

FOR LEASE

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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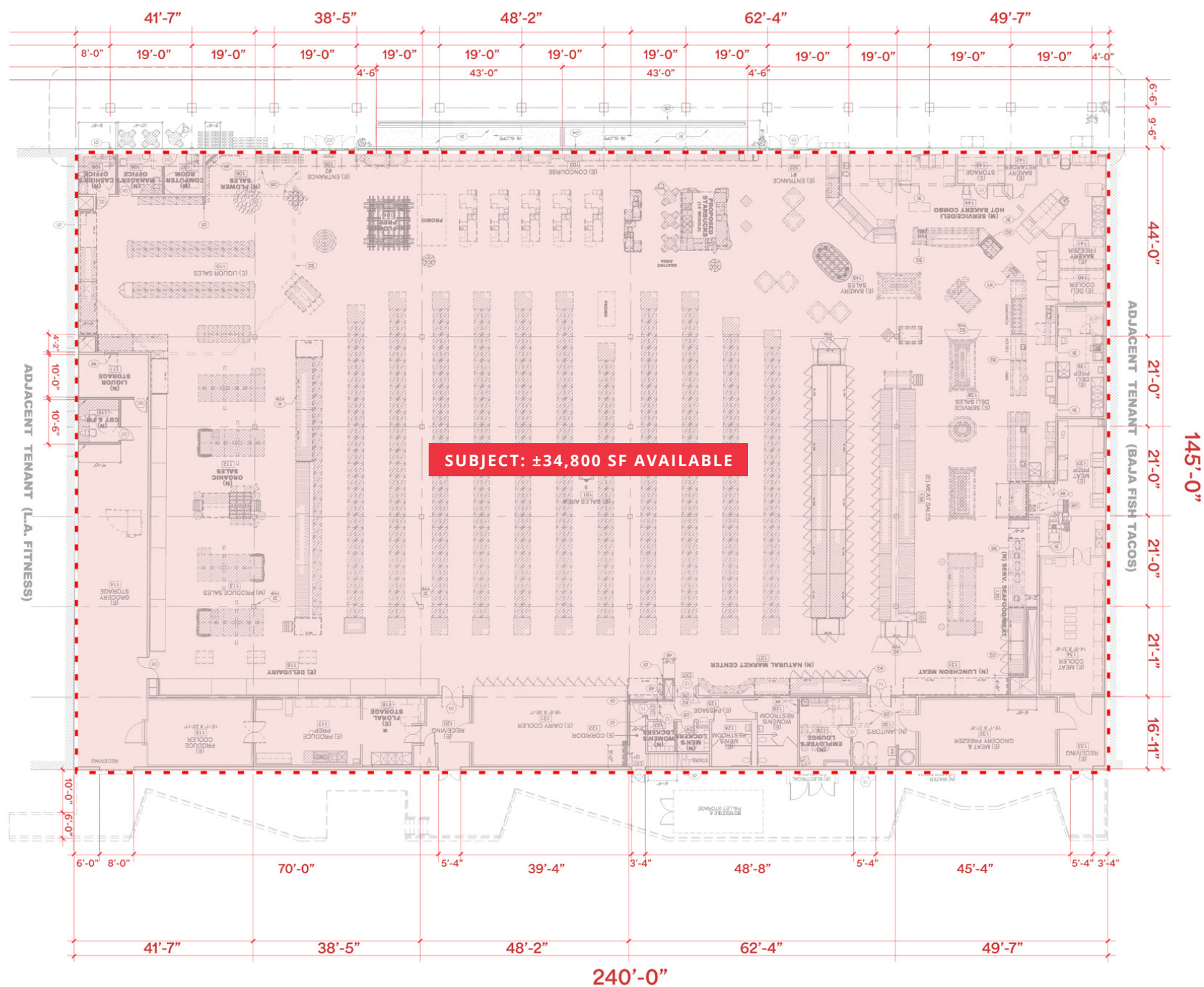
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SRSRE.COM



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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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