

MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

28281  
CROWN  
VALLEY  
PKWY

LAGUNA NIGUEL, CA

CBRE





# PROPERTY HIGHLIGHTS



GROUND FLOOR SPACE



EXTERIOR ENTRANCES



CONVENIENT ACCESS TO  
73 & 5 FREEWAYS



EXTERIOR BUILDING SIGNAGE  
OPPORTUNITIES FACING  
CROWN VALLEY PKWY



LESS THAN 2 MILES  
FROM PROVIDENCE

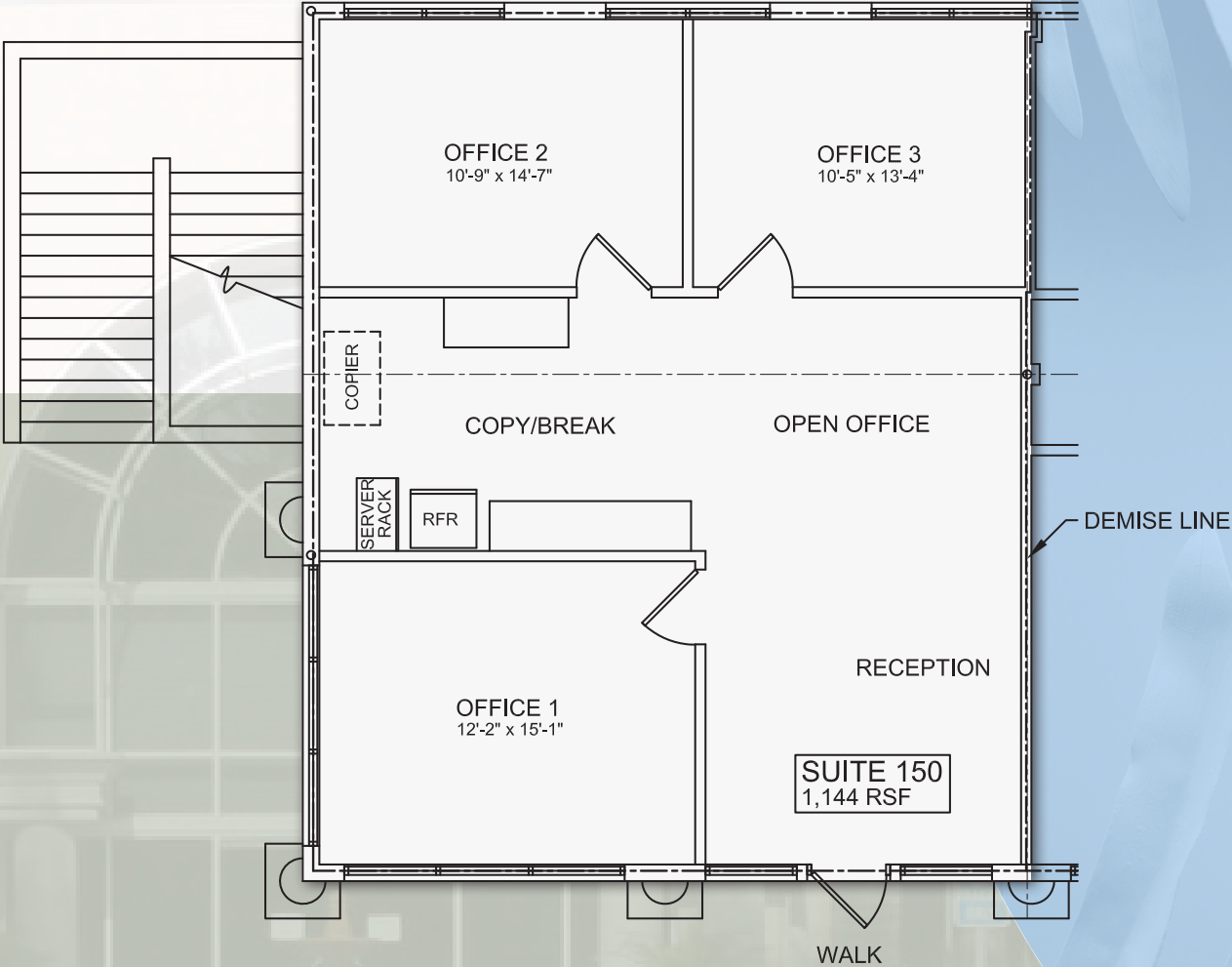


FREE SURFACE PARKING



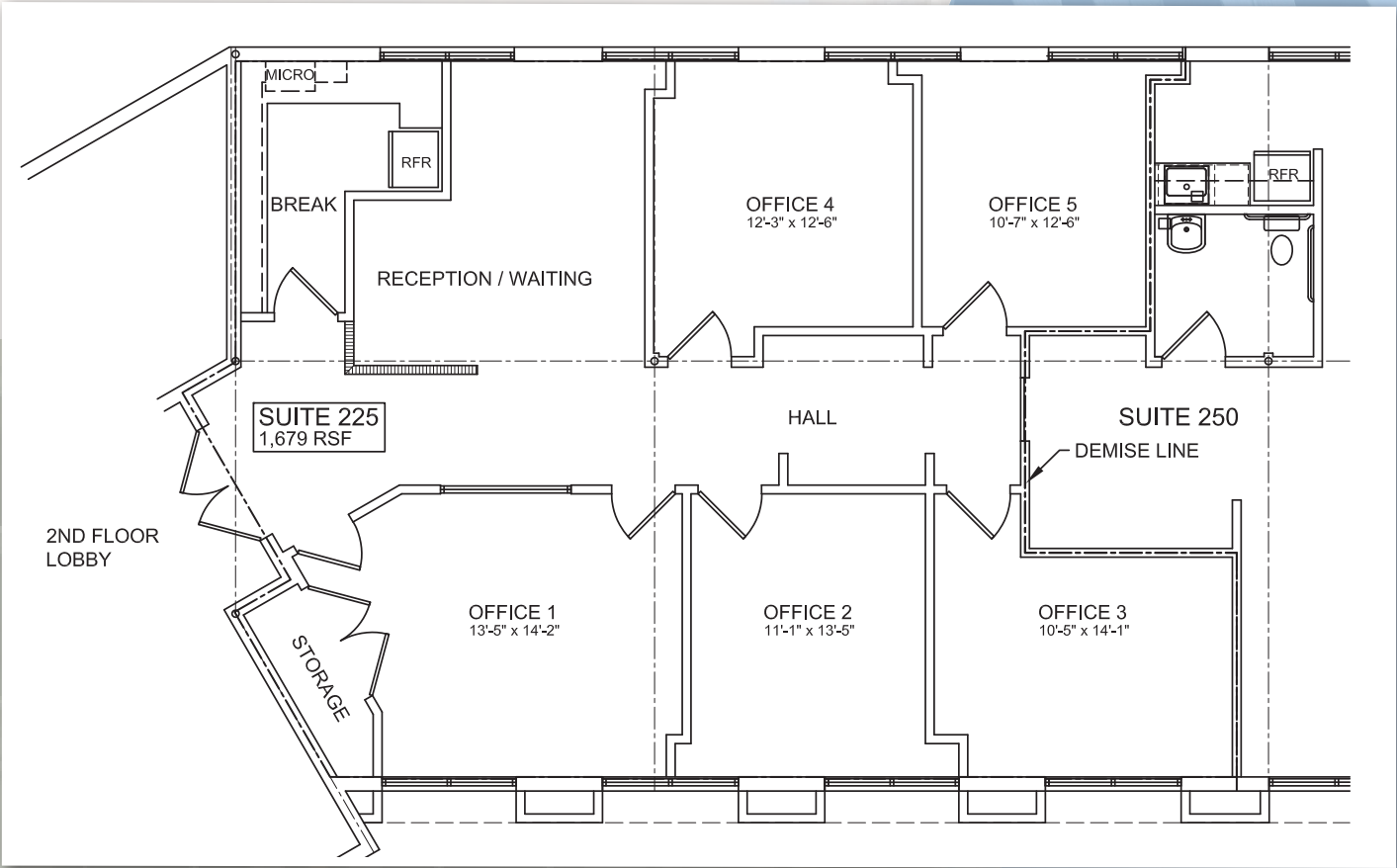
# FLOOR PLANS

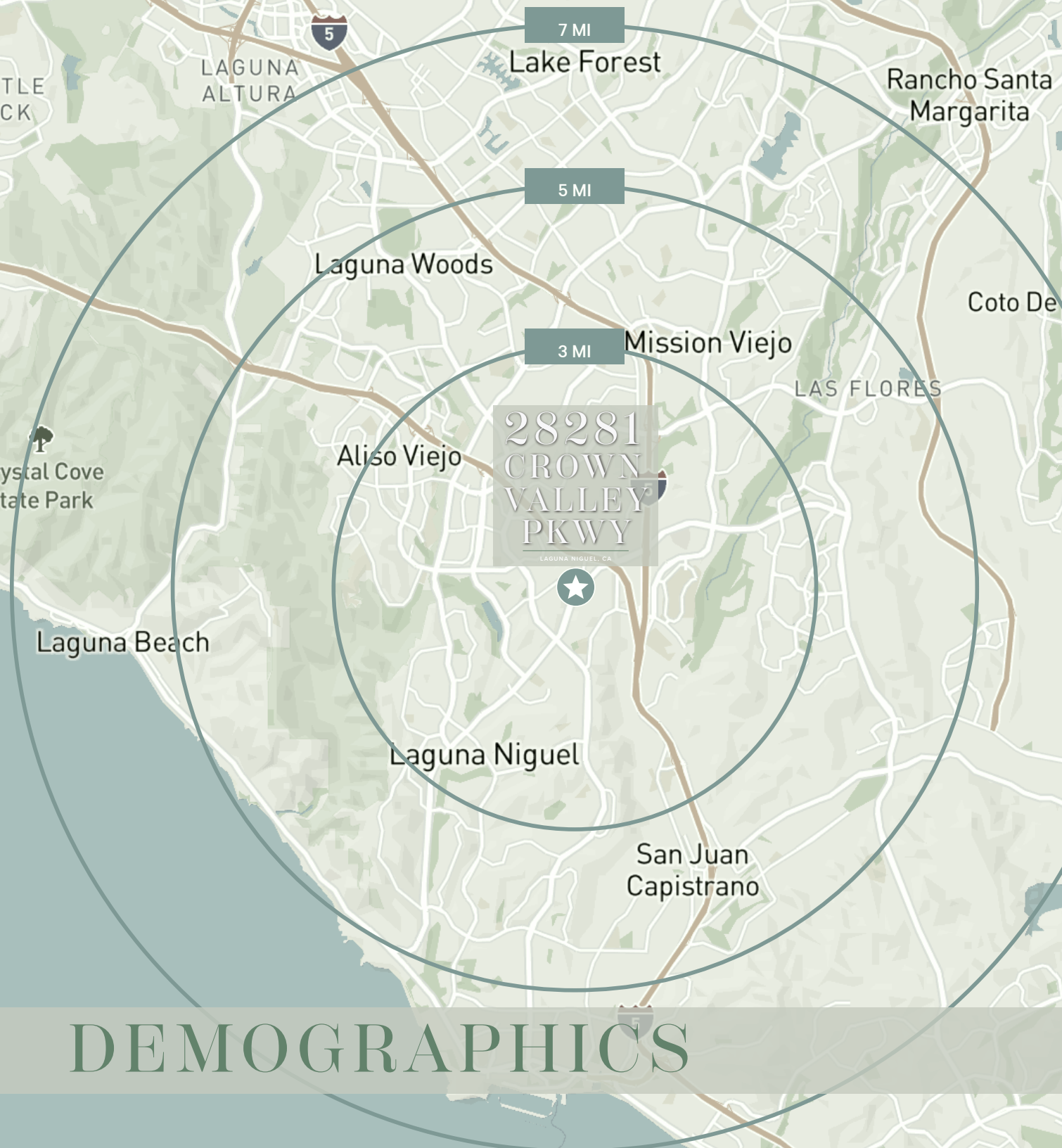
SUITE 150 | 1,144 SF



# FLOOR PLANS

SUITE 225 | 1,679 SF





**2023 POPULATION – CURRENT YEAR ESTIMATE**

<b>3 MILES</b>	131,352
<b>5 MILES</b>	309,249
<b>7 MILES</b>	457,931

**2023 AVERAGE HOUSEHOLD INCOME**

<b>3 MILES</b>	\$169,189
<b>5 MILES</b>	\$171,597
<b>7 MILES</b>	\$173,911

**2023 DAYTIME POPULATION**

<b>3 MILES</b>	128,105
<b>5 MILES</b>	295,705
<b>7 MILES</b>	457,951

**2023 MEDIAN AGE**

<b>3 MILES</b>	39.4
<b>5 MILES</b>	42.9
<b>7 MILES</b>	43.8

**55+ POPULATION**

<b>3 MILES</b>	28.10%
<b>5 MILES</b>	34.20%
<b>7 MILES</b>	35.30%

**2023 HOUSEHOLDS**

<b>3 MILES</b>	48,468
<b>5 MILES</b>	117,183
<b>7 MILES</b>	174,685

**DEMOGRAPHICS**



28281  
CROWN  
VALLEY  
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## NEARBY AMENITIES



- STARBUCKS
- COSTCO
- TARGET
- CVS
- IN-N-OUT BURGER
- THAI BITE THAI CUISINE
- CHICK-FIL-A
- PANINI
- KABOB GRILL
- THE CHEESECAKE FACTORY



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## CBRE

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