

La Paz Village

25250 La Paz Rd

LAGUNA HILLS, CA

RESTAURANT SPACE FOR LEASE

RI



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Property Highlights

25250 LA PAZ RD

- Suite 130: 2,780 SF fully improved end cap restaurant space with large, exclusive patio
- Suite 120: 1,365 SF retail space
- Inquire for existing restaurant FF&E
- Located off La Paz Road frontage just west of the 5 Fwy off-ramp
- Located in the affluent South Orange County market with median incomes over \$160K in a 1-mile radius

Area Highlights

Laguna Hills in South Orange County has a strong sense of community, and support for local businesses with various events, activities, and amenities that contribute to residents' quality of life. South OC is a master-planned, affluent suburb that is underserved for great retail and restaurants. Laguna Hills is home to parks, recreational facilities, and cultural institutions that enhance its appeal as a place to live and visit.



Site Photos | STE 130

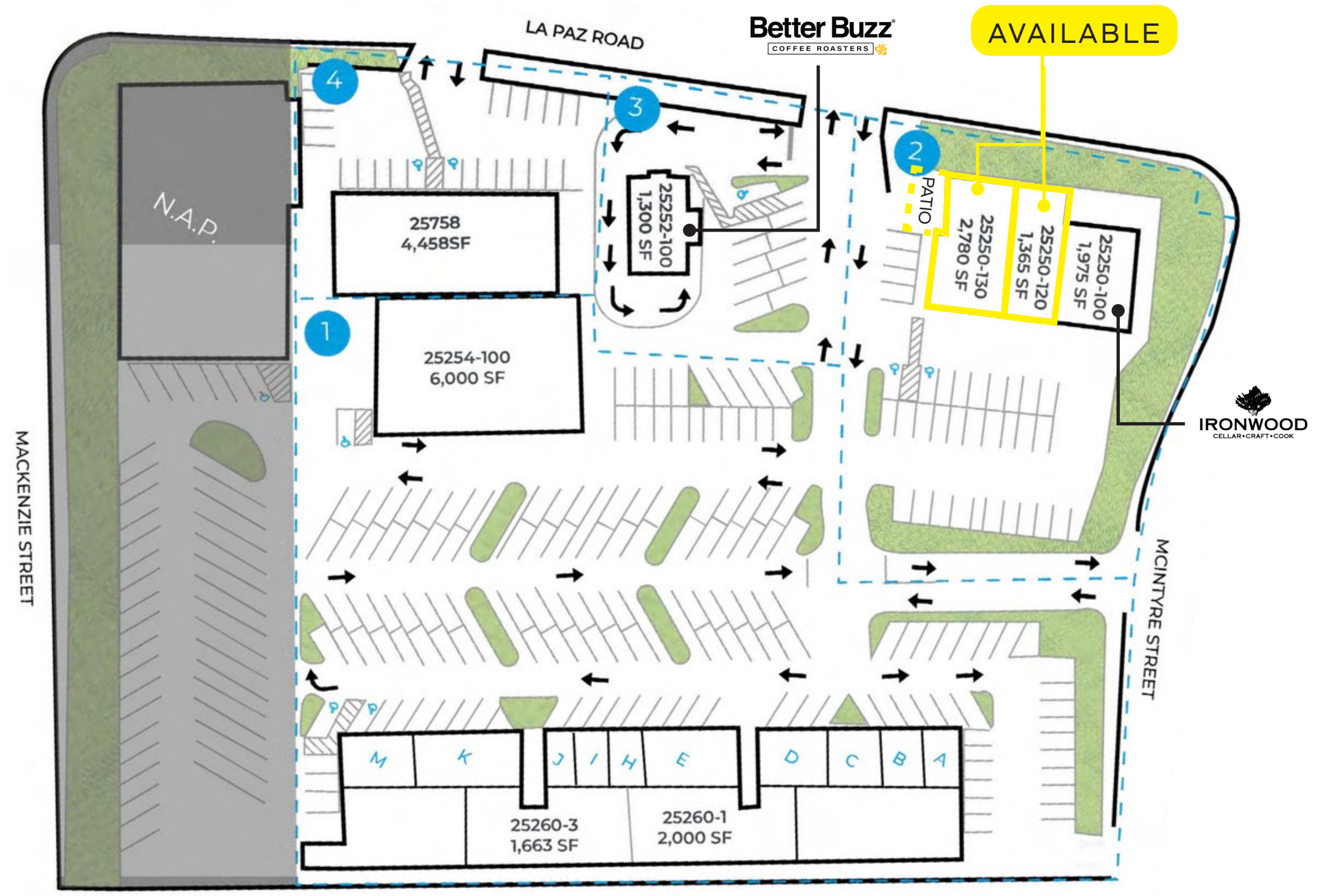


Site Plan

LA PAZ VILLAGE

AVAILABILITIES

- Suite 130:
2,780 SF fully improved restaurant space with patio
- Suite 120:
1,365 SF retail space



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Location Aerial

LA PAZ VILLAGE, LAGUNA HILLS



FLOOR & DECOR

Ronald's TACO SHOP



293,107 ADT

Comerça Bank

usbank



SITE

MISSION VIEJO HIGH SCHOOL

LA PAZ INTERMEDIATE

Better Buzz COFFEE ROASTERS

IRONWOOD CELLAR • CRAFT • COOK

DUNKIN'



LINDA VISTA ELEMENTARY

LA PAZ VILLAGE

HOWARD'S APPLIANCE & FLAT SCREEN SUPERSTORES

OUTBACK STEAKHOUSE

LAPAZ RD 21,391 ADT

SKY ZONE TRAMPOLINE PARK

LA PAZ ELEMENTARY

COST PLUS WORLD MARKET Unique, authentic and always affordable.

CABOT RD 11,589 ADT

BEST BUY

PASEO DE VALENCIA 7,169 ADT

Michaels



Demographics

25250 LA PAZ RD, LAGUNA HILLS EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	13,232	156,960	337,452
Forecasted Population (2029)	12,941	155,322	334,247
Daytime Demos			
Total Daytime Population	14,013	159,658	356,926
Median HH Income			
Estimated Median Household Income	\$164,204	\$114,299	\$126,899
Median Disposable Income	\$122,365	\$95,888	\$103,976
Avg HH Income			
Estimated Avg Household Income	\$206,383	\$159,151	\$171,980
Avg Disposable Income	\$135,085	\$108,582	\$115,898
Age			
Median Age	46.0	45.7	44.1

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