



## DOG GROOMING BUSINESS

24332 MUIRLANDS BOULEVARD  
LAKE FOREST, CALIFORNIA 92630

### PROPERTY OVERVIEW

For sale is a turn-key doggie grooming business. Open since 2012, it has established a presence for itself within the center and the community with 4.5+ star Google and Yelp reviews. QD Doggie experiences a constant flow of new/repeat customers, with an average of 300 grooms per month.

The business comes equipped with Grooming Tools, Two Grooming Tables, Two Large Tubs, Washer and Dryer, Private Bathroom, Private Office, and Rear Employee Parking. Gross income \$245,000 as of year-end 2023. Estimated operating expenses \$129,000.

### PROPERTY HIGHLIGHTS

- Turn-key dog grooming business. Everything included
- Open since 2012
- Serving average 300 grooms per month
- 2023-Est. Income \$245,000. Est. expenses \$129,000
- Located in Forest Ridge Plaza. On the hard corner of Muirlands Boulevard and Ridge Route Drive in the City of Lake Forest



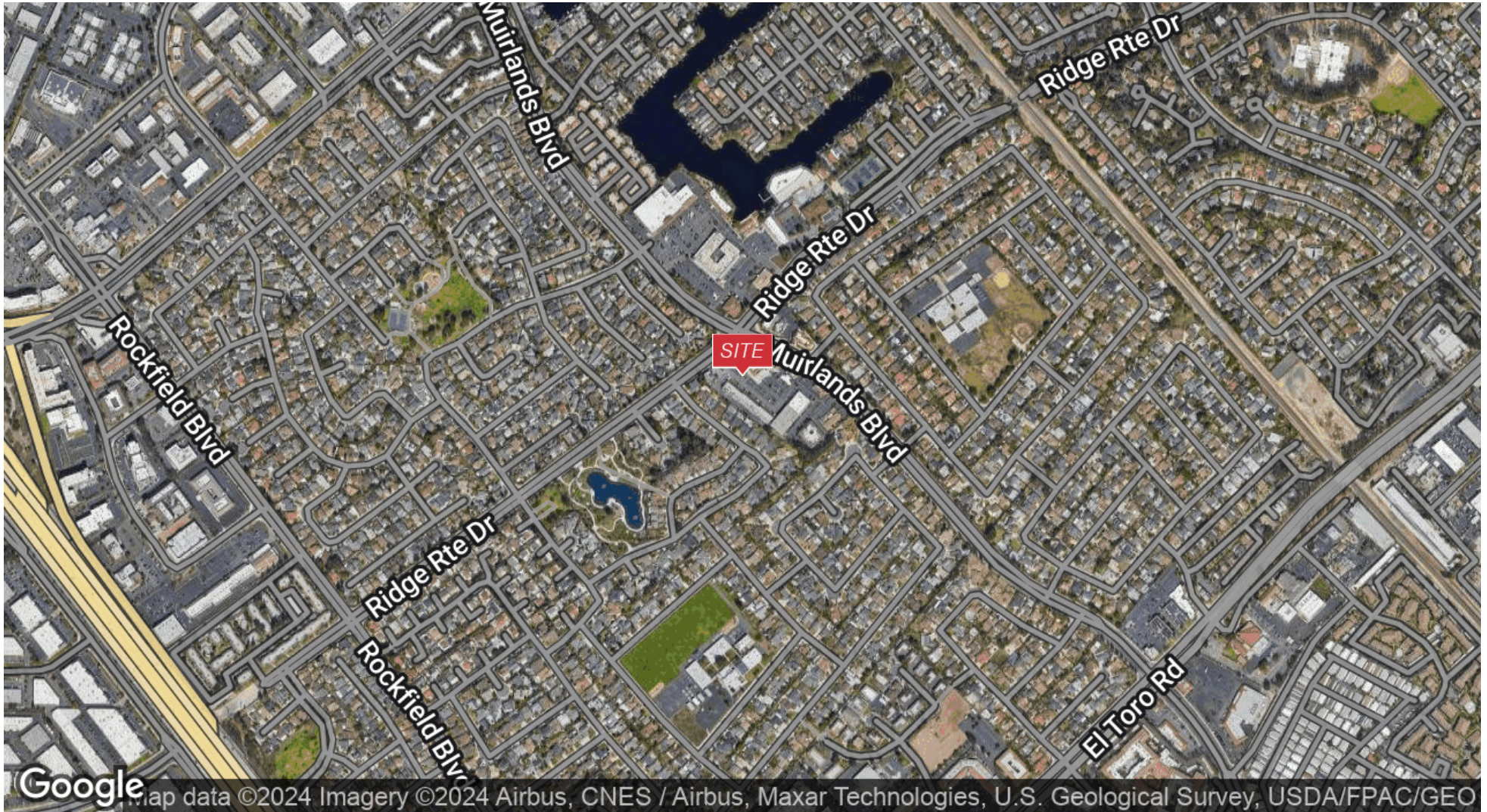
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,658	142,517	319,398
Average Age	42.8	44.5	42.7
Average Age (Male)	40.9	43.1	41.6
Average Age (Female)	45.7	45.5	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,469	57,068	126,582
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$113,576	\$112,522	\$127,895
Average House Value	\$572,608	\$571,441	\$664,991

\* Demographic data derived from 2020 ACS - US Census

