

Crown Valley Mall

30252 Crown Valley | Laguna Niguel, CA 92677



Retail Box Anchor Opportunity

34,800 SF
Available

DESCRIPTION

- High incomes in the immediate area; over \$190K in the one mile radius
- Major intersection of Crown Valley Pkwy & Alicia Pkwy, one of the major thoroughfares in the trade area
- Services the affluent trade areas of Laguna Niguel, Aliso Viejo and Laguna Hills
- Located adjacent to Laguna Niguel City Hall
- Center provides a strong mix of daily needs retailers



TRAFFIC COUNTS

Crown Valley Pkwy

approx. 36,200 cpd

Niguel Rd

approx. 19,400 cpd

Alicia Pkwy

approx. 19,500 cpd

Source: Costar

CONTACT

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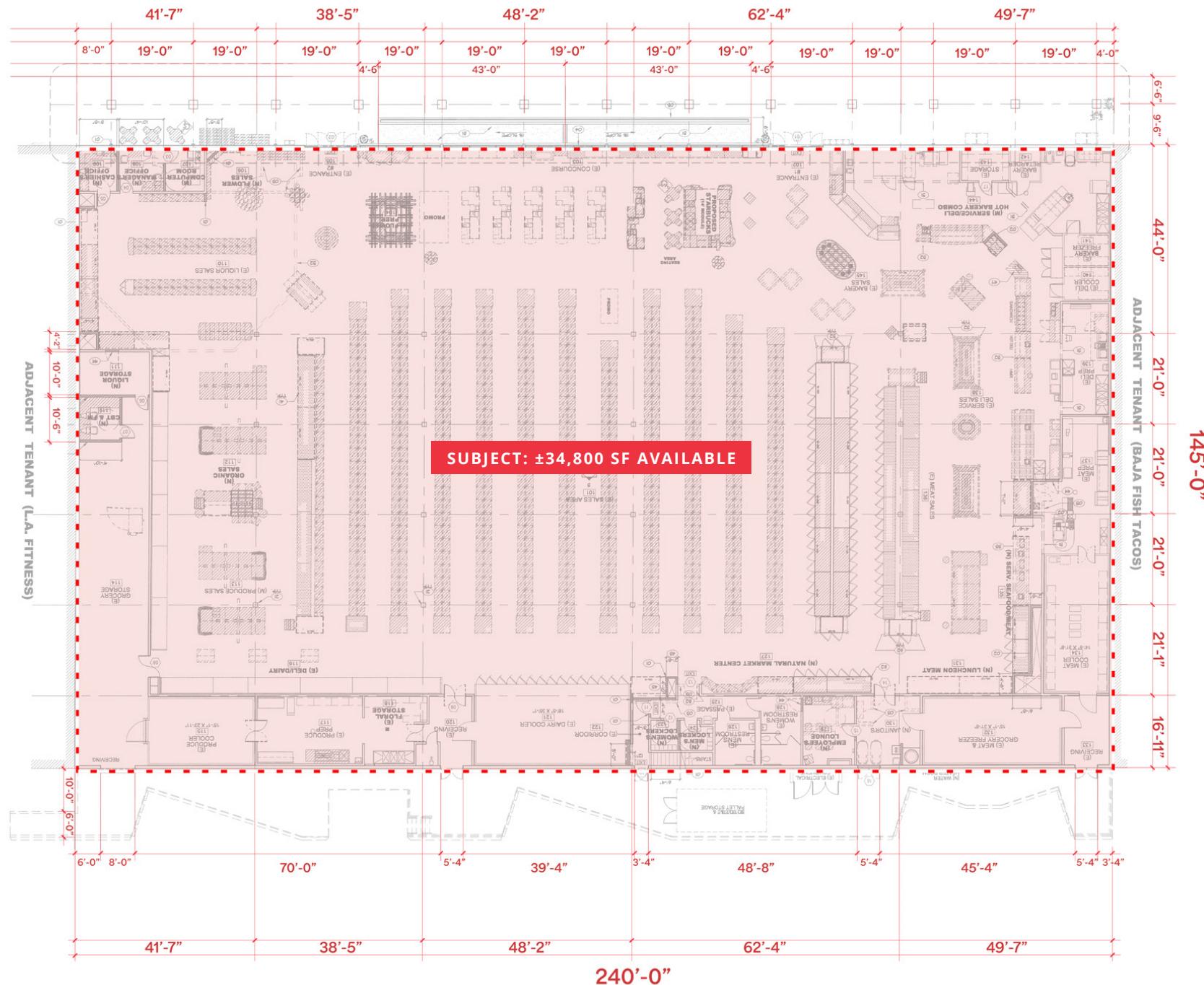
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SITE PLAN

34,800 SF
Retail Box Anchor Opportunity

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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EST. DEMOGRAPHICS

1 Mile

Population	11,894
Avg Household Income	\$196,368
Daytime Population	3,596

3 Miles

Population	96,263
Avg Household Income	\$195,543
Daytime Population	29,105

5 Miles

Population	230,468
Avg Household Income	\$187,450
Daytime Population	105,982

*Source: Esri

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Site

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