



LEASING BROCHURE  
RETAIL SPACE AVAILABLE

# The Center

## RANCHO NIGUEL

CROWN VALLEY PKWY, GREENFIELD DR & 73 TOLL RD  
LAGUNA NIGUEL, CA 92677



**SRS**  
Real Estate Partners



# The Center at Rancho Niguel

Crown Valley Pkwy & Greenfield Dr

## Retail Space Available

### HIGHLIGHTS

Join south Orange County's Premier 360,000 SF community shopping center catering to the affluent cities of Laguna Niguel, Laguna Hills, Aliso Viejo and Mission Viejo.

High image south OC location with proximity to I-5 Fwy and Hwy 73.

Tenants include:

Nordstrom Rack, Ralphs Fresh Fare, CVS Pharmacy, WR Kitchen & Bar, Starbucks, SusieCakes, Regency, BevMo!, Faucets N Fixtures, Snooze A.M. Eatery, Calo Kitchen, Chick-fil-A, Handel's Homemade Ice Cream & more!

Check out our website at [shopranchoniguel.com](http://shopranchoniguel.com)



# The Center

## RANCHO NIGUEL

CALIFORNIA  
73

APPROX.  
44,000 CPD

RANCHO NIGUEL RD  
APPROX. 15,100 CPD

Jamba Juice  
Belgium Waffle Haus  
CHRONIC TACOS

ETHAN ALLEN

BevMo!

2,210 SF  
Available

PAUCETS N FIXTURES

NORDSTROM  
rack

WR

Muse

Monument  
Sign

SusieCakes

REGENCY THEATRES

LIFETIME  
FITNESS

Ralphs  
fresh fare

Pollo  
Loco

GREENFIELD DR  
APPROX.  
19,000 CPD

Clineva  
Urgent Care Centers

CHASE

Snooze  
Cals

Large  
Monument  
Sign

Banfield  
PET HOSPITAL  
PARDON MY french

CVS  
pharmacy

WELLS  
FARGO

Chick-fil-z

CROWN VALLEY PKWY  
APPROX. 50,000 CPD

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## SITE 1

Crown Valley Parkway

No.	Tenant	(SF)
28201	Chick-fil-A	3,126
28211	Wells Fargo	4,500
28221 A/B	CVS Store	11,800
C	Celebrity Cleaners	2,000
D	Pardon My French Nail Bar	1,416
E	Mint Dental	1,880
F/G	Banfield Pet Hospital	3,083
28231	Ralphs Fresh Fare	36,300
28241 A	PJ Noah's Pet Grooming	1,504
B	Jamba Juice	1,504
C	Chronic Tacos	1,504
D	Belgium Waffle Haus	1,429
E	Nuggets & Carats Jewelry	1,504
F	UPS Store	1,379
G	Rangeen Indi-Cali Kitchen	1,200
H	Romeo Cucina	3,035
28251 A/B	Available (Please Do Not Disturb)	2,210
C	Hydration Room	1,300
D	Earth Bowl	1,200
E	Mission Renaissance Art Classes	1,058
F	Lash Lounge	903
G	Supercuts	1,354
H-I	Thai Bite	3,651
J	OC Waxing	1,089
K-L	Johnson Fitness Equipment	2,960
28261	El Pollo Loco	2,250

## SITE 2

Greenfield Drive

No.	Tenant	(SF)
27981 A/B	RN Animal Hospital	2,570
C	Huntington Learning Center	1,316
D	IMX Pilates	1,316
E	Finest Nails	1,397
F	Friar Tux Shop	1,560
G	Los Golondrinas	1,463
H	Jars Sweets & Things	1,218
J	Muse Sushi	2,843
27991	Nordstrom Rack	29,504
27995 A/B	Ortho Mattress	3,520
C	Aesthetic Dermatology & Center	2,761
28001 A	Faucets N Fixtures	14,950
28001 B	The Golf Lot	5,447
28011	BevMo	9,760
28021	Ethan Allen	12,000
20831 A/B	Relax the Back	3,053
C	Perspire Sauna	1,447
28041	Fast5Xpress Car Wash	5,100
28051 A	Coldwell Banker	6,489
B	Slice of the Pie	1,414
C	Instant Shoe Repair	581
D	Bricks & Minifigs	2,100
E	The Hanger	1,560
F	Garbo's Salon	1,387
G	Jersey Mike's	1,305
H	Floor Expo & Design	2,637
28061	WR Kitchen & Bar	4,000

## SITE 3

Rancho Niguel Road

No.	Tenant	(SF)
25461	Clineva Urgent Care	3,600
25471	Regency Theatres	27,800
25473 A	Starbucks	1,711
B	SusieCakes	1,367
25600	Life Time Fitness	128,000

## SITE 4

Crown Valley Parkway

No.	Tenant	(SF)
28121		
A/B	Handel's Ice Cream	2,460
C/D	Kenneth Brown Salon	2,430
E	Flame Broiler	1,200
F	East Coast Bagels	1,200
G	Today's Vision	1,490
H	Perles Fitness	1,295
I/L	Wescom Credit Union	4,800
28131	Chase Bank	4,000
28141-A	Calo Kitchen & Tequila	3,086
28141-B	Snooze Eatery	3,750

**A**

**SPACE A/B  
2,210 SF END CAP RETAIL SPACE AVAILABLE**

**PLEASE DO NOT DISTURB**





**SUBJECT**

**AVAILABLE**

## Site 1

The Center at Rancho Niguel  
28251 Crown Valley Pkwy, Laguna Niguel, CA 92677

**SPACE A/B  
2,210 SF END CAP RETAIL SPACE AVAILABLE**

**PLEASE DO NOT DISTURB**



**AVAILABLE  
2,210 SF**

**Ralphs**  
fresh fare

**Banfield**  
PET HOSPITAL

**CVS**  
pharmacy

**WELLS  
FARGO**

**El Pollo  
Loco**

**Chick-fil-A**

**Clineva**  
Urgent Care Centers

**CHASE**

**Starbucks**  
SusieCakes

**REGENCY THEATRES**

**KENNETH BROWN  
SALONS**

**HANDEL'S**

**WESCOM**  
Credit Union

**Cal's**  
Snooze

**SRS**



# Laguna Niguel

1 Mile

**Ralphs** BARNES & NOBLE **Habit Burger Grill**  
 CVS pharmacy Bagels & Brew **Wakona**  
 TJ-maxx BRUEGGER'S **Wendy's**  
 STAPLES **Chick-fil-A**  
 PETSMART **Cane's** **DEL TACO**  
 EDWARDS CINEMAS **PEPBOYS** **UPS**  
 SUPERCUTS

**TARGET**  
**GameStop** **Shoe Shine**  
**batikn** **Robbins**  
 ME **Massage Envy** **Starbucks**  
**STATER BROS.**

**HOBBY LOBBY** **PAVILIONS** **WELLS FARGO**  
**OLD NAVY** **Party City**  
**US bank** **Walmart** **STIX**  
**CNC** **Bath & Body Works** **RENTALS**  
**Starbucks** **FLAME & BROILER** **verizon**

**SPROUTS** **POWER RANGERS** **SAINI** **at&t**  
**BLAZE PIZZA** **THE RUCKUS** **McDonald's** **TALCO**  
**FedEx Office** **CVS pharmacy** **Veggie Grill**  
**UnionBank**

**Aliso Viejo High School**  
 approx 3,036  
 enrolled students

# Aliso Viejo

**WHOLE FOODS** **Pets Coffee & Tea**  
**CHASE** **Jokey Mike's**  
**See's CANDIES** **OrangeTheory FITNESS**  
**Yogurtland**

**FITNESS** **Planet Beauty** **elements massage**  
**ROCKS IN A HAT** **MAMA JONES**  
**WILDA'S EL RANCHITO** **Starbucks**  
**Great Clips**

**The Center RANCHO NIGUEL**  
**Ralphs fresh fare** **CVS pharmacy** **NORDSTROM rack**  
**Jokey Mike's** **WR** **ETHAN ALLEN**  
**Barfield PET HOSPITAL** **Jamba Juice** **Susie Cakes**  
**CHASE** **Clineva** **Starbucks**  
**BEVMO!** **PERSPIRE**

- VILARA APARTMENTS  
299 Unit Apartment
- BLUE LAGUNA NIGUEL  
428 Unit Apartment
- APEX LAGUNA NIGUEL  
242 Unit Apartment

SKYE AT LAGUNA NIGUEL  
140 Unit Apartment

**KALEIDOSCOPE ESPORTA**  
**Burke Williams**  
**BUFFALO WILD WINGS** **Sala**  
**PANINI KABOB GRILL**

BROADSTONE CAVORA  
348 Unit Apartment

**NORDSTROM** **macy's** **H&M** **RH**  
**FOREVER 21** **GameStop**  
**ISLANDS** **OLD NAVY**  
**GYMBORE** **ZALES** **Starbucks**  
**claire's** **CARLTON HAIR** **T-Mobile**

**BATH CONNECTIONS** **nektar**  
**STARBUCKS** **PIRCH'S**

**Saddleback College**  
 approx 20,871  
 enrolled students

# Mission Viejo

**Wendy's**  
**SHERWIN-WILLIAMS**  
**Armstrong Garden Centers**

**Del Taco** **Jack**  
**Mercedes-Benz** **JACQUARD**  
**IN-N-OUT** **ACURA**

**Durlington**

# CITY OF LAGUNA NIGUEL

\*SOURCE: CITYOFLAGUNANIGUEL.ORG

Laguna Niguel is a 14.72 square mile planned community in South Orange County, California and is located halfway between Los Angeles and San Diego. It is surrounded by the cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Mission Viejo and San Juan Capistrano.

Existing and planned use of Laguna Niguel's 9,456 acres includes 3,549 acres residential, 276 acres commercial, 223 acres mixed uses, 222 acres public/institutional facilities and 3,650 acres designated to parks and open space.

The City's residents enjoy a strong retail and commercial environment. 72% of Laguna Niguel's 24,891 housing units are owner occupied.



EST. POPULATION  
**64,572**



AVG HOUSEHOLD SIZE  
**2.51**



EST. FAMILIES  
**25,559**



MEDIAN AGE  
**44.9**



MEDIAN HH INCOME  
**\$131,118**

\*SOURCE: ESRI 2022

## EST. 2024 DEMOGRAPHIC SUMMARY

1 - 3 - 5 MILES



	EST. POPULATION	EST. DAYTIME POPULATION	AVG. HH INCOME
<b>1 MILE</b>	16,117	11,060	\$191,594
<b>3 MILE</b>	134,833	60,415	\$170,910
<b>5 MILE</b>	311,537	127,689	\$170,762

\*SOURCE: ERSI

## TRAFFIC COUNTS

**RANCHO NIGUEL ROAD**

approx. 15,100 cpd

**CROWN VALLEY PARKWAY**

approx. 50,000 cpd

**GREENFIELD DRIVE**

approx. 19,000 cpd

**73 TOLL ROAD**

approx. 44,000 cpd

\*SOURCE: COSTAR





For Leasing Information Contact

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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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