



BE A PART OF THE ALL-NEW LIFESTYLE LINEUP AT THE ROW, INDULGING ORANGE COUNTY'S TIME-HONORED NESTING INSTINCTS



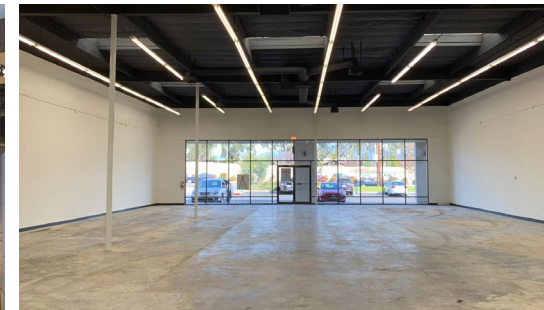
23251 AVENIDA DE LA CARLOTA - LAGUNA HILLS, CALIFORNIA 92653

FEATURES



PSBUSINESSPARKS.

- Freeway visible from I-5 with approximately 335,000 cars per day
- Affluent income demographics in the surrounding areas
- Well established anchor tenants include Sit 'N Sleep, Lamps Plus, Backyard Expressions, Lakeshore Learning, Jeromes, GameCraft Brewing and Big Air Trampoline
- Close proximity to the Irvine Spectrum
- Highly visible freeway signage opportunities available
- Massive daytime population with approximately 27,837 employees within 1 mile
- Leasing opportunities available from 5,000 SF to 24,190 SF



FOR LEASING INQUIRIES PLEASE CALL: 949.454.7662



- 1. BIG AIR TRAMPOLINE
- 2. **VACANT (7,500 SF)**
- 3. IN YOUR OFFICE/IN YOUR HOME FURNITURE
- 4. GAMECRAFT BREWING
- 5. VISIONS CONTEMPORARY
- 6. ORTHO MATTRESS
- 7. FURNITURE FACTORY
- 8. JEROMES FURNITURE
- 9. LAMPS PLUS, INC.

- 10. BACKYARD EXPRESSIONS
- 11. BEDS PLUS KIDS STUFF
- 12. DESIGN STUDIO
- 13. ORTHO MATTRESS
- 14. SIT 'N SLEEP
- 15. LAKESHORE LEARNING
- 16. **VACANT (7,255 SF)**
- 17. GATORWRAPS



WHY LAGUNA HILLS

48% DECREASE
IN CITY UNEMPLOYMENT
between 2014 and 2018*

18% INCREASE
IN PERSONAL INCOME
between 2014 and 2018*

3.1% INCREASE
IN POPULATION
between 2014 and 2018*

NEARBY AMENITIES



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*Source: City of Laguna Hills, Demographic and Economic Statistics, Last 10 Fiscal Years