

LAGUNA NIGUEL PROMENADE

Anchor Opportunity For Lease

27881-27941 La Paz Road

Laguna Niguel, CA 92677



100% LEASED SHOPPING CENTER

± 25,000 - 51,028 SF Anchor Opportunity

Description:

- Located in the heart of the Laguna Niguel trade area, which services the dense and affluent residential communities of Laguna Niguel and Aliso Viejo.
- Offers convenient access via multiple ingress/egress points on both La Paz Rd. and Aliso Creek Rd., two of the major thoroughfares within the trade area.
- Notable tenants within the trade area include Whole Foods, Sprouts Market, Target, Costco, Home Depot, Vons, Stater Bros., BevMo and more.

Traffic Count:

- ± 22,000 Average Daily Traffic on Aliso Creek Road
- ± 17,000 Average Daily Traffic on La Paz Road

Demographics:

	1 MILE	3 MILES	5 MILES
Population '15	17,745	122,640	297,094
Average H.H. Income	\$126,495	\$128,220	\$125,725
Daytime Population	6,590	56,773	137,353

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 Corporate CA RE License #1355491

www.ngkf.com

LAGUNA NIGUEL PROMENADE

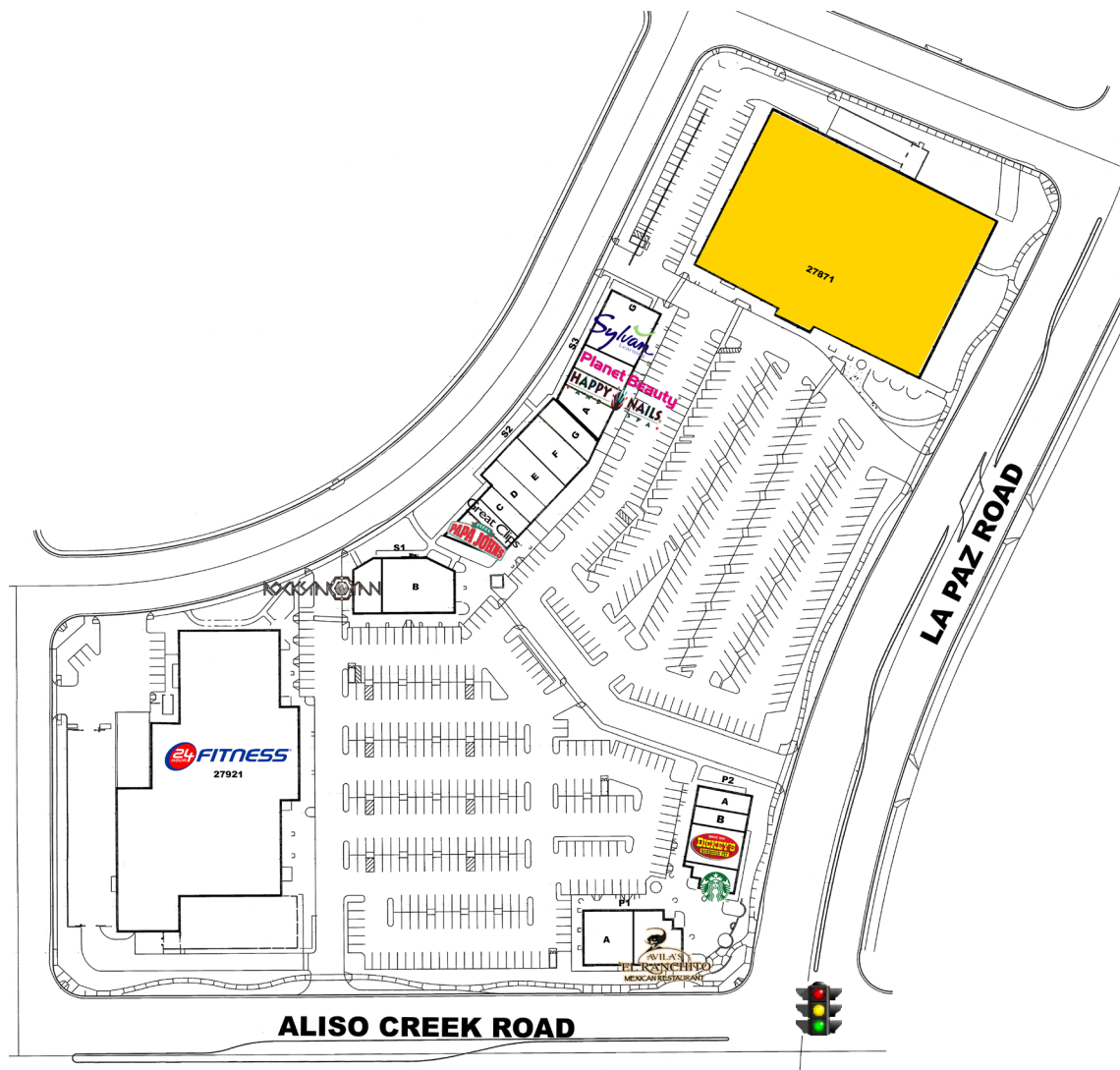
Anchor Opportunity For Lease

27881-27941 La Paz Road

Laguna Niguel, CA 92677



Tenant Roster		
SUITE	TENANT	SF
27871	Available (Divisible)	25,000 - 51,028
S1-A	Rockstar Tan	2,051
S1-B	Art & Frame Warehouse	4,282
S2-A	Papa Johns	1,628
S2-B	Great Clips	921
S2-C	Sea Breeze Cleaners	1,289
S2-D	Laguna Niguel Dental Group	3,069
S2-E	Elements Therapeutic Massage	1,739
S2-F	Art of Hair	2,339
S2-G	Computer Guys of Orange County	1,379
S3-A	OC Sparkle	1,518
S3-B	The Nail Story	1,286
S3-D	Planet Beauty	2,114
S3-E	Sylvan Learning Center	2,719
S3-G	Niguel Summit Optometry	901
27921	24 Hour Fitness	63,811
P1-A	Real Estate Office	4,151
P1-B	Avila's El Ranchito	2,042
P2-A	Pho the Bowl	2,051
P2-B	Bank of America	1,191
P2-C&D	Dickey's Barbeque Pit	1,886
P2-E	Starbucks	1,080



**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 Corporate CA RE License #1355491

www.ngkf.com

LAGUNA NIGUEL PROMENADE | Anchor Opportunity For Lease

27881-27941 La Paz Road, Laguna Niguel, CA 92677

SIGNAGE



1. Monument Signage

2. Building Signage

**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 Corporate CA RE License #1355491

www.ngkf.com

LAGUNA NIGUEL PROMENADE | Anchor Opportunity For Lease

27881-27941 La Paz Road, Laguna Niguel, CA 92677

ANCHOR TENANTS IN THE MARKET



**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 Corporate CA RE License #1355491

www.ngkf.com

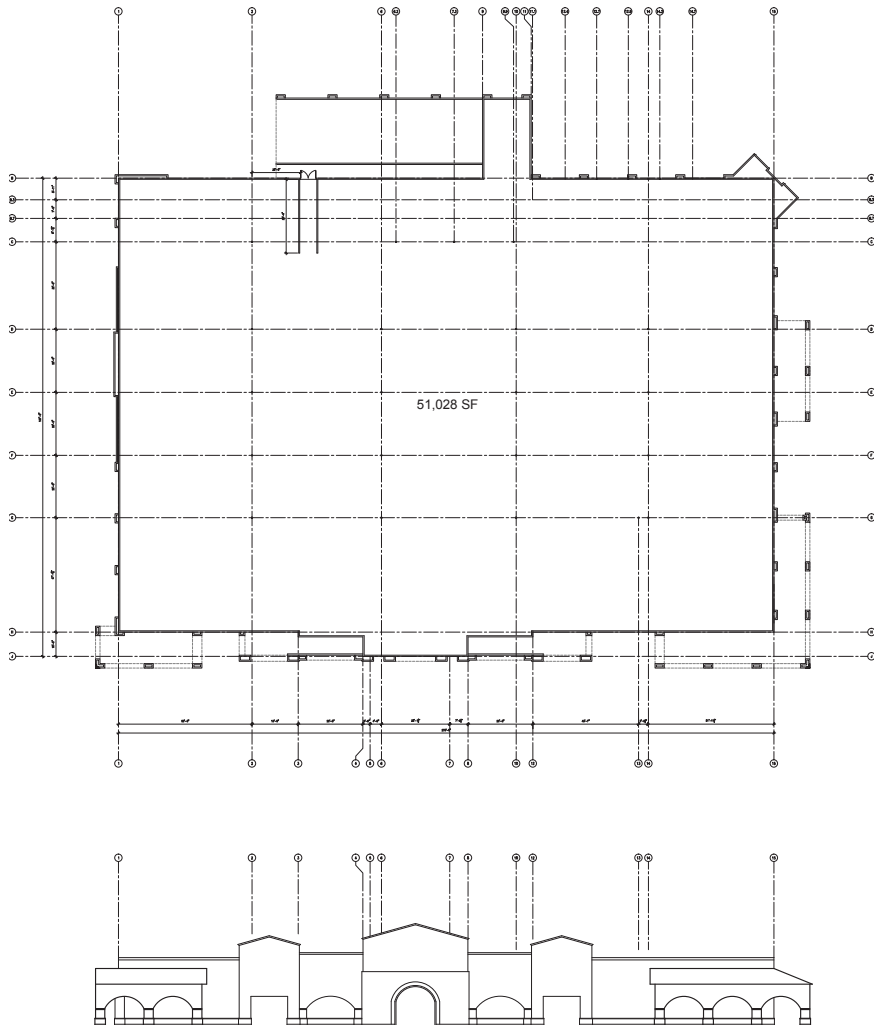
LAGUNA NIGUEL PROMENADE | Anchor Opportunity For Lease

27881-27941 La Paz Road, Laguna Niguel, CA 92677

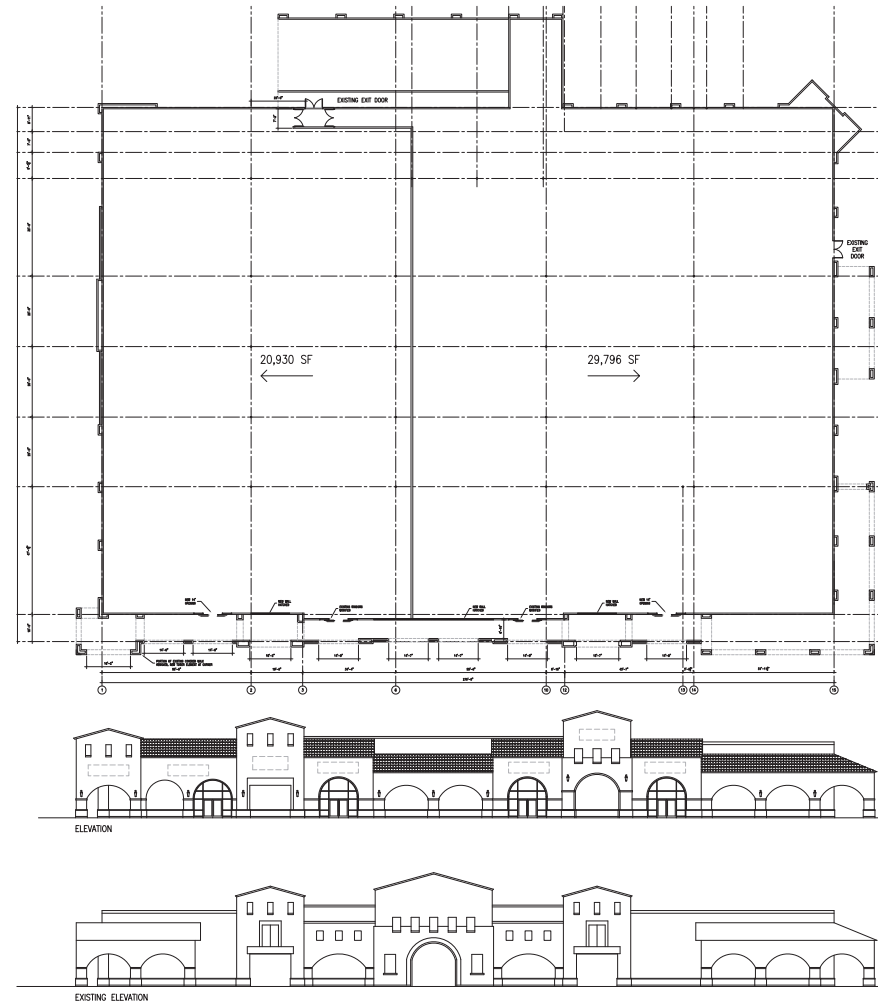
DEMISING FLOOR PLANS



Option 1



Option 2



**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 Corporate CA RE License #1355491

www.ngkf.com

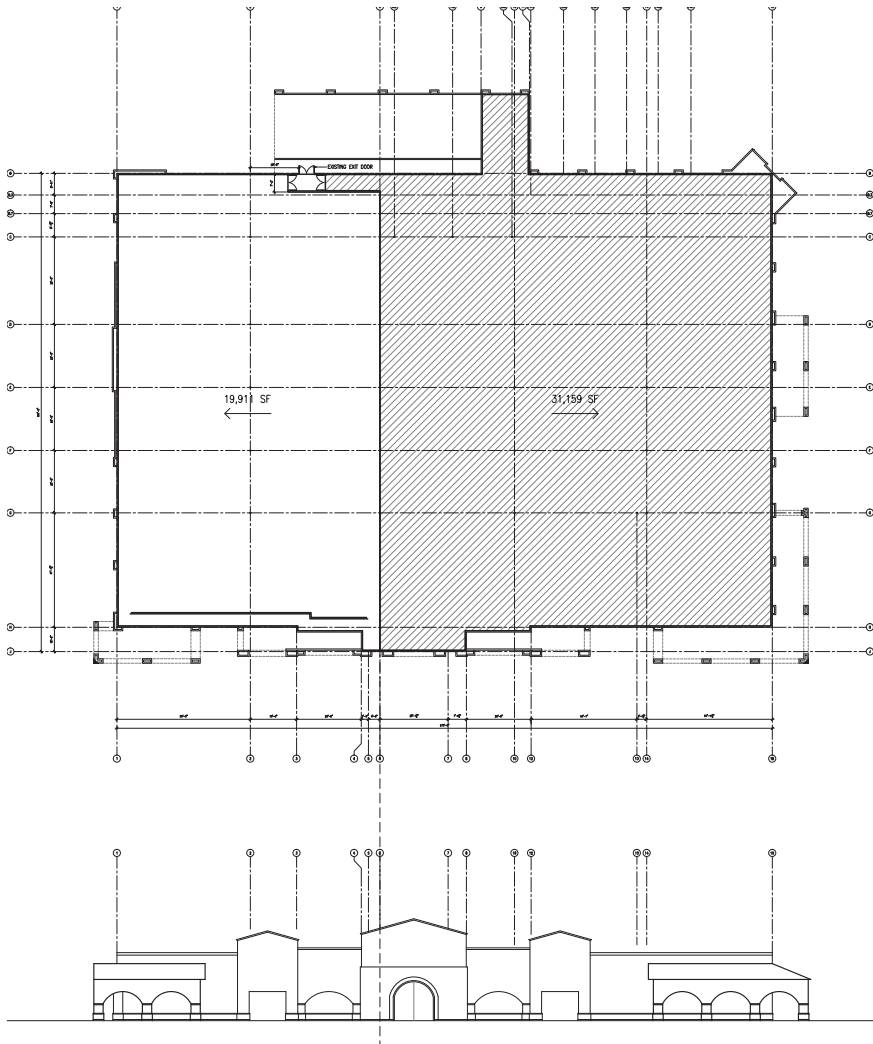
LAGUNA NIGUEL PROMENADE | Anchor Opportunity For Lease

27881-27941 La Paz Road, Laguna Niguel, CA 92677

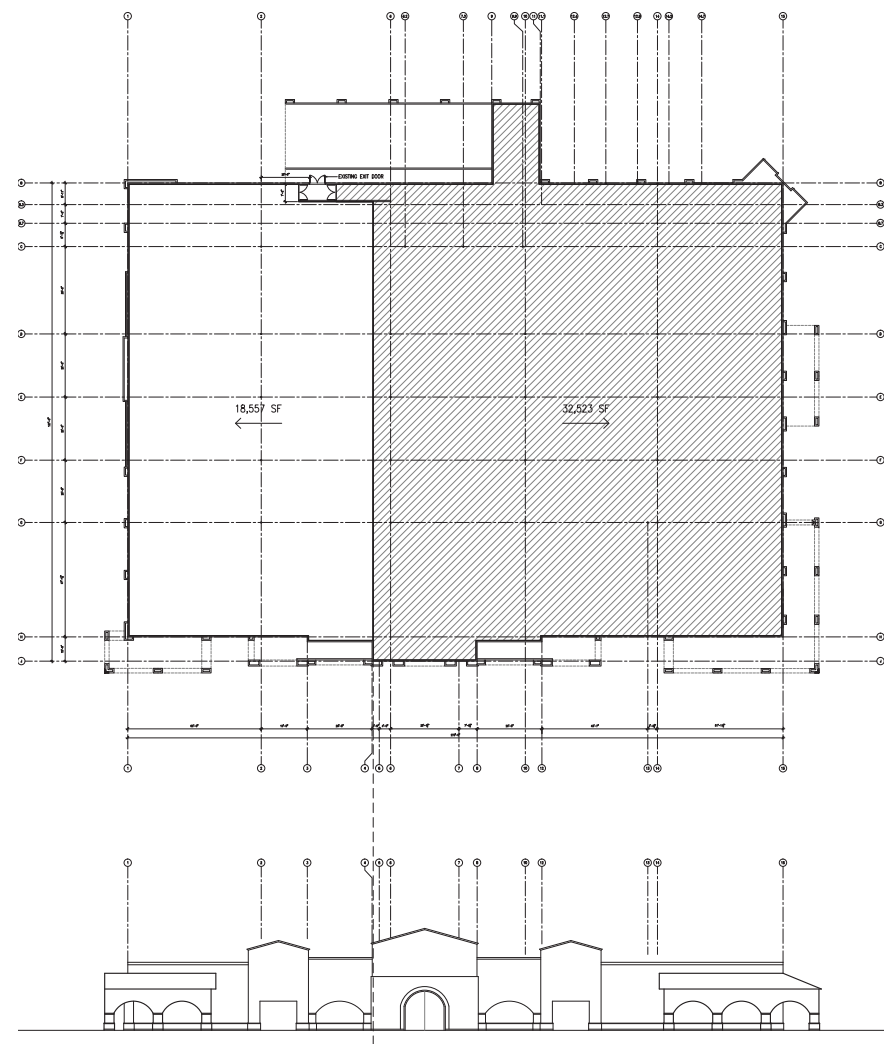
DEMISING FLOOR PLANS



Option 3



Option 4



**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 Corporate CA RE License #1355491

www.ngkf.com

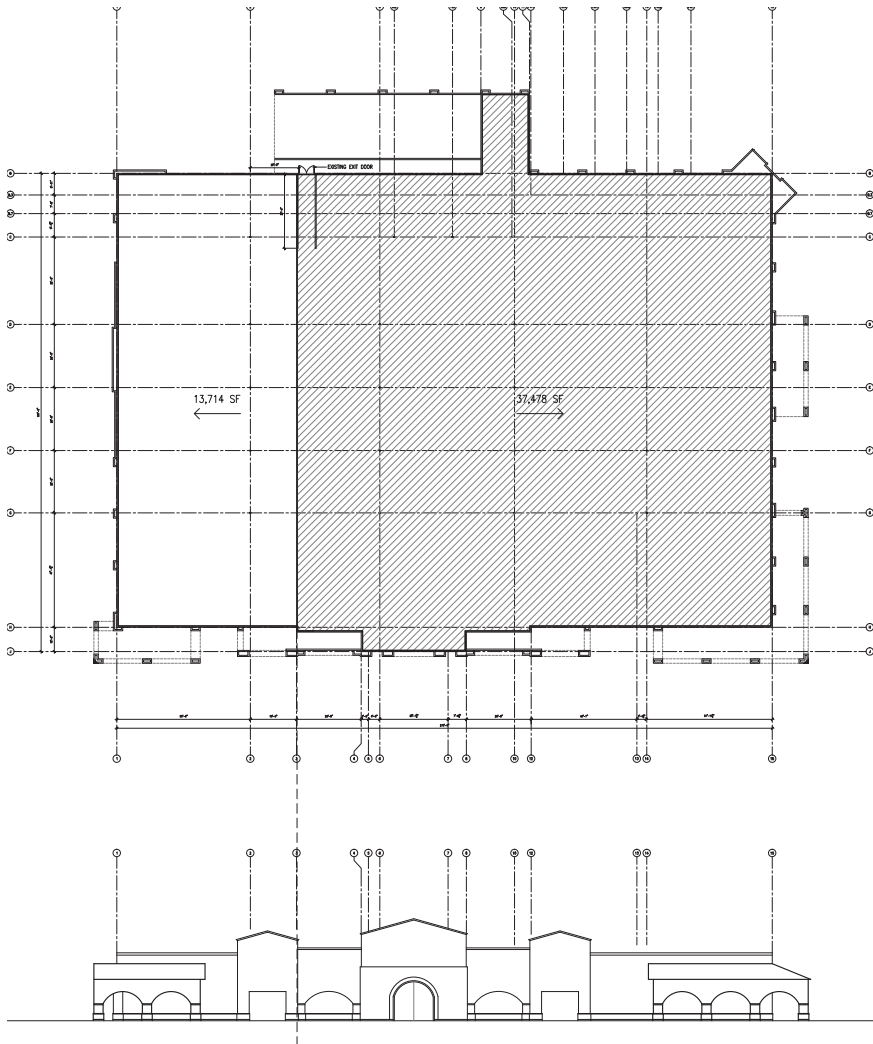
LAGUNA NIGUEL PROMENADE | Anchor Opportunity For Lease

27881-27941 La Paz Road, Laguna Niguel, CA 92677

DEMISING FLOOR PLANS



Option 5



**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 Corporate CA RE License #1355491

www.ngkf.com

LAGUNA NIGUEL PROMENADE

Anchor Opportunity For Lease

27881-27941 La Paz Road

Laguna Niguel, CA 92677



Executive Summary

Laguna Niguel Promenade
27941 La Paz Rd, Laguna Niguel, California, 92677
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.55620
Longitude: -117.70995

	1 mile	3 miles	5 miles
Population			
2000 Population	14,315	110,654	258,994
2010 Population	16,975	119,293	287,718
2015 Population	17,745	122,640	297,094
2020 Population	18,521	126,605	308,029
2000-2010 Annual Rate	1.72%	0.75%	1.06%
2010-2015 Annual Rate	0.85%	0.53%	0.61%
2015-2020 Annual Rate	0.86%	0.64%	0.73%
2015 Male Population	47.9%	48.4%	48.3%
2015 Female Population	52.1%	51.6%	51.7%
2015 Median Age	39.9	39.7	42.1
Households			
2000 Households	5,715	42,058	100,586
2010 Households	6,609	45,013	109,505
2015 Total Households	6,832	46,000	112,526
2020 Total Households	7,111	47,497	116,737
2000-2010 Annual Rate	1.46%	0.68%	0.85%
2010-2015 Annual Rate	0.63%	0.41%	0.52%
2015-2020 Annual Rate	0.80%	0.64%	0.74%
2015 Average Household Size	2.59	2.64	2.61
Median Household Income			
2015 Median Household Income	\$94,826	\$96,371	\$90,307
2020 Median Household Income	\$105,650	\$106,939	\$102,712
2015-2020 Annual Rate	2.19%	2.10%	2.61%
Average Household Income			
2015 Average Household Income	\$126,495	\$128,220	\$125,725
2020 Average Household Income	\$144,661	\$145,467	\$143,405
2015-2020 Annual Rate	2.72%	2.56%	2.67%
Per Capita Income			
2015 Per Capita Income	\$49,261	\$48,363	\$47,824
2020 Per Capita Income	\$56,141	\$54,847	\$54,544
2015-2020 Annual Rate	2.65%	2.55%	2.66%

CONTACT:

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

**Newmark Grubb
Knight Frank**

Retail

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

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

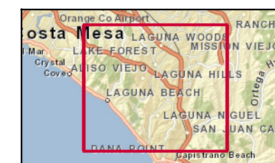
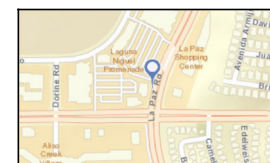
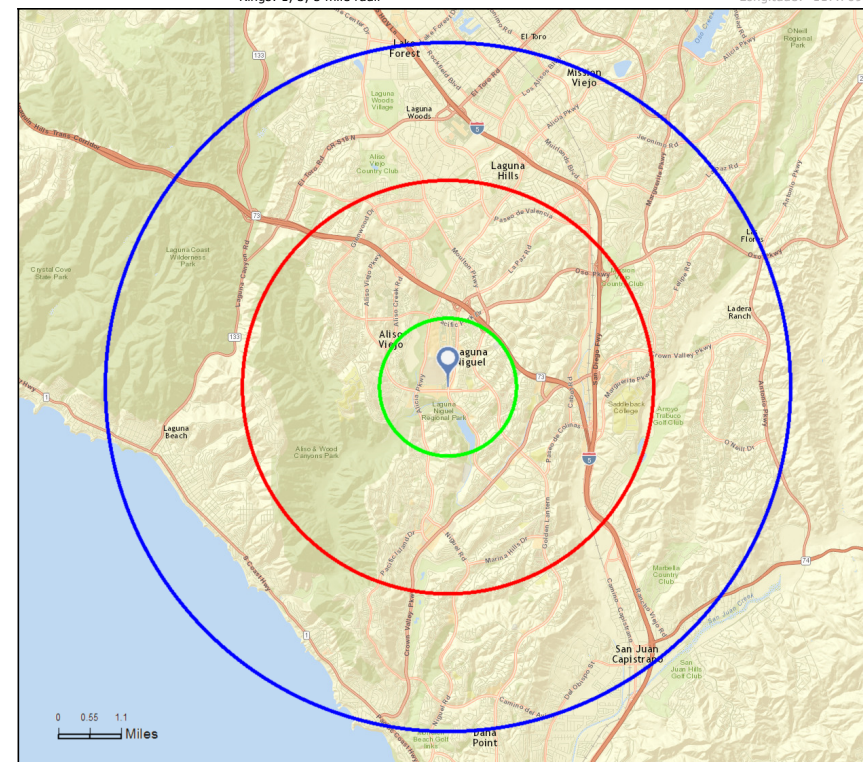


Site Map

Laguna Niguel Promenade
27941 La Paz Rd, Laguna Niguel, California, 92677
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.55620
Longitude: -117.70995



www.ngkf.com