



Crown Valley Center

30012-30022 Crown Valley Parkway | Laguna Niguel, California

Newmark
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30012-30022 Crown Valley Parkway
Laguna Niguel, California

LEASING OPPORTUNITIES

- ±1,241 SF - 3,540 SF Retail Shops

DESCRIPTION

- Centrally located in the heart of the dense and affluent Laguna Niguel trade area.
- Convenient access off of Crown Valley Parkway and Niguel Road.
- Notable retailers in the immediate area include Albertsons, Smart & Final Extra, Walgreens, Rite Aid and CVS.

TRAFFIC COUNTS

- Crown Valley Parkway 36,000 Cars/Day
- Niguel Parkway 19,000 Cars/Day

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population '17	16,896	106,084	257,109
Average H.H. Income	\$154,659	\$154,172	\$145,779
Total Employees	4,330	33,300	104,238

Source: 2016, ESRI

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NOTABLE TENANTS



43 MEDIAN AGE

The current population of Laguna Niguel is approximately 257,109 and the median age is 42.8.

\$154.7K 1 MILE AVERAGE H.H. INCOME

\$104.3K MEDIAN H.H. INCOME

Overall, the median household income for Laguna Niguel is \$104,317, which is roughly 53.8% higher than that of California (\$56,124) and the median home value is \$761,529.

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SUITE	TENANT	SQ. FT.
A	CrestaVilla (Available)	1,507
B	Dental 2000	1,119
C	Rosetta Coffee	834
D	Le Nails	834
E	Ritz Interiors	1,336
F	Subway	1,241
G/H	Taste of Greece	1,628
I	Laguna Grill	859
J	Available	1,241
K	Lease Pending	1,336
L	Pazzo's	940
M	Available	3,540
PAD	Taco Bell	NAP





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For further information, please contact our exclusive agents:

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