located servicing the residents and day-time population within Laguna Niguel, Laguna Hills and Aliso Viejo

### Traffic Counts

±29,000 Average daily traffic on Pacific Park Drive

±21,200 Average daily traffic on La Paz Road

Source: ESRI

### Demographics

	1 MILE	3 MILES	5 MILES
Population '19	19,559	138,865	319,310
Average Income	\$117,670	\$137,810	\$141,246
Daytime Pop.	9,510	72,440	167,908

Source: ESRI



For further information, please contact our exclusive agent:

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18401 Von Karman Avenue, Suite 150, Irvine, CA 92612 T 949.608.2000 Corporate CA RE License #1355491

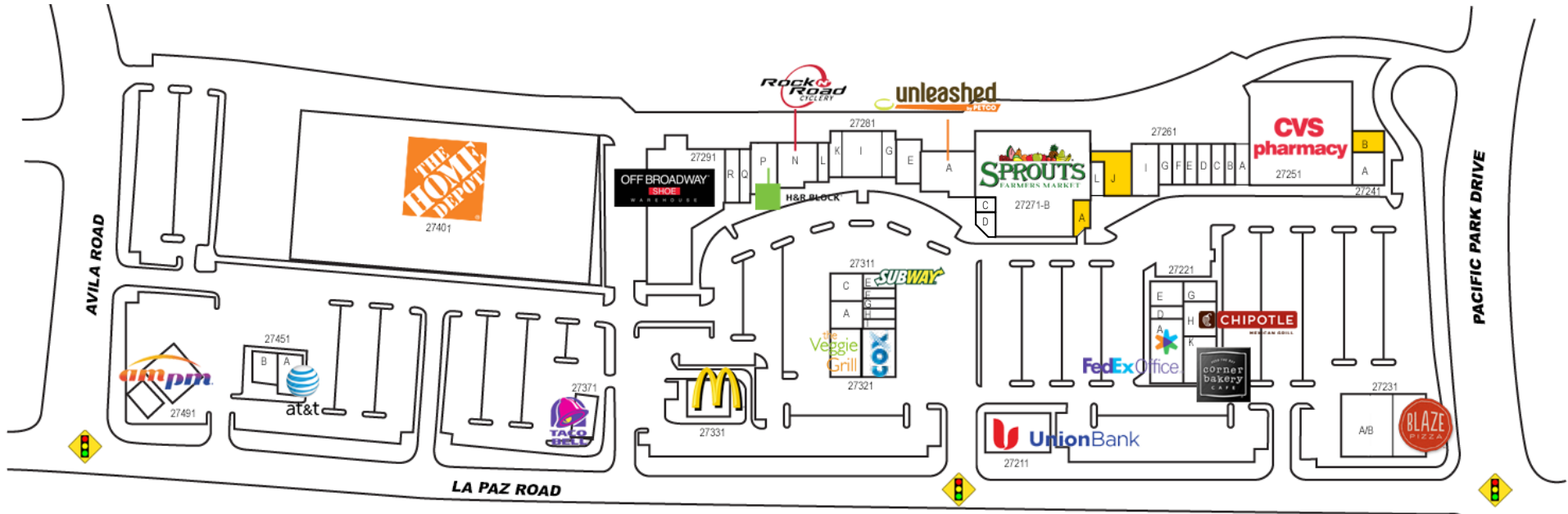
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## Tenant Roster

SUITE	TENANT	SF
27211-A	Union Bank of California	6,228
27221-A	FedEx Office	4,750
27221-D	Longmi Lash	1,000
27221-F	Deemer's	1,670
27221-G	Dr. Kenneth A. Tjon, DDS	1,460
27221-H	Chipotle	2,900
27221-K	Corner Bakery Café	3,100
27231-A/B	Oso Niguel Healthcare	6,750
27231-C	Blaze Pizza	3,330
27241-A	18-8 Men's Hair Salon	1,873
27241-B	Available	2,703
27251-A	CVS/Pharmacy	25,638
27261-A	Sango Japanese Restaurant	1,300
27261-B	Pressed Juicery	1,300
27261-C	Sparkling Cleaners	1,300
27261-D	Sally Beauty	1,300
27261-E	European Wax	1,300

## Tenant Roster

SUITE	TENANT	SF
27261-F	Spectrum Tan	1,300
27261-G	Cinderella Cakes	1,300
27261-I	Mountain Animal Hospital	3,000
27261-J	Londance Studio	2,800
27261-L	Social Dry Lounge	1,600
27271-A	Available	1,595
27271-B	Sprout's Farmers Market	25,610
27271-C	Freedom Chiropractic	435
27271-D	Pacific Park Jewelers	1,595
27281-A	Unleashed by Petco	5,200
27281-E	Discovery Shop	2,600
27281-G	Core Reform Pilates	1,256
27281-I	Mangia Bene Restaurant	4,377
27281-K	Thai Body Works	1,067
27281-L	Mathnasium	985
27281-N	Rock N' Road Cyclery	5,355
27281-P	H&R Block Tax Services	1,265

## Tenant Roster

SUITE	TENANT	SF
27281-R	Playmates	2,500
27281-Q	Stretchsmart	1,434
27291-A	Off Broadway Shoes	20,236
27311-A	Tompkins Flooring	2,727
27311-C	Club Nails	1,966
27311-E	Subway	917
27311-F	Sport Clips	1,026
27311-G	Golden Dragon Chinese Food	980
27311-H	O.C. Cigars	988
27311-I	Super Tailoring	729
27321-A	Cox Communications	3,530
27321-B	Veggie Grill	2,940
27451-A	AT&T Wireless	2,853
27451-B	One Stop Vision	1,910
27401-A	Home Depot	120,204