

Aliso Creek

SHOPPING CENTER

PRIME RETAIL AVAILABLE FOR LEASE

30814-30912 Pacific Coast Highway, Laguna Beach, CA 92651

BOARDWALK
INVESTMENTS GROUP



Aliso Creek Shopping Center is situated on 4.2 acres along Pacific Coast Highway in the coastal Orange County community of Laguna Beach, one of the most affluent communities in Southern California. The location on the Pacific Coast Highway places the center along one of the most prominent and well-traveled roads in the county. Anchored by CVS Pharmacy, Aliso Creek Shopping Center offers a diverse mix of tenants for the surrounding community.



Aliso Creek

NEWPORT BEACH

SHOPPING CENTER

SAN CLEMENTE

Montage

PACIFIC COAST HIGHWAY

Aliso Creek

SHOPPING CENTER

SITE PLAN



Aliso Creek

SHOPPING CENTER

ALISO CREEK TENANT DIRECTORY



NO.	TENANT	NO.	TENANT	NO.	TENANT
30814	Available (1,125 SF)	30832	Starfish Laguna Beach	30886	Fantastic Sam's
30816	Aliso Beach Animal Clinic	30836	Hand & Stone Massage	30892	Sunny Fresh Cleaners
30818	OC House of Healing	30842	CVS	30912A	Available (2,125 SF)
30820	Rapport Coffee	30862	La Sirena Café	30912B	Golden Spoon
30822	zPizza	30872	O Fine Japanese Cuisine		
30824	Lovely Nails Boutique	30882	Available 3/21/26 (1,286 SF) Do Not Disturb		



SHOPPING CENTER

DEMOGRAPHIC AND INCOME PROFILE LAGUNA BEACH, CA

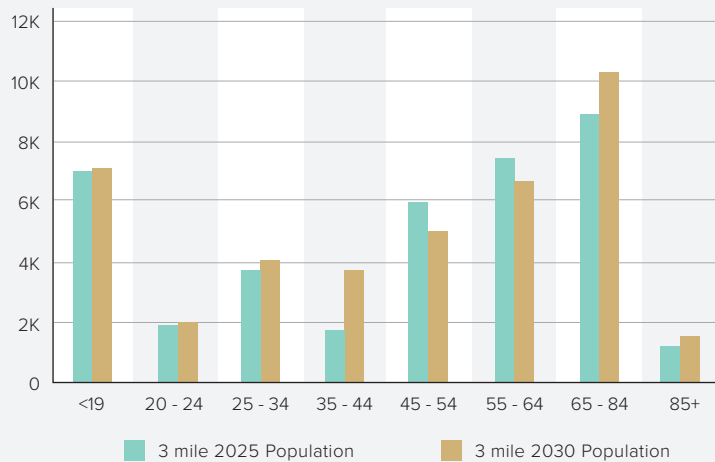
SUMMARY

	3 mile	5 mile
2025 Population	36,110	144,529
2010 Population	36,848	143,998
2030 Population Projection	35,651	142,982
Annual Growth 2010-2020	0.5%	0.22%
Annual Growth 2024-2029	-0.26%	-0.21%
Median Age	53.4	46.3
Bachelor's Degree or Higher	59%	52%
U.S. Armed Forces	11	119

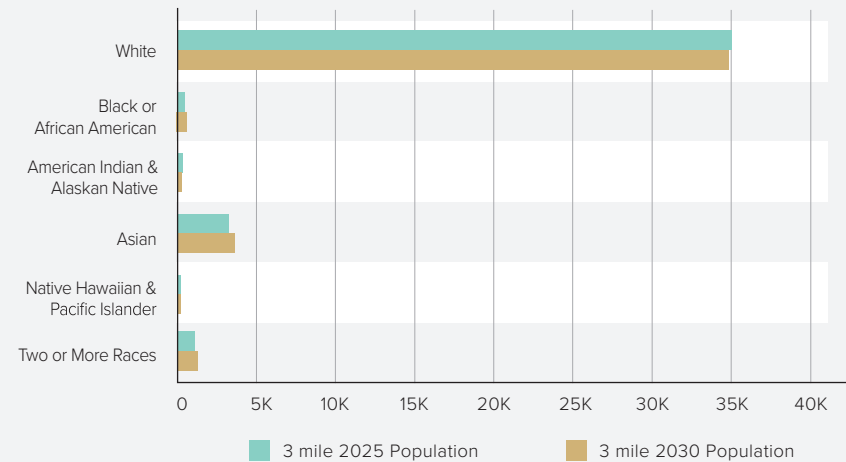
RACE & ETHNICITY

	3 mile	5 mile
White	35,025	122,750
Black	482	2,364
American Indian/Alaskan Native	192	868
Asian	2,856	17,149
Hawaiian & Pacific Islander	41	227
Two or More Races	1,435	6,350
Hispanic Origin	3,408	21,627

POPULATION BY AGE



POPULATION BY RACE





SHOPPING CENTER

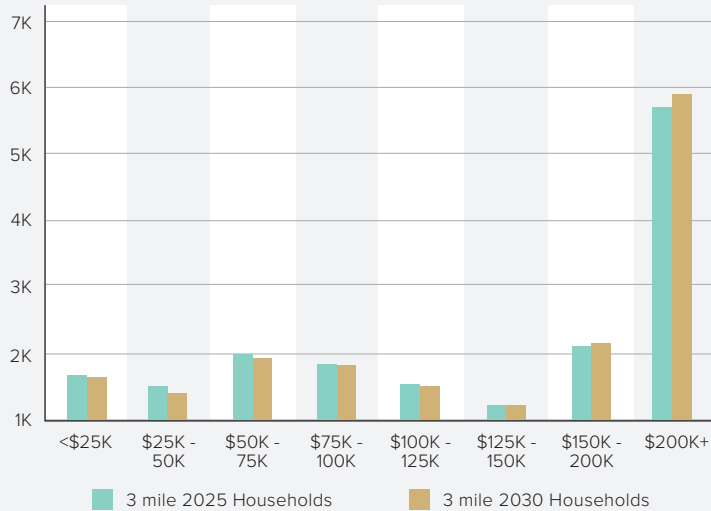
DEMOGRAPHIC AND INCOME PROFILE
LAGUNA BEACH, CA

HOUSEHOLDS BY INCOME

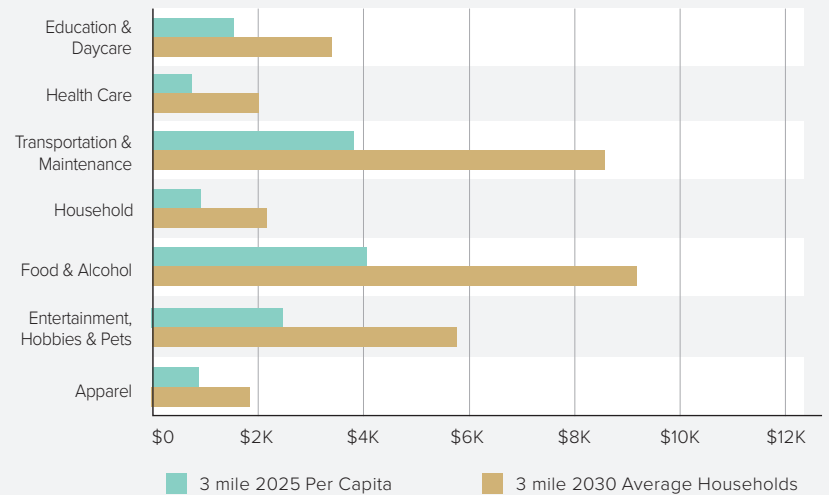
	3 mile	5 mile
Average Household Income	\$213,561	\$190,888
Median Household Income	\$154,823	\$139,770
< \$25,000	4.8%	4.4%
\$25,000 - 50,000	7.5%	8.1%
\$50,000 - 75,000	7.9%	9.1%

	3 mile	5 mile
\$75,000 - 100,000	9.5%	8.9%
\$100,000 - \$150,000	16.0%	19.2%
\$150,000 - 200,000	11.6%	14.1%
\$200,000+	39.8%	33.0%
Household Income Base	16,596	59,618

HOUSEHOLD INCOME



PER CAPITA & AVERAGE HOUSEHOLD SPENDING





BOARDWALK / SRS
INVESTMENTS GROUP

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