

Turn-Key Pet Grooming Business Available

30231 Golden Lantern Suite E, Laguna Niguel, CA 92677



VISUAL MEDIA

VIDEO

PROPERTY DESCRIPTION

Presenting a compelling Turn-Key National Pet Grooming/Bakery Business opportunity for Retail / Street Retail investors available for Sale. This remarkable opportunity located at 30231 Golden Lantern Suite E, Laguna Niguel, CA, 92677 stands as a prime investment.

PROPERTY HIGHLIGHTS

- High visibility and accessibility
- Modern amenities and fixtures
- Abundant natural light
- Strategic and prestigious location
- Grooming and Washing Stations
- 9 Years left on original term of lease with options

OFFERING SUMMARY

Sale Price:	\$700,000
Lease Rate:	\$42.60 per year (NNN)
Number of Units in Center:	21
Available SF:	1,400 SF
Lot Size:	485,393 SF
Building Size:	165,536 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	961	3,161	6,476
Total Population	2,648	8,544	17,212
Average HH Income	\$120,262	\$135,522	\$160,264

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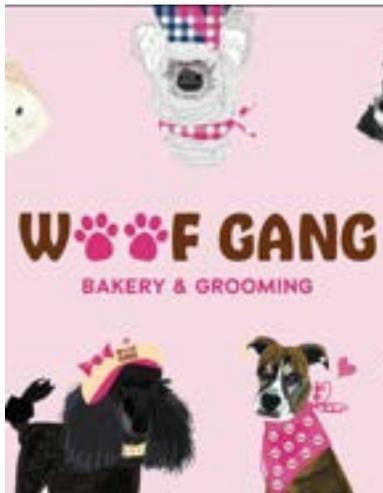
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Additional Photos

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FOR SALE / LEASE



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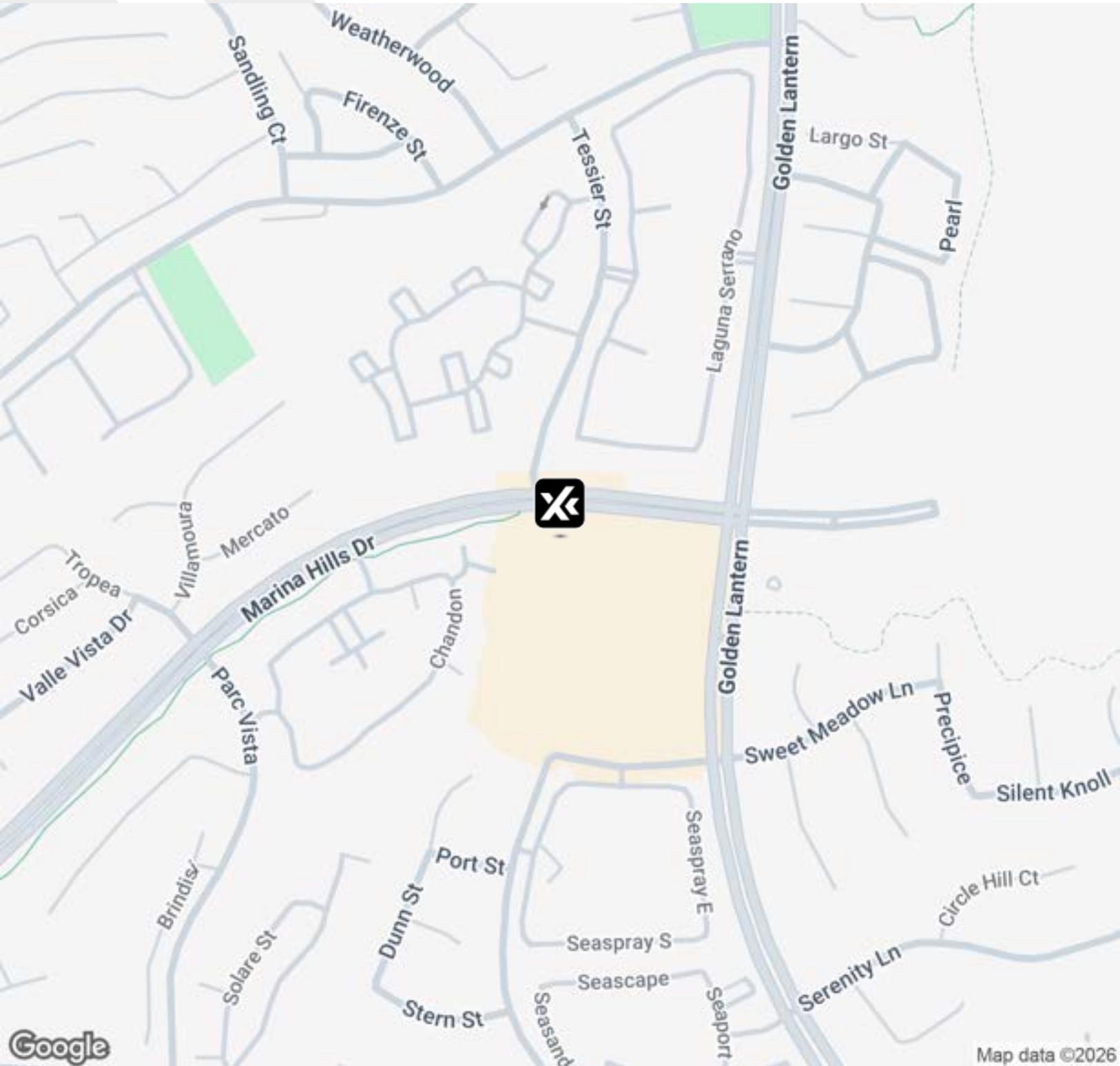


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Location Map

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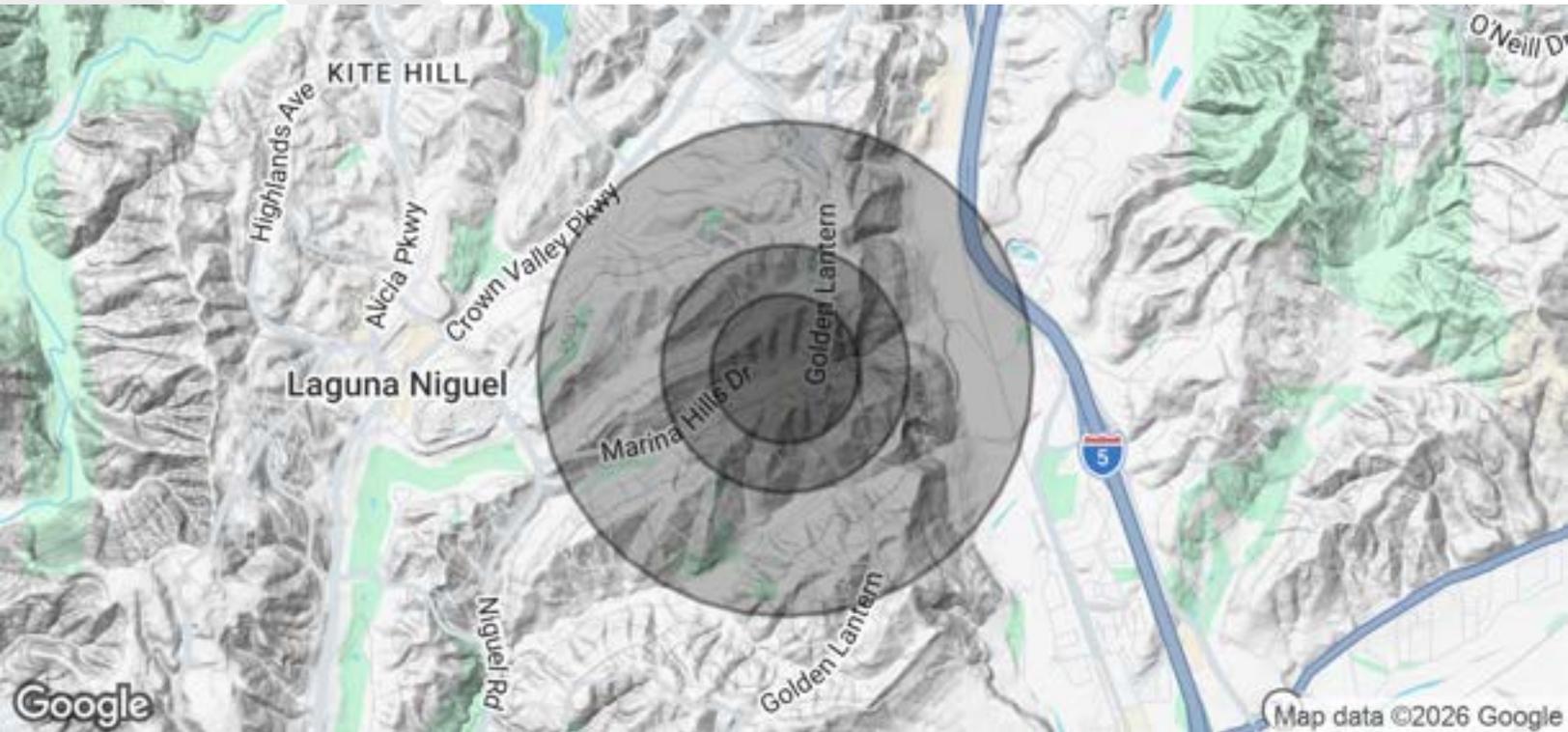


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Demographics Map & Report

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FOR SALE / LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,648	8,544	17,212
Average Age	37	39	42
Average Age (Male)	36	37	41
Average Age (Female)	38	40	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	961	3,161	6,476
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$120,262	\$135,522	\$160,264
Average House Value	\$1,087,686	\$1,104,702	\$1,184,871

Demographics data derived from AlphaMap

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