

FOR LEASE

# The Grove at Laguna Niguel

28961-28991 Golden Lantern | Laguna Niguel, CA 92677



## Retail Opportunity

1,520 SF

Endcap Available



## DESCRIPTION

- Located at major South Orange County thoroughfare - Over 70k CPD at intersection
- Strong incomes (over \$184,000 average HH income within a 5 mile radius)
- Great visibility to Crown Valley Pkwy & Golden Lantern
- Large number of households in the trade area

## EST. DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,164	114,580	295,328
Avg Household Income	\$191,096	\$178,872	\$184,198
Daytime Population	4,103	50,102	114,360

Source: Esri

## CONTACT

**Terrison Quinn**

949.698.1107 | terrison.quinn@srsre.com

CA License No. 01789657

**Adam Handfield**

949.698.1109 | adam.handfield@srsre.com

CA License No. 01959419

## TRAFFIC COUNTS

Golden Lantern approx. 30,300 cpd

Crown Valley Pkwy approx. 32,800 cpd

Source: Costar

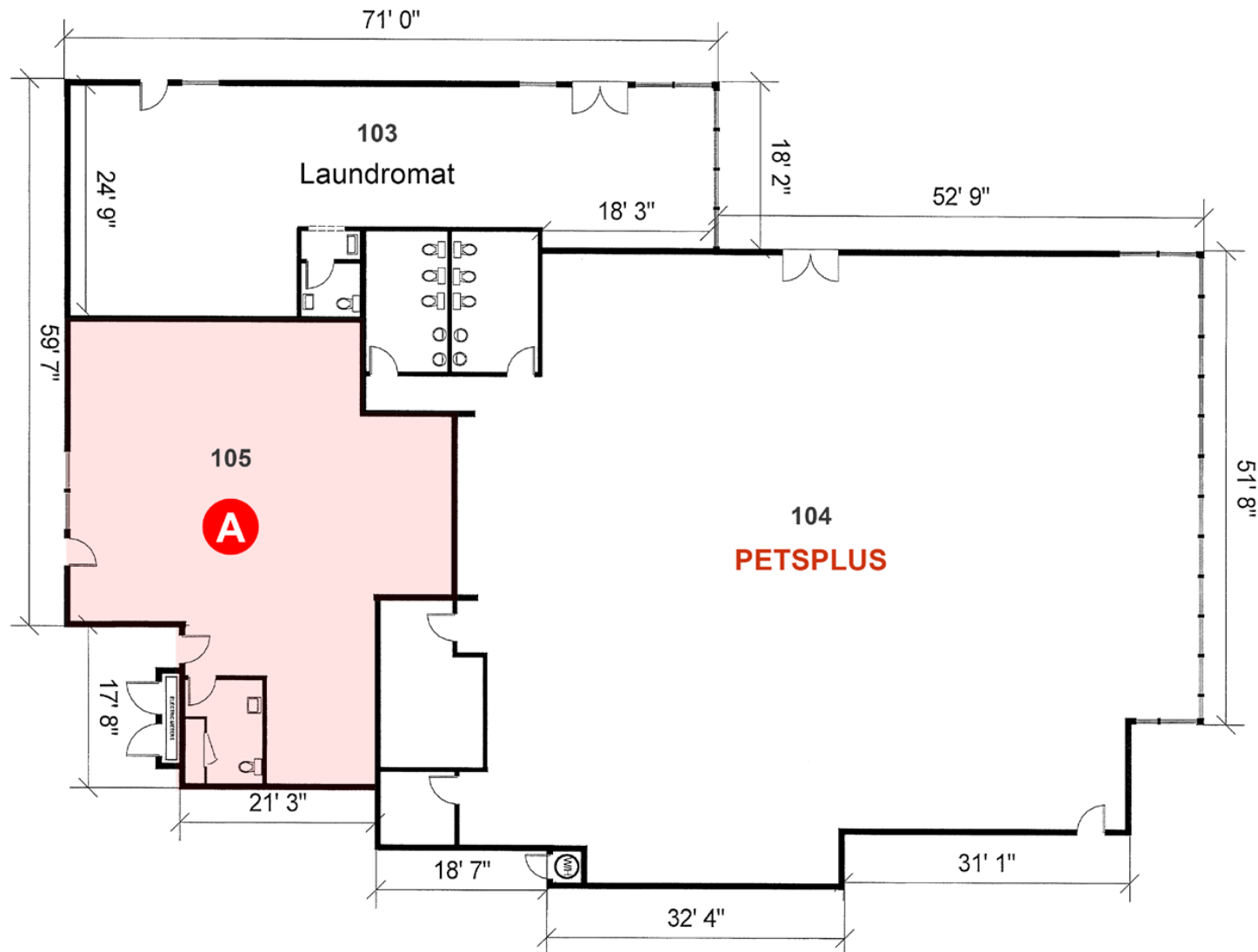
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## SPACE PLAN

**A** Space D-105 (Building D) | 1,520 SF Endcap Available



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## SITE PLAN

Endcap Retail Space Available

No.	Tenant	SF
<u>BUILDING A</u>		
100-103	El Cortez	
104	Nails	
105	Golden Crew Barber Shop	
106	Tim's OC Music	
107-109	Patsy's Pub	
110	Kape Café	
<u>BUILDING B</u>		
101	Dentist	
102	South County Outreach	
103	Storage	
104	O My Sushi	
105	Vagablonde	
106	Grace Foot Massage	
107	Kevin's Computer Repair	
108	Cleaners	
109	I Love Bagels	
110	La Tulipe	
111	Sherwin Williams	
115	Mucho Mucho Market	
<u>BUILDING D</u>		
103	Laundry	
104	Pets Plus	
<b>105</b>	<b>Available</b>	<b>1,520</b>

**A**



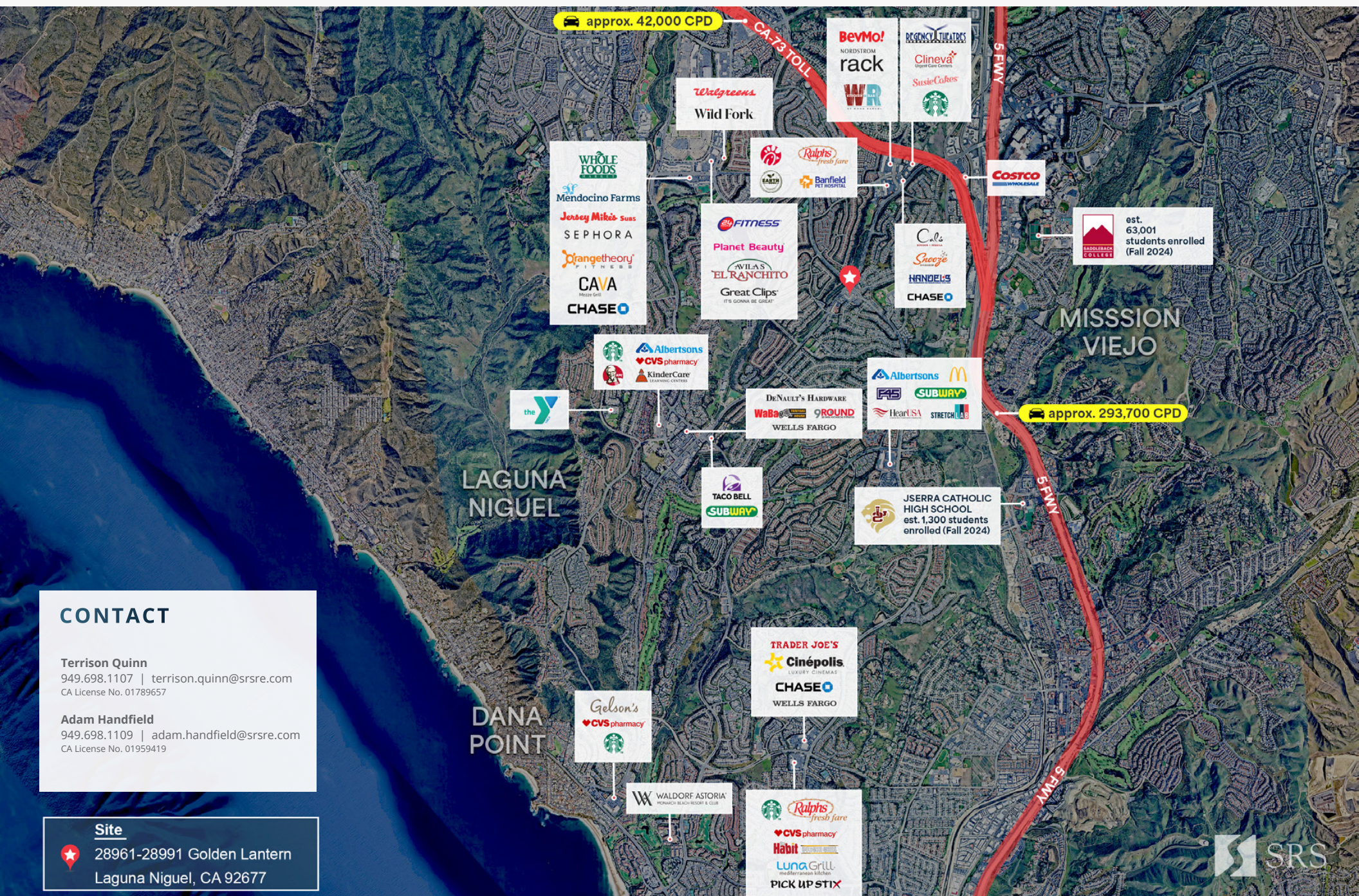
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## Site

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