

THE MARKETPLACE AT LAGUNA NIGUEL

27000 ALICIA PARKWAY, LAGUNA NIGUEL, CA

RI



EXCITING REMODEL
COMING SOON

CONCEPTUAL RENDERING

THE PROJECT

Marshall's

ULTA
BEAUTY

DSW
DESIGNER SHOE WAREHOUSE®

Bath&BodyWorks®

HOBBY
LOBBY

TILLY'S
CLOTHING • SHOES • ACCESSORIES

PAVILIONS

PROJECT SOCIAL
DANA POINT, CA

Newly designed endcap
restaurant opportunity with
expansive, exclusive patio

COMING 2026
A reimagined plaza with outdoor
dining, upgraded amenities,
and vibrant social spaces

PACIFIC PARK DR | 33,500 ADT

ALICIA PKWY | 35,900 ADT

THE OPPORTUNITY

AVAILABILITIES

PAD 4F:
±2,405 SF + Patio
End cap full service
restaurant

PAD 3D:
±1,800 SF
2nd gen restaurant

FOOD KIOSK:
±250-300 SF



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Full service anchor restaurant with dedicated patio
±2,405 SF interior | ±2,000 SF patio



CONCEPTUAL RENDERINGS

REMODEL
COMING SOON

Plaza
Remodel

±1,800 2nd gen
restaurant available.
Dual frontage signage.

In Lease

FUTURE TENANT

SIGNAGE

SIGNAGE



CONCEPTUAL RENDERINGS

PROPOSED COURTYARD



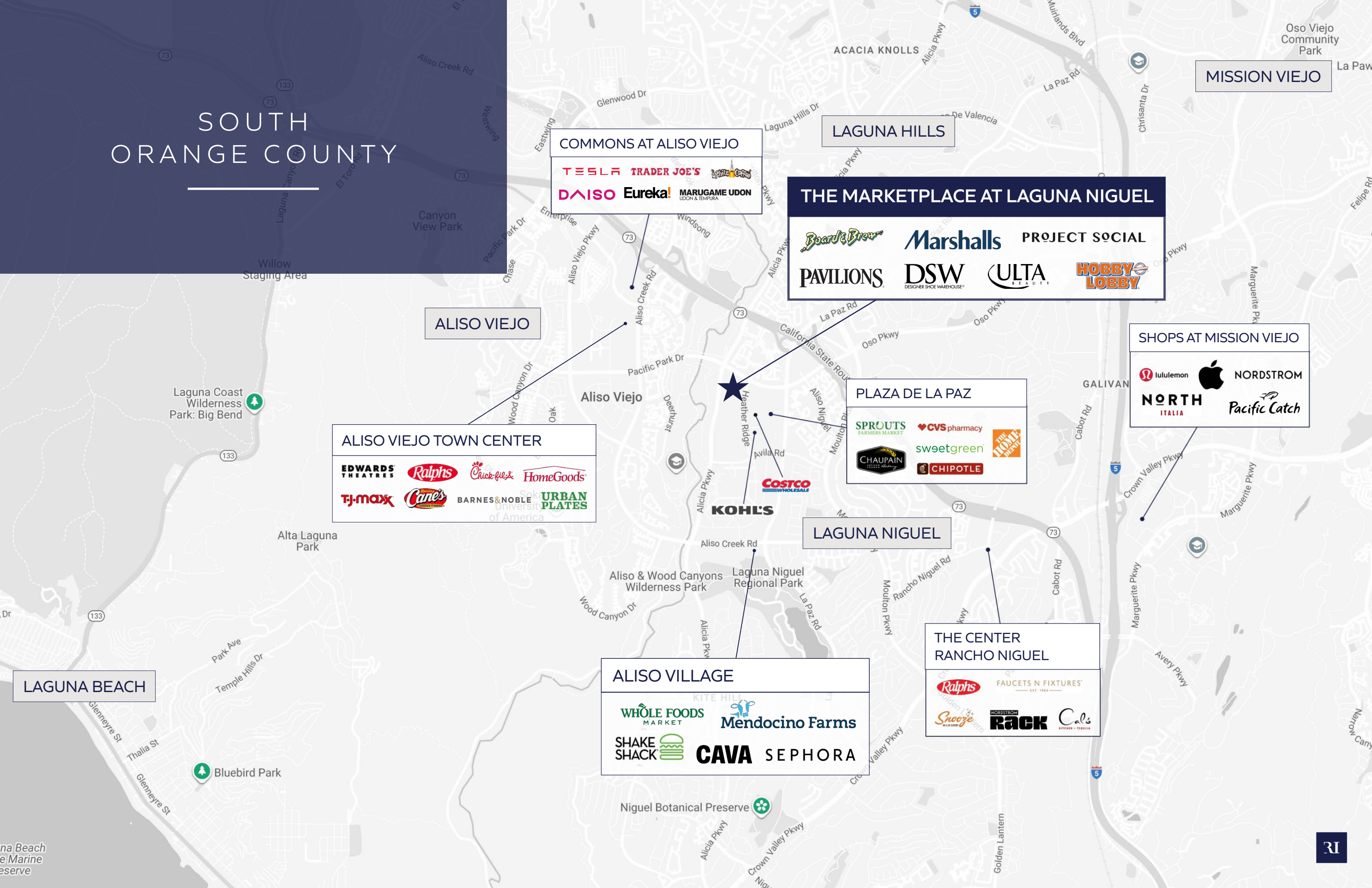
Food kiosk available



PROPOSED PROJECT IMPROVEMENTS



SOUTH ORANGE COUNTY



MISSION VIEJO

LAGUNA HILLS

COMMONS AT ALISO VIEJO

TESLA TRADER JOE'S Philz Coffee
DAISO Eureka! MARUGAME UDON

THE MARKETPLACE AT LAGUNA NIGUEL

Board & Brew Marshalls PROJECT SOCIAL
PAVILIONS DSW ULTA HOBBY LOBBY

ALISO VIEJO

ALISO VIEJO TOWN CENTER

EDWARDS THEATRES Ralphs Chick-fil-A HomeGoods
TJ-maxx Cane's BARNES & NOBLE URBAN PLATES

PLAZA DE LA PAZ

SPROUTS FARMERS MARKET CVS pharmacy THE HOME DEPOT
CHAUPAIN sweetgreen CHIPOTLE

SHOPS AT MISSION VIEJO

lululemon Apple NORDSTROM
NORTH ITALIA Pacific Catch

LAGUNA NIGUEL

ALISO VILLAGE

WHOLE FOODS MARKET Mendocino Farms
SHAKE SHACK CAVA SEPHORA

THE CENTER
RANCHO NIGUEL

Ralphs FAUCETS N FIXTURES
Snooze NORDSTROM RACK Cal's

LAGUNA BEACH

IN THE NEIGHBORHOOD

Laguna Niguel is a scenic, master-planned community known for its rolling hills, affluent neighborhoods, many hiking and walking trails, and a strong emphasis on outdoor living. With its coastal proximity, abundant parks, and excellent schools, the city offers an ideal balance of leisure, lifestyle, and abundant public amenities.

- Ranked among the most affluent cities in Orange County, with a median household income over \$142K and a highly educated population base – 63,965
- Exceptional livability scores across safety, schools, weather, and outdoor recreation, consistently ranking as one of the top residential communities in Southern California
- Home to Crown Valley Park and Laguna Niguel Regional Park, offering more than 80 miles of hiking and biking trails that connect directly to the region’s coastal and wilderness preserves
- Within minutes of world-class coastal resorts including the Waldorf Astoria Monarch Beach and Ritz-Carlton Laguna Niguel, as well as nearby golf destinations like El Niguel Country Club



CONCEPTUAL RENDERING

BY THE NUMBERS

\$203K

Average household income in Laguna Niguel

\$1.2M

Median home value in Laguna Niguel

331K

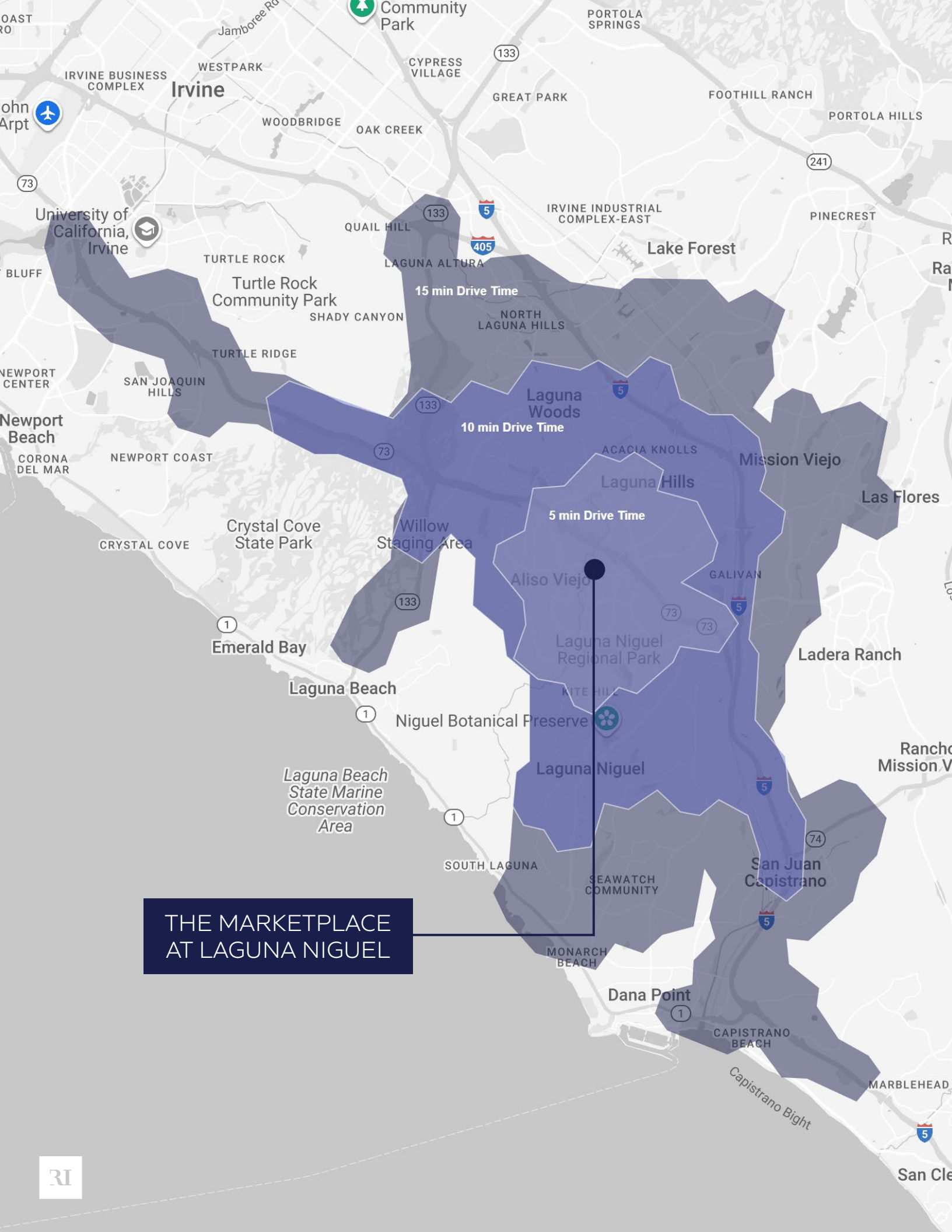
Population within a 15 minute drive

46.5

Median Age

59.6%

Population with a BA degree or higher



AREA DEMOGRAPHICS

//LAGUNA NIGUEL, CA

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	67,855	170,130	331,949
Projected Population (2030)	67,726	168,503	327,711
Total Businesses	3,194	9,810	22,305
Total Employees	32,293	79,602	187,568
Average Household Income	\$167,247	\$163,686	\$176,244
Median Household Income	\$139,882	\$132,064	\$137,410
Total Households	27,522	69,270	132,579
Median Age	41.5	44.9	44.9

\$1M

median home value within a 5 minute drive

55.6%

% of population within a 5 minute drive has earned a BA degree or higher

\$8.24B

total consumer retail expenditure within a 15 minute drive

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.

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INSITE**