

VALENCIA CENTER

Retail For Lease

24100-24191 El Toro Road

Laguna Woods, CA 92637



LEASE OPPORTUNITY

± 1,800 - 3,200 SF Retail Space Available

Description:

- Strategically located at the intersection of Paseo De Valencia and El Toro Rd., two of the major thoroughfares within the Laguna Hills / Laguna Woods trade area.
- Convenient access from multiple ingres/egress points throughout the center.
- Tenants benefit from major traffic generators within close proximity including Saddleback Hospital, Laguna Hills Mall and Interstate 5 Freeway.
- 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.

Traffic Count:

- ± 30,406 Average Daily Traffic on El Toro Road
- ± 24,000 Average Daily Traffic on Paseo De Valencia

Demographics:

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|-----------|
| Population '15 | 16,713 | 132,625 | 273,759 |
| Average H.H. Income | \$56,280 | \$96,938 | \$114,789 |
| Daytime Population | 19,272 | 110,004 | 227,126 |

Source: ESRI



**Newmark Grubb
Knight Frank**

Retail

For further information, please contact our exclusive agents:

| | | | | |
|---------------------|--------------------------|--------------|------------------|-------------------------|
| KEVIN HANSEN | Associate | 949.608.2194 | khansen@ngkf.com | CA RE License #01937047 |
| CHRIS WALTON | Senior Managing Director | 949.608.2096 | cwalton@ngkf.com | CA RE License #01839264 |

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 RE License #1355491

www.ngkf.com

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| Tenant Roster | | |
|---------------|-----------------------------|-------------|
| SUITE | TENANT | SF |
| A | Starbucks | 1,677 |
| B | Firehouse Subs | 1,403 |
| C | Laguna Eye Care | 1,935 |
| E | Adapt-2-It | 2,650 |
| F | Lindora | 2,585 |
| 300 | Bank of America | 7,940 |
| 400 | Dr. Bert McCoy, O.D. | 600 |
| 410 | Pacific Foot & Ankle Center | 1,650 |
| 420 | Laguna Woods Escrow | 1,600 |
| 430 | Miracle Ear | 1,300 |
| 440 | Available (Divisible) | 1,800-3,200 |
| 450 | OneWest Bank | 3,200 |
| 500 | CVS/pharmacy | 22,995 |
| 570 | Mother's Market & Kitchen | 10,355 |
| 580 | The Shoe Specialist | 1,500 |
| 590 | H&R Block | 1,550 |
| 600 | Zia Threading | 1,350 |
| 610 | Hair Salon | 1,816 |
| 620 | Prestine Wellness | 1,316 |
| 640 | Brilliant Nails & Spa | 1,476 |
| 675 | Leisure Dental Group | 2,388 |



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Executive Summary

Valencia Center
24191 El Toro Rd, Laguna Woods, California, 92637
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.61265
Longitude: -117.72047

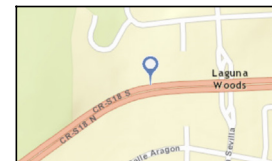
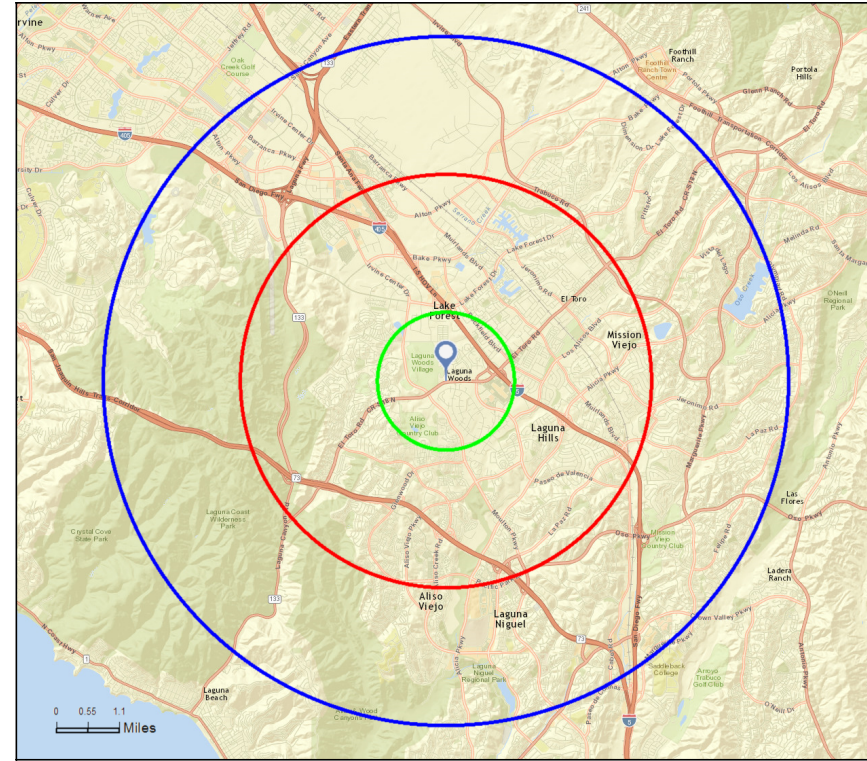
| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|-----------|-----------|
| Population | | | |
| 2000 Population | 15,547 | 124,401 | 245,730 |
| 2010 Population | 15,420 | 126,493 | 262,327 |
| 2015 Population | 16,713 | 132,625 | 273,759 |
| 2020 Population | 17,992 | 138,776 | 285,655 |
| 2000-2010 Annual Rate | -0.08% | 0.17% | 0.66% |
| 2010-2015 Annual Rate | 1.55% | 0.91% | 0.82% |
| 2015-2020 Annual Rate | 1.49% | 0.91% | 0.85% |
| 2015 Male Population | 41.1% | 47.3% | 48.3% |
| 2015 Female Population | 58.9% | 52.7% | 51.7% |
| 2015 Median Age | 66.0 | 43.7 | 42.1 |
| Households | | | |
| 2000 Households | 9,024 | 50,012 | 93,463 |
| 2010 Households | 8,535 | 49,867 | 99,734 |
| 2015 Total Households | 9,067 | 52,199 | 104,016 |
| 2020 Total Households | 9,650 | 54,770 | 108,876 |
| 2000-2010 Annual Rate | -0.56% | -0.03% | 0.65% |
| 2010-2015 Annual Rate | 1.16% | 0.87% | 0.80% |
| 2015-2020 Annual Rate | 1.25% | 0.97% | 0.92% |
| 2015 Average Household Size | 1.82 | 2.51 | 2.60 |
| Median Household Income | | | |
| 2015 Median Household Income | \$36,452 | \$74,847 | \$88,888 |
| 2020 Median Household Income | \$40,642 | \$83,688 | \$100,801 |
| 2015-2020 Annual Rate | 2.20% | 2.26% | 2.55% |
| Average Household Income | | | |
| 2015 Average Household Income | \$56,280 | \$96,938 | \$114,789 |
| 2020 Average Household Income | \$64,773 | \$109,656 | \$129,901 |
| 2015-2020 Annual Rate | 2.85% | 2.50% | 2.50% |
| Per Capita Income | | | |
| 2015 Per Capita Income | \$30,827 | \$38,454 | \$43,864 |
| 2020 Per Capita Income | \$35,081 | \$43,574 | \$49,760 |
| 2015-2020 Annual Rate | 2.62% | 2.53% | 2.55% |



Site Map

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Prepared by Esri
Latitude: 33.61265
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