

# THE ROW

RI

23401-23501 AVENIDA DE LA CARLOTA, LAGUNA HILLS, CA | RETAIL SPACE AVAILABLE FOR LEASE



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# THE OPPORTUNITY.

## CENTER HIGHLIGHTS

- Modern and well-maintained shopping center featuring retail, dining and family entertainment
- Excellent freeway visibility to I-5, with 354,700 cars per day passing by center
  - Easy access to both I-5 and I-405 freeways, making this a destination for both Central and South OC
    - Ample parking
- Strong office and residential population surrounding center
- \$143,417 average household income within a 3-mile radius



## PROPERTY HIGHLIGHTS

- Front and rear entrances
- Rear roll up door and storage area plus restroom
  - Space is situated at entrance to center

# SITE PLAN.



The information 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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



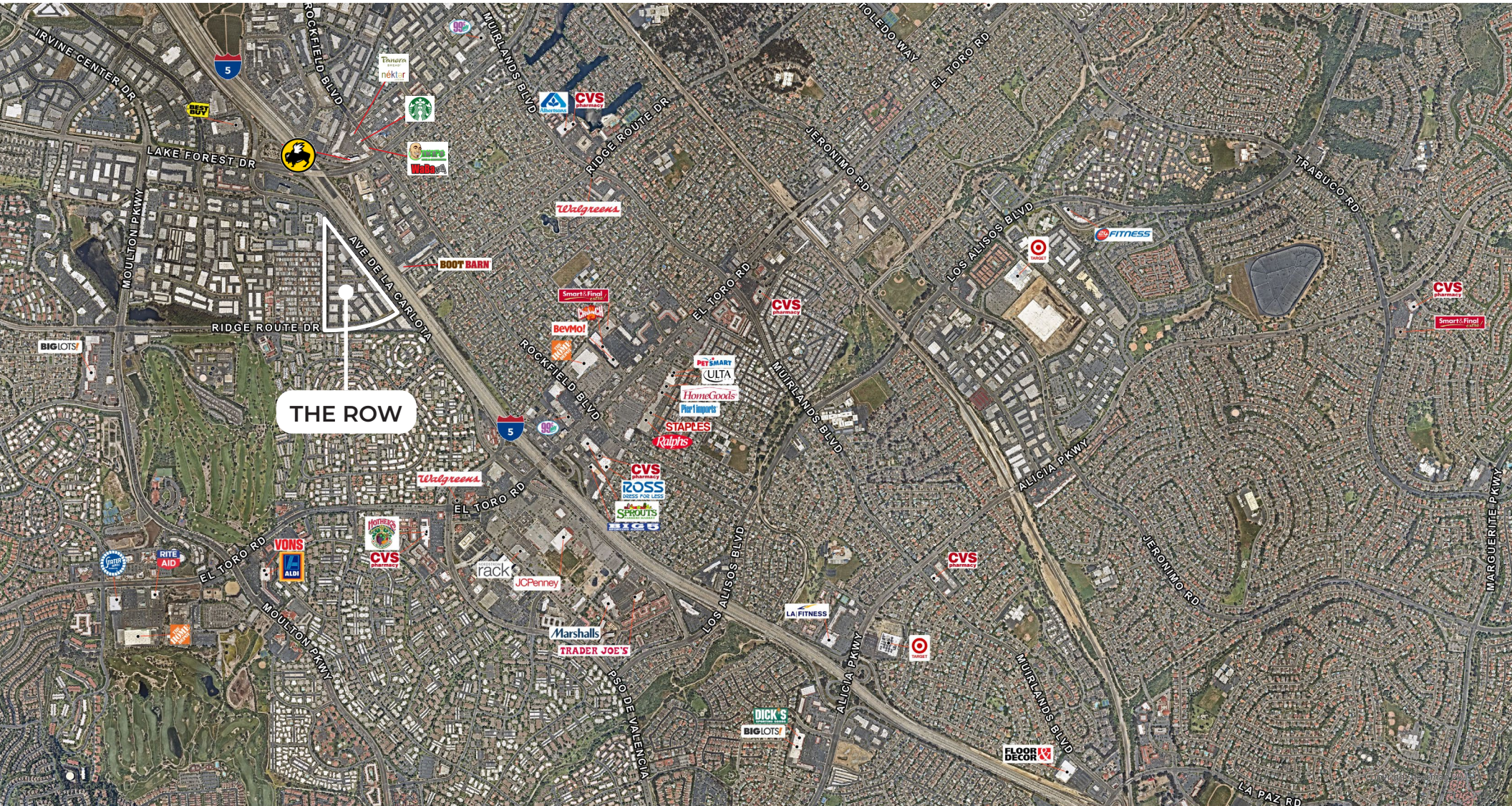
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# PROPERTY PHOTOS.



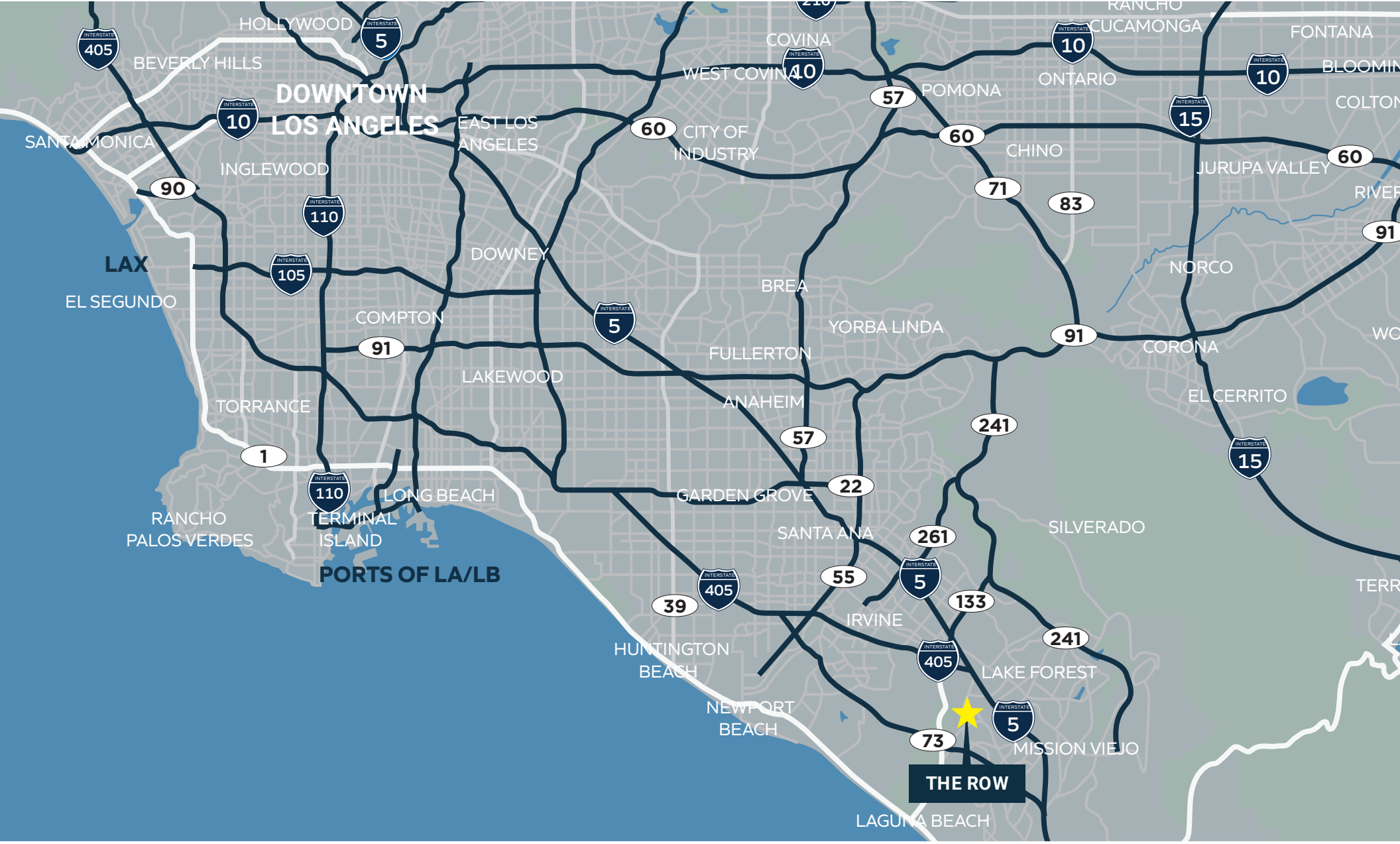
# LOCATION AERIAL.



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# REGIONAL MAP.



# DEMOGRAPHICS.

ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Avenida de la Carlota, Laguna Hills, California, 92653

## POPULATION

	1 mile	3 miles	5 miles
Total Population	19,462	148,693	318,929
Projected Population (2027)	19,183	148,001	318,006

## HOUSING

Total Households	9,068	58,249	122,187
Projected Total Households (2027)	8,932	58,284	122,281

## INCOME

Median Household Income	\$60,453	\$106,211	\$119,474
Average Household Income	\$89,864	\$143,417	\$160,807
Per Capita Income	\$41,450	\$56,178	\$61,626
Median Disposable Income	\$51,467	\$85,973	\$99,541
Average Disposable Income	\$68,359	\$101,916	\$112,110

## DAYTIME DEMOS

Total Daytime Population	27,286	182,119	377,864
Daytime Population Workers	15,555	108,066	221,963
Daytime Population Residents	11,731	74,053	155,901

## RACE & ETHNICITY

White	10,057 <b>51.67%</b>	84,456 <b>56.80%</b>	178,923 <b>56.10%</b>
Black or African American	286 <b>1.47%</b>	2,222 <b>1.49%</b>	4,998 <b>1.57%</b>
American Indian & Alaska Native Population	236 <b>1.21%</b>	1,208 <b>0.81%</b>	2,021 <b>0.63%</b>
Asian Population	3,716 <b>19.09%</b>	24,867 <b>16.72%</b>	65,270 <b>20.47%</b>
Pacific Islander Population	50 <b>0.26%</b>	343 <b>0.23%</b>	634 <b>0.20%</b>
Other Race Population	2,839 <b>14.59%</b>	15,000 <b>10.09%</b>	24,813 <b>7.78%</b>
Population of Two or More Races	2,279 <b>11.71%</b>	20,597 <b>13.85%</b>	42,270 <b>13.25%</b>
Hispanic Population	5,502 <b>28.27%</b>	35,036 <b>23.56%</b>	62,486 <b>19.59%</b>
Non-Hispanic Population	13,961 <b>71.73%</b>	113,657 <b>76.44%</b>	256,443 <b>80.41%</b>

## EDUCATION

Bachelor's Degree	4,738 <b>29.96%</b>	37,877 <b>33.73%</b>	83,463 <b>35.82%</b>
Graduate/Professional Degree	2,358 <b>14.91%</b>	19,857 <b>17.69%</b>	45,050 <b>19.33%</b>

## AGE

Median Age	59.7	45.6	42.0
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