

LAGUNA NIGUEL PROMENADE

PRIME ANCHOR SPACE AVAILABLE

AVAILABLE

GROCERY OUTLET
bargain market

TOW AWAY
CUSTOMER
PARKING ONLY
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY AT
OWNER'S EXPENSE

LAGUNA NIGUEL

Laguna Niguel is an affluent city located in Orange County, with median household incomes exceeding \$129,772. It is located in the San Joaquin Hills in the southeastern corner of Orange County, close to the Pacific Ocean, and it borders the cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Mission Viejo, and San Juan Capistrano. Laguna Niguel is the regional shopping destination in South Orange County. Retailers in this market include Costco, Target, Kohl's, Whole Foods, Hobby Lobby, Walmart, Home Depot, and Old Navy to name just a few.

PROPERTY HIGHLIGHTS

- Attractive neighborhood center anchored by 24 Hour Fitness and Grocery Outlet
- Laguna Niguel Promenade is a 154,475 SF retail shopping center bounded on the south by Aliso Creek Road and La Paz Road on the east in the heart of Laguna Niguel
- The shopping center serves in the affluent cities of Laguna Niguel, Aliso Viejo, and Dana Point
- Residential growth in the immediate area
- Great visibility from La Paz Road and Aliso Creek Road
- Convenient access to the 73 toll road

THE SPACES

- 31,518 SF anchor space available (can be demised)
- 901 SF end cap available
- 1,379 SF inline space available
- Available for retail or service based uses

DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi |
|---------------------|-----------|-----------|-----------|
| Population: | 17,218 | 123,933 | 293,381 |
| Median HH Income: | \$129,772 | \$128,674 | \$127,457 |
| Daytime Population: | 16,206 | 126,802 | 297,922 |

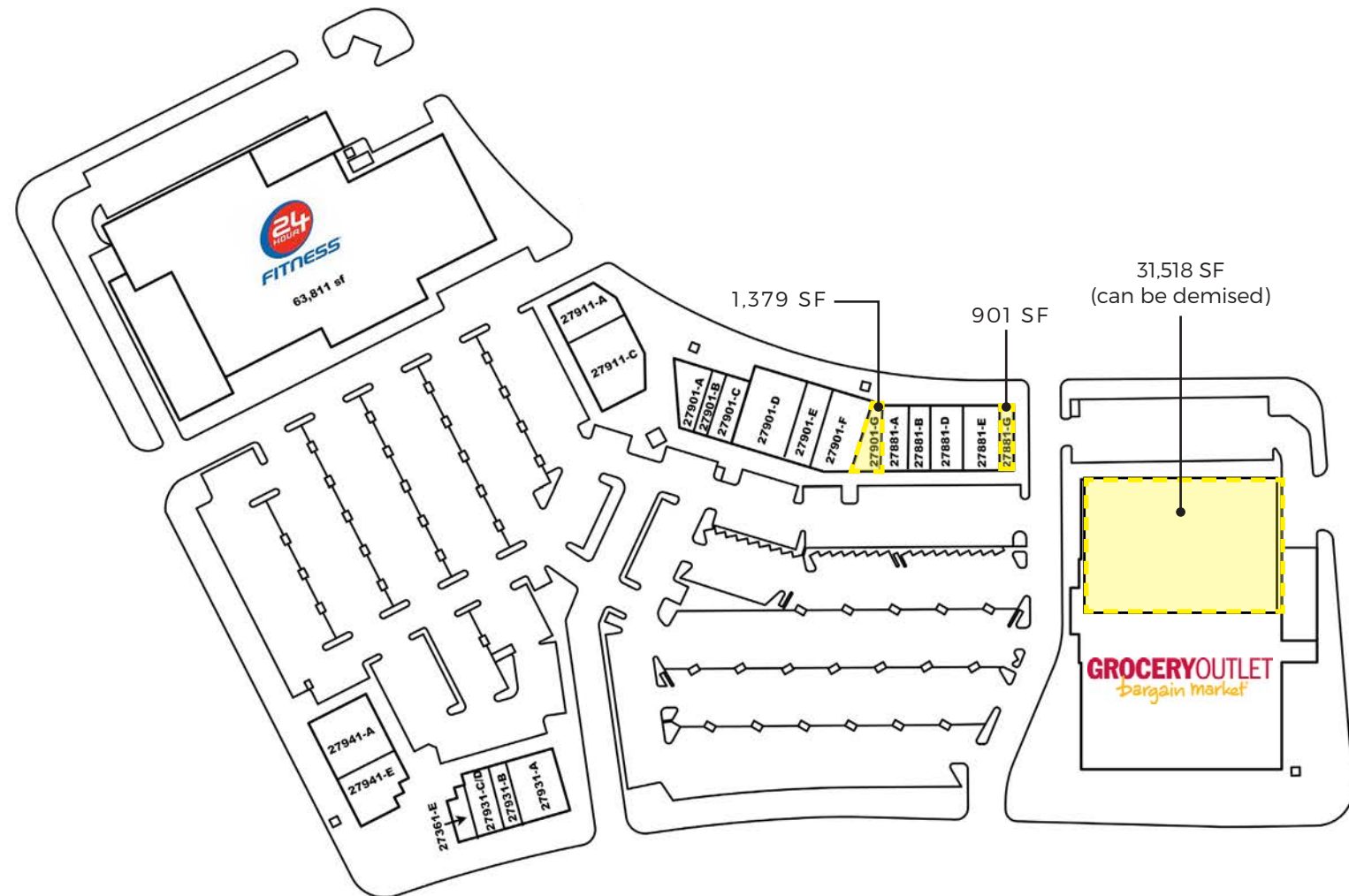


576K visits per year*

* data from placera.i



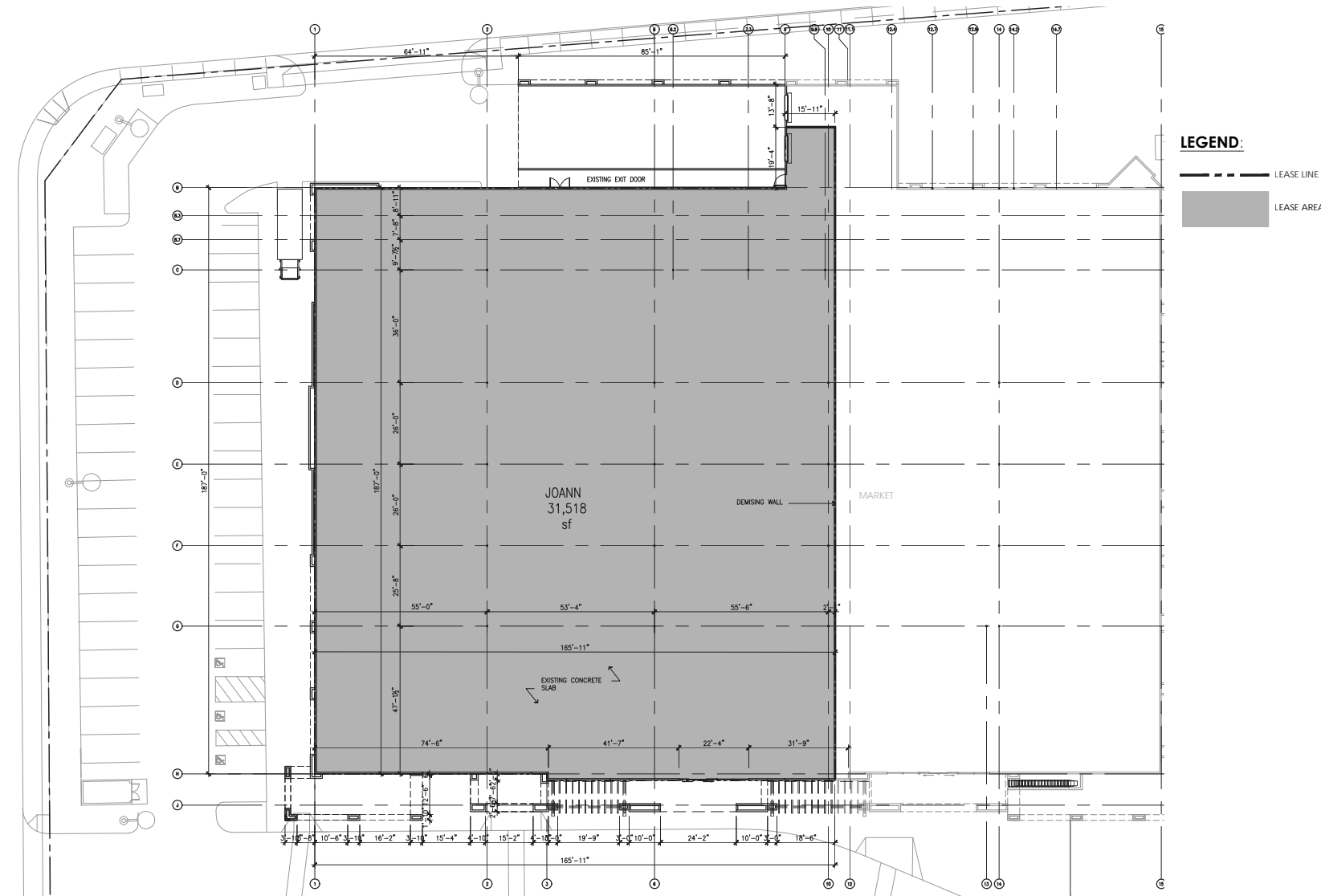
SITE PLAN



| TENANT | SUITE | SF |
|----------------------------|-----------|--------|
| Available | 27871-A | 31,518 |
| Grocery Outlet | 27871-B | 20,374 |
| OC Sparkle | 27881-A | 1,518 |
| Nails By Mimi | 27881-B | 1,286 |
| Planet Beauty | 27881-D | 2,114 |
| The Druggist | 27881-E | 2,719 |
| Available | 27881-G | 901 |
| Tierra De Fuegos | 27901-A | 1,628 |
| Great Clips | 27901-B | 921 |
| Sea Breeze Cleaners | 27901-C | 1,289 |
| Laguna Niguel Dental Group | 27901-D | 3,069 |
| Elements Massage | 27901-E | 1,739 |
| Art of Hair | 27901-F | 2,339 |
| Available | 27901-G | 1,379 |
| Rockstar Tan | 27911-A | 2,051 |
| Art & Frame Warehouse | 27911-C | 4,282 |
| Pho The Bowl | 27931-A | 2,051 |
| Okayama Kobo Bakery & Café | 27931-B | 1,191 |
| Poke Tiki | 27931-C/D | 1,886 |
| Mameya Coffee Roasters | 27931-E | 1,080 |
| KW Luxury Residential | 27941-A | 4,151 |
| Avila's El Ranchito Grill | 27941-E | 2,042 |



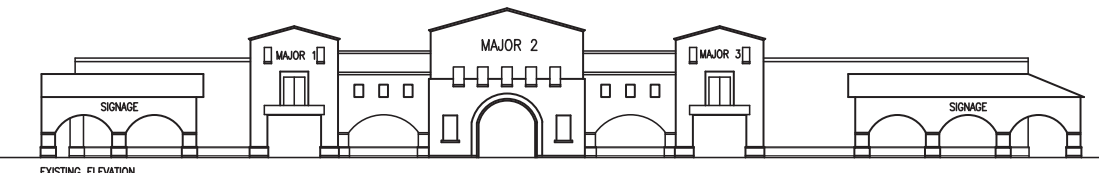
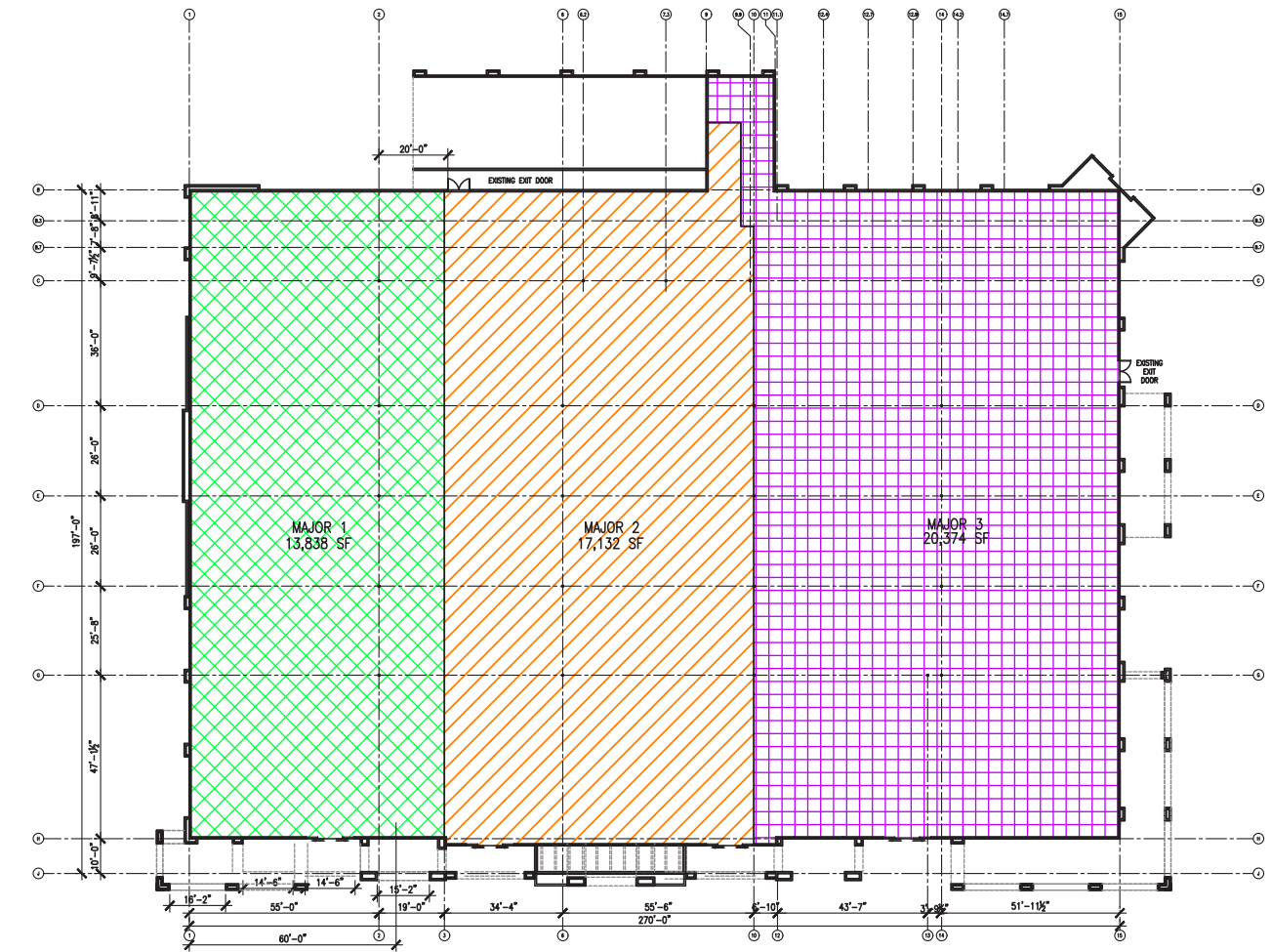
ANCHOR SPACE FLOOR PLAN
SINGLE TENANT



LEGEND:
 - - - LEASE LINE
 ■ LEASE AREA

LAGUNA NIGUEL PROMENADE LAGUNA NIGUEL, CALIFORNIA LEASE OUTLINE DRAWING JOANN DATE: 07-16-2020 JOB NO.: 2016-474

ANCHOR SPACE FLOOR PLAN
PROPOSED DEMISING PLAN



EXISTING ELEVATION
 LAGUNA NIGUEL PROMENADE 214 ALISO CREEK ROAD AND LA PAZ, LAGUNA NIGUEL, CA
 OPTION 4A
 DECEMBER 11, 2017





DEMOGRAPHICS

1.9M

Visits

8.11

Visit Frequency

61 Min

Avg. Dwell Time

+17.9%

Visits YoY

+70.8%

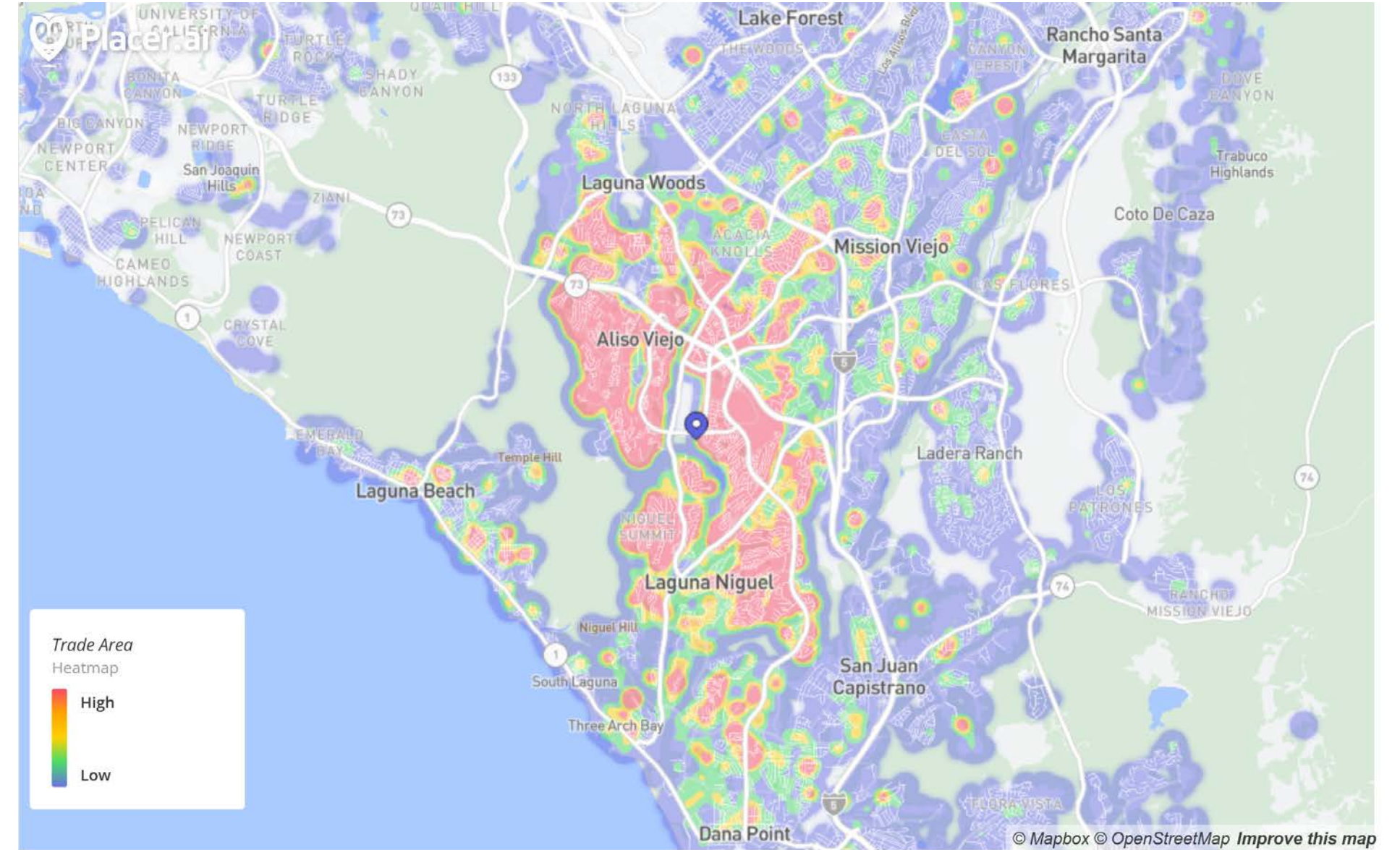
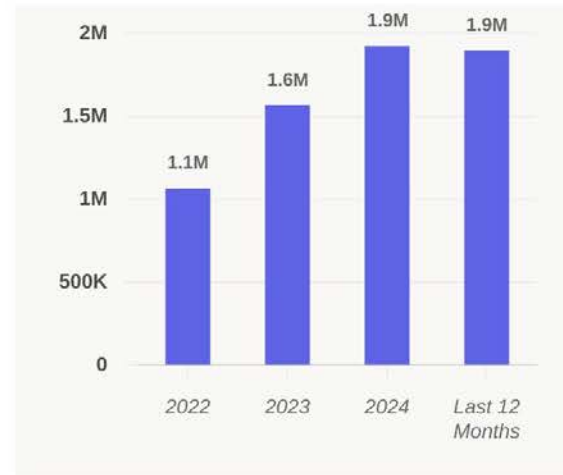
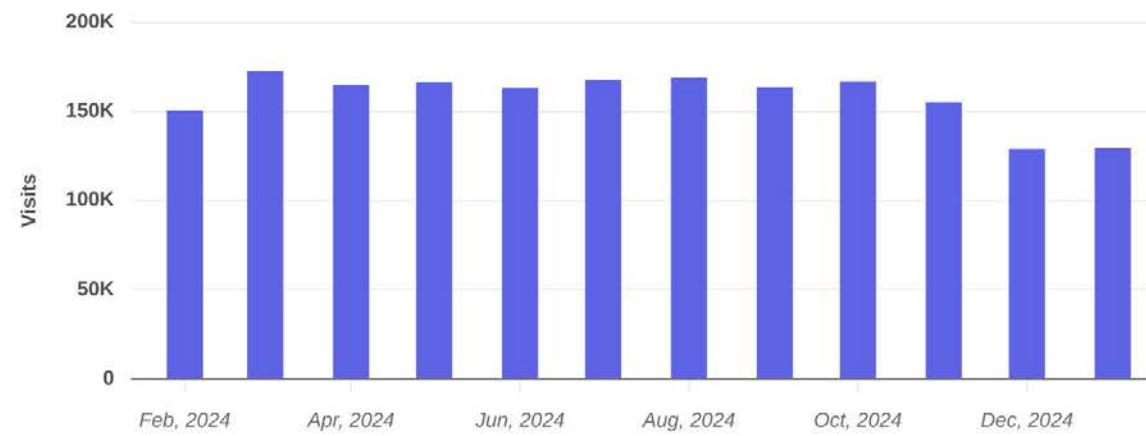
Visits Yo2Y

\$119.6K

Household Income

VISIT TREND

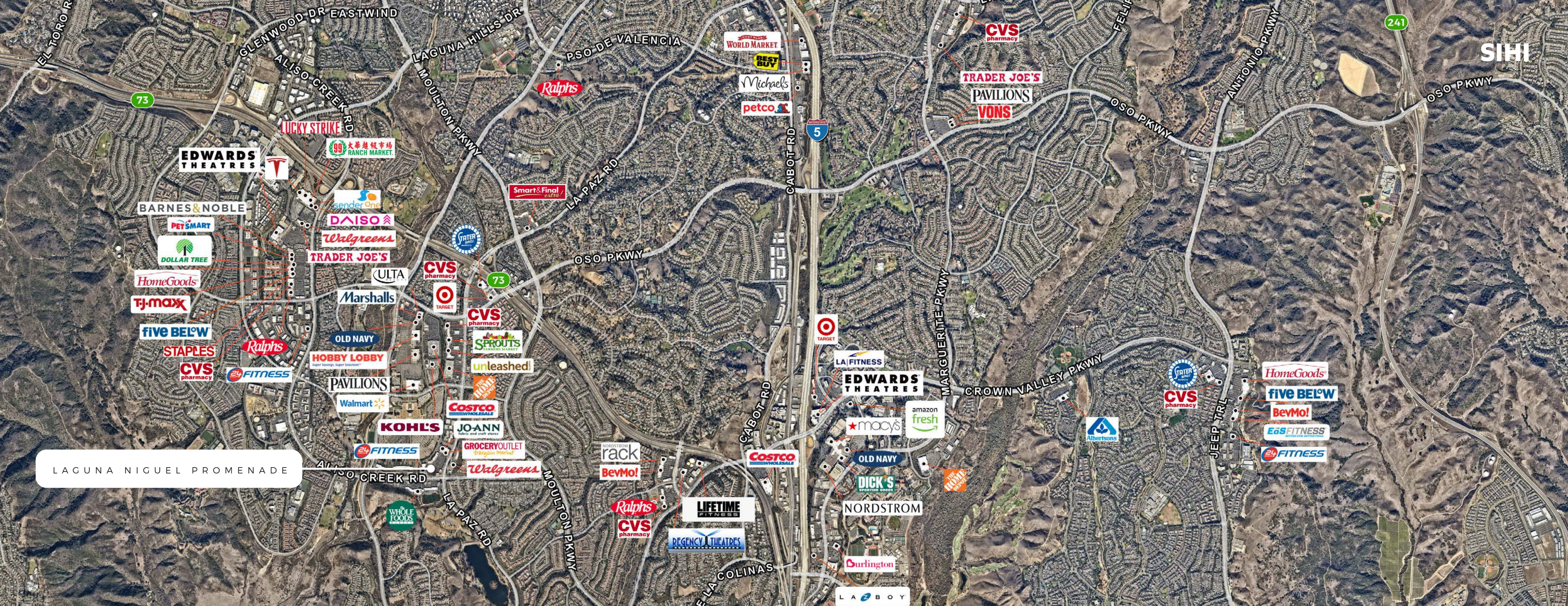
Laguna Niguel Promenade
La Paz Road, Laguna Niguel, CA



Laguna Niguel Promenade | | Feb 1st, 2024 - Jan 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

LAGUNA NIGUEL PROMENADE



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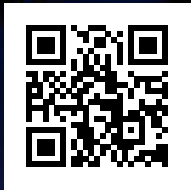
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LAGUNA NIGUEL PROMENADE



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