

The Marketplace At Laguna Niguel

27000 ALICIA PARKWAY, LAGUNA NIGUEL, CA



EXCITING REMODEL
COMING SOON

CONCEPTUAL RENDERING



The Project

- ULTA BEAUTY
- Marshall's
- DSW DESIGNER SHOE WAREHOUSE®
- OLD NAVY
- Bath&BodyWorks
- TILLY'S CLOTHING • SHOES • ACCESSORIES
- HOBBY LOBBY
- PAVILIONS
- PROJECT SOCIAL DANA POINT, CA

Newly designed endcap restaurant opportunity with expansive, exclusive patio

COMING 2027
A reimagined plaza with outdoor dining, upgraded amenities, and vibrant social spaces

PACIFIC PARK DR | 33,500 ADT

ALICIA PKWY | 35,900 ADT

Site Photos



The Opportunity

ADDRESS	UNIT	TENANT	SF
N/A	CELLA	Verizon Wireless (Cell Site)	
27200 A	MAJRA	Hobby Lobby	77,557
27080 A	MAJRBA	Marshalls	24,491
27080 B	MAJRBB	Ulta Beauty	11,898
27470	MAJRC	WalMart #2206	139,512
27230	MAJRD	Pavilions	77,923
27400	PD002	Verizon Wireless	5,600
27100	PD005	Project Social	3,400
27120	PD006	Schools First Credit Union	4,500
27190	PD007	JAX Bicycle Center	5,500
27250	PD008	Wells Fargo	4,200
27360	PD010A	Starbucks	2,277
27360	PD010B	Wingstop	1,398
27360	PD010C	Bruster's Ice Cream	1,305

ADDRESS	UNIT	TENANT	SF
27430	PD011	Circle K Stores, Inc.	2,808
27450	006	AVAILABLE	6,000
27000 A	PD003A	Rubio's Baja Grill	2,418
27000 B	PD003B	Board and Brew	2,272
27000 C	PD003C	Grill Hut	1,500
27000 D	PD003D	AVAILABLE	1,800
27000 E	PD003E	Jimmy's Tae Kwon Do	2,346
27000 F	PD004A	Sumire - Coming Soon	1,911
27020 A	PD004B	Acai Republic	1,293
27020 B	PD004C	AVAILABLE	1,293
27020 C	PD004D	Spike's Fish House	1,423
27020 F	PD004F	In Lease	2,405
27280 A	PD009A	Dr. Tang Evans M.D.	3,912
27270 B	PD009B	San Diego County Credit Union	6,897
27270 C	PD009C	Happy Nails & Spa	2,460

ADDRESS	UNIT	TENANT	SF
27350	SH005	Home Consignment Center	6,000
27130	SH01A	Old Navy	15,000
27150 A	SH02A	Bath & Body Works	3,710
27150 C	SH02C	Mattress Firm	5,000
27150 C	SH02F	Tilly's	7,340
27150 I	SH02I	Heather Ridge Dentistry	1,230
27230 A	SH03A	Carter's	3,927
27230 C	SH03C	VACANT	3,987
27230 E	SH03E	Vision Works	2,725
27270 A	SH04A	True Threading	1,200
27270 B	SH04B	General Nutrition Centers	1,200
27270 C	SH04C	Connie's Hair Creation	1,200
27270 D	SH04D	Aliso Niguel Optometry	1,200
27270 E	SH04E		1,800

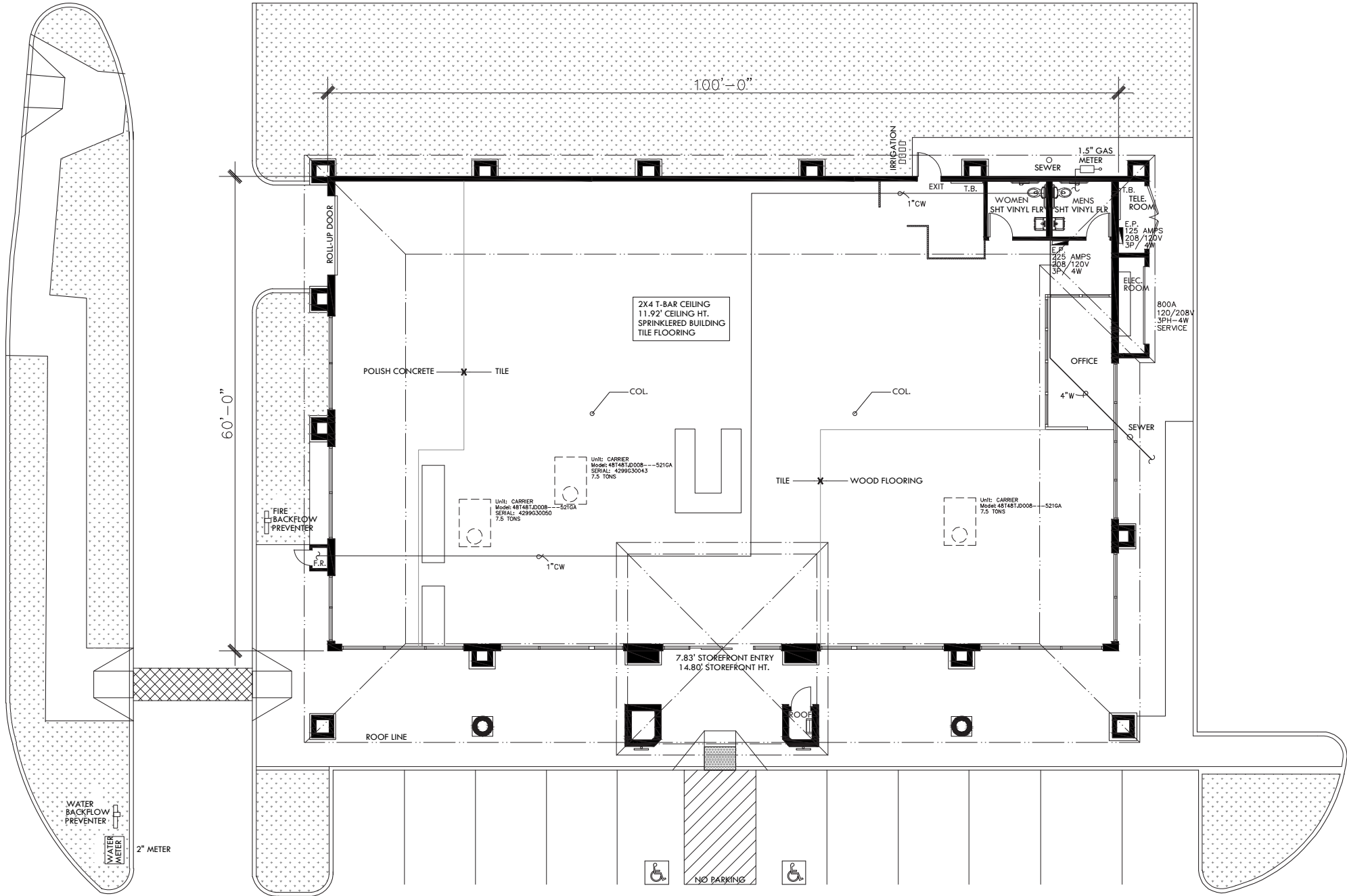


This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Pad Leasing Opportunity

UNIT 6

27450 ALICIA PARKWAY, LAGUNA NIGUEL, CA 92677



AS-BUILT FLOOR PLAN
APPROX. 6,000± S.F.

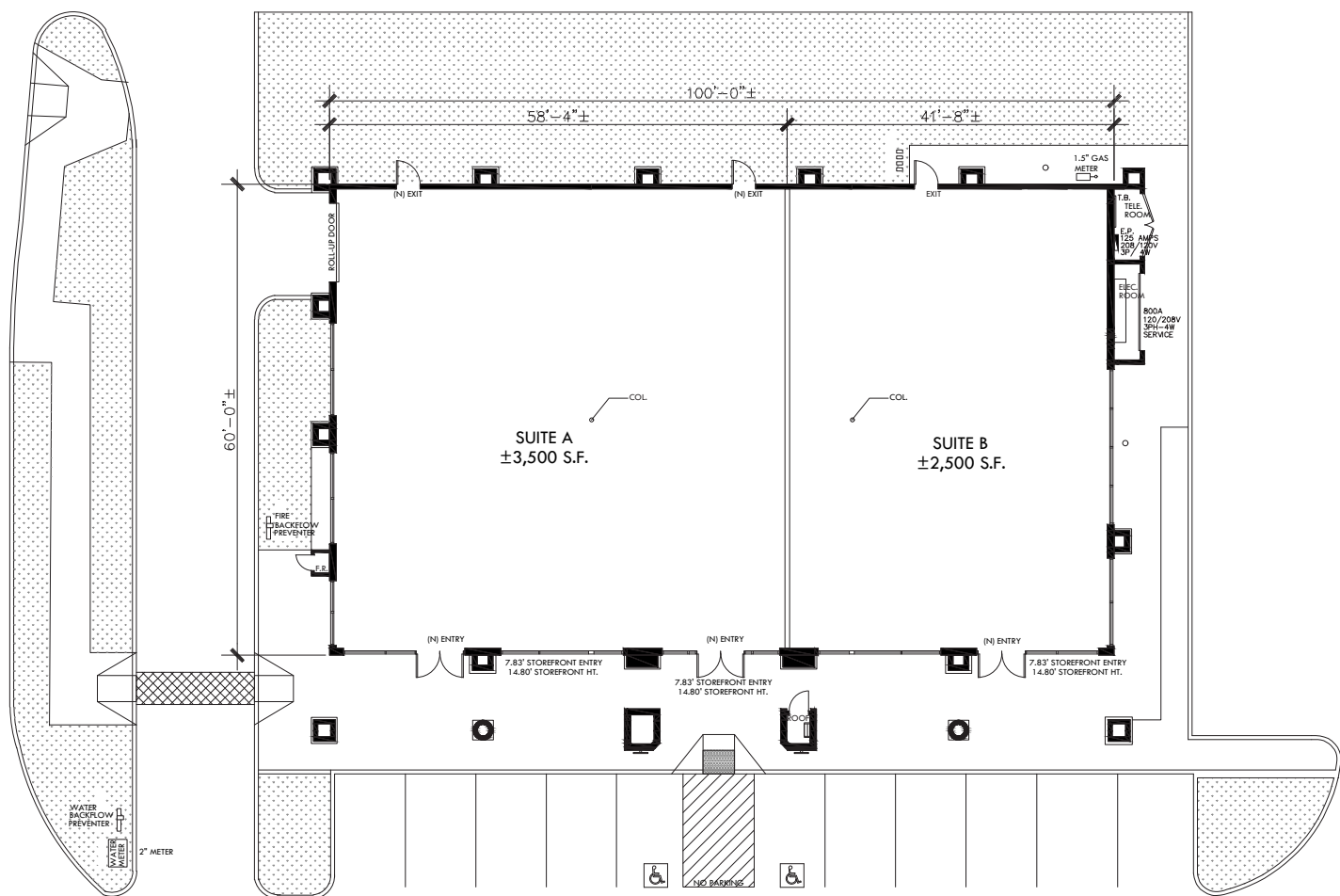
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Pad Leasing Opportunity

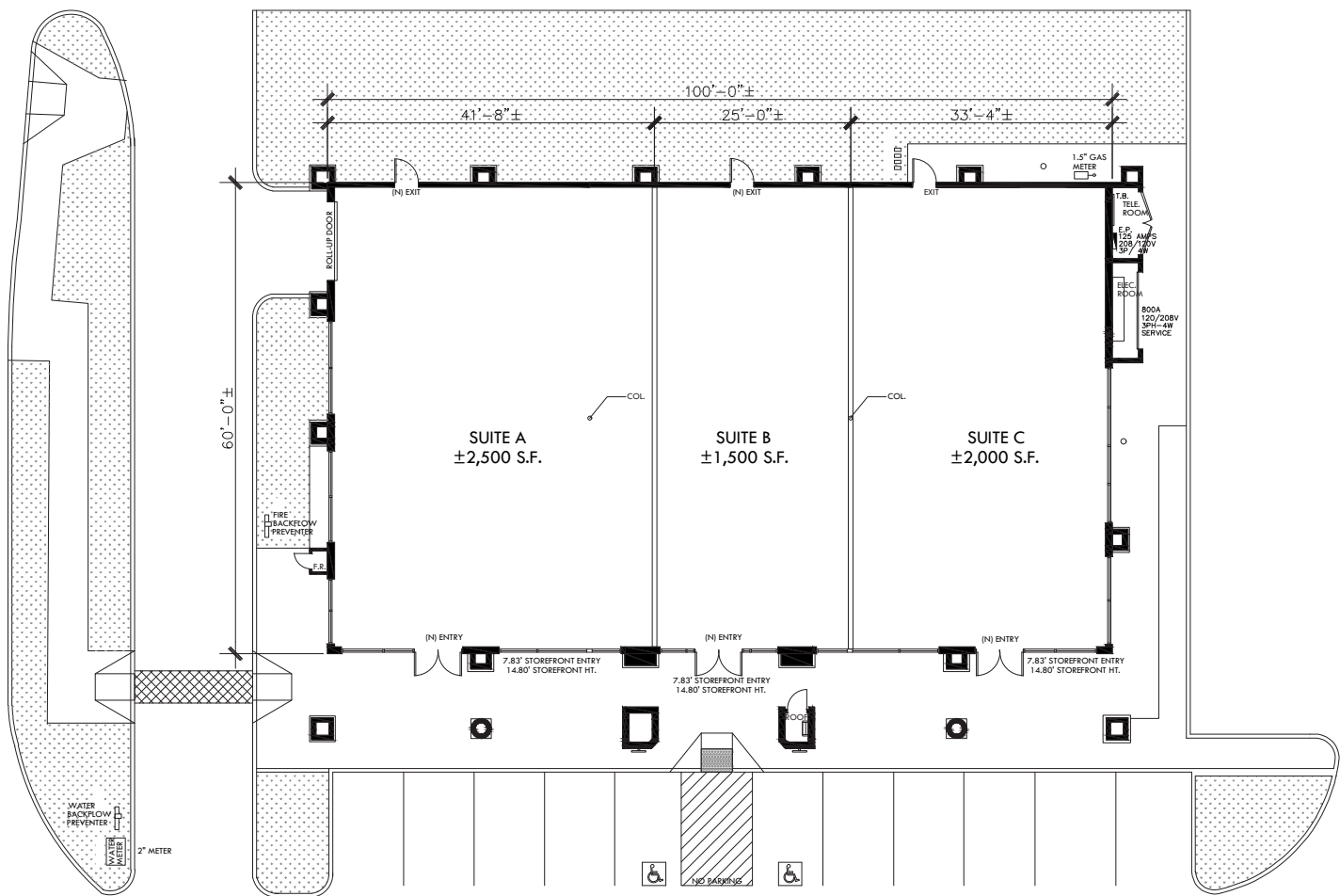
UNIT 6

TWO TENANT OPTION



PROPOSED SPLIT
TOTAL APPROX 6,000± S.F.

THREE TENANT OPTION



PROPOSED SPLIT
TOTAL APPROX 6,000± S.F.

Restaurant Pad Opportunity

AVAILABILITIES

PAD 4C:
±1,293 SF
2nd gen 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 in lease with dedicated patio
±2,405 SF interior | ±2,000 SF patio (In Lease)



CONCEPTUAL RENDERINGS

Remodel
Coming Soon

Plaza
Remodel

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

Sumire
Coming Soon

FUTURE TENANT

SIGNAGE

SIGNAGE



CONCEPTUAL RENDERINGS

Proposed Courtyard



Food kiosk available

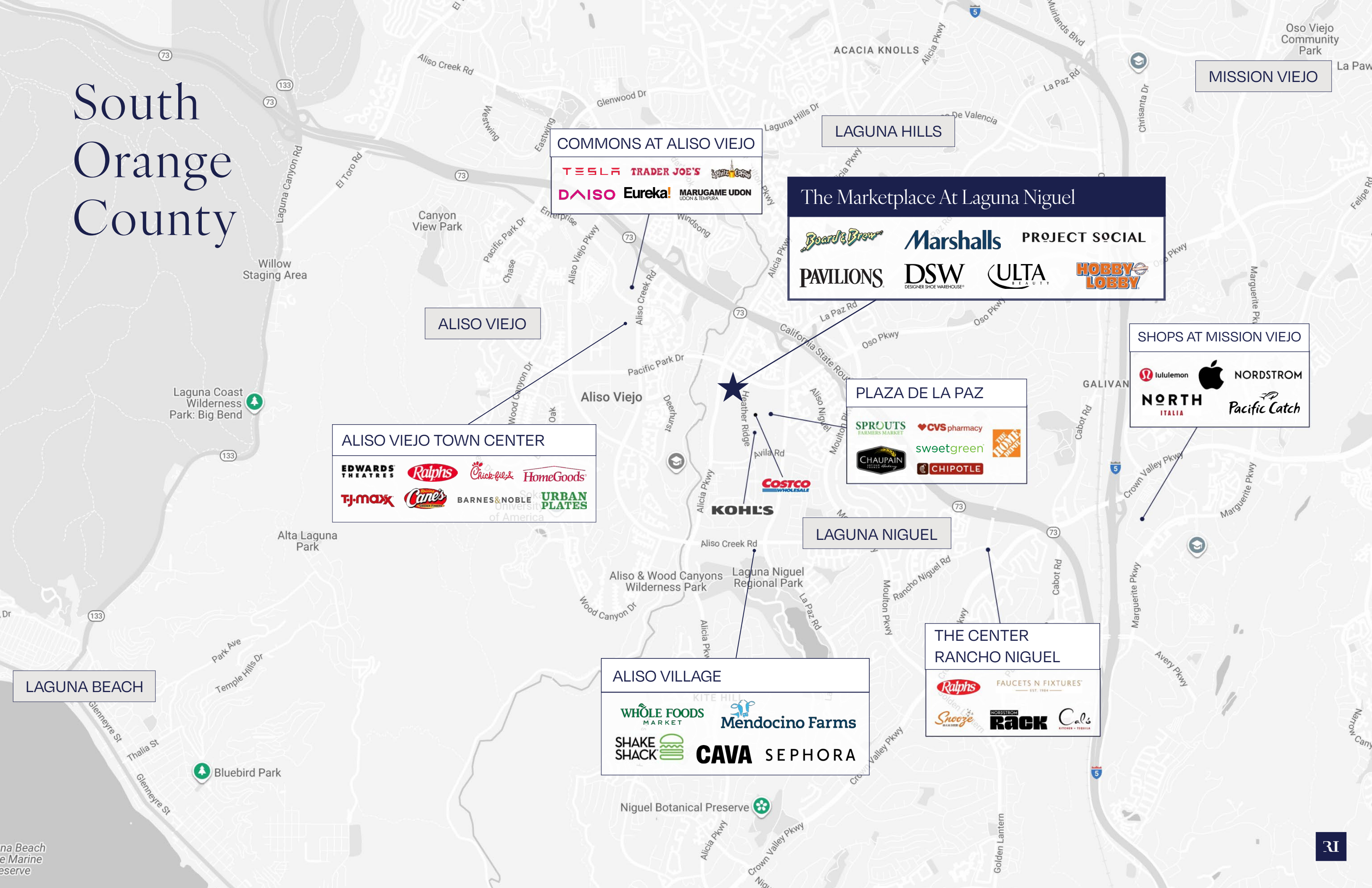


CONCEPTUAL RENDERINGS

Proposed Project Improvements



South Orange County



MISSION VIEJO

LAGUNA HILLS

COMMONS AT ALISO VIEJO

TESLA TRADER JOE'S Philz Coffee

DAISO Eureka! MARUGAME UDON UDON & TEMPURA

The Marketplace At Laguna Niguel

Board & Brew Marshalls PROJECT SOCIAL

PAVILIONS DSW DESIGNER SHOE WAREHOUSE ULTA BEAUTY HOBBY LOBBY

ALISO VIEJO

SHOPS AT MISSION VIEJO

lululemon Apple NORDSTROM

NORTH ITALIA Pacific Catch

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

LAGUNA NIGUEL

THE CENTER RANCHO NIGUEL

Ralphs FAUCETS N FIXTURES

Shoosie RACK Cal's KITCHEN + TEQUILA

ALISO VILLAGE

WHOLE FOODS MARKET Mendocino Farms

SHAKE SHACK CAVA SEPHORA

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

Avg. household income in Laguna Niguel

\$1.2M

Median home value in Laguna Niguel

331K

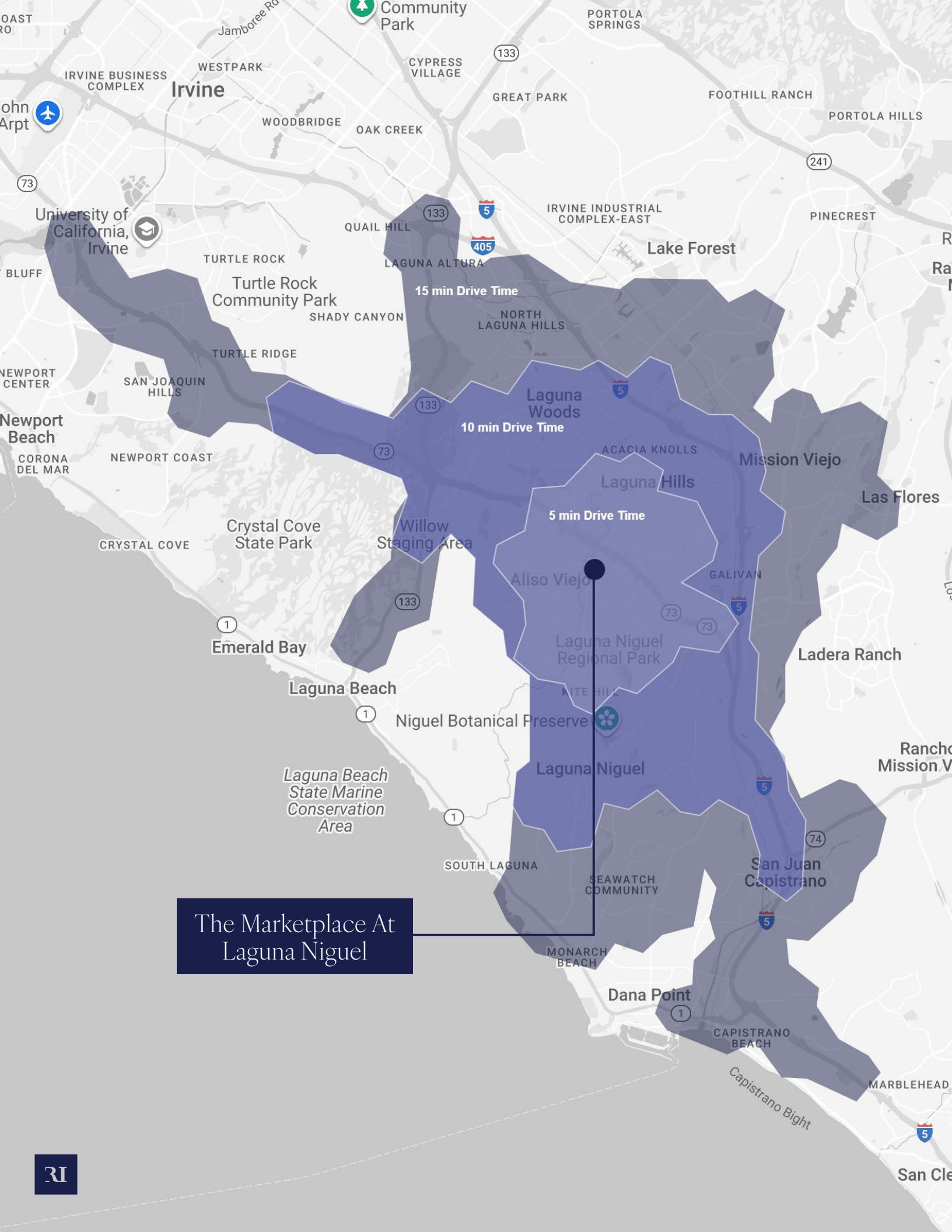
Population within a 15 minute drive

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	55.6%	\$8.24B
median home value within a 5 minute drive	% of population within a 5 minute drive has earned a BA degree or higher	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.

The Marketplace At Laguna Niguel

RETAIL INSITE

NATALIE WARD

949.945.6281

nward@riretail.com

LIC #02153954

CHRIS HODGMAN

949.284.0223

chodgman@riretail.com

LIC #01881298

MATT MOSER

858.523.2096

mmoser@riretail.com

LIC #01772051

SHAPELL PROPERTIES

BEAU MAY

949.448.0061

bmay@shapell.com

RETAIL INSITE | Lic. #01206760 | www.riretail.com

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. 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. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



RETAIL INSITE