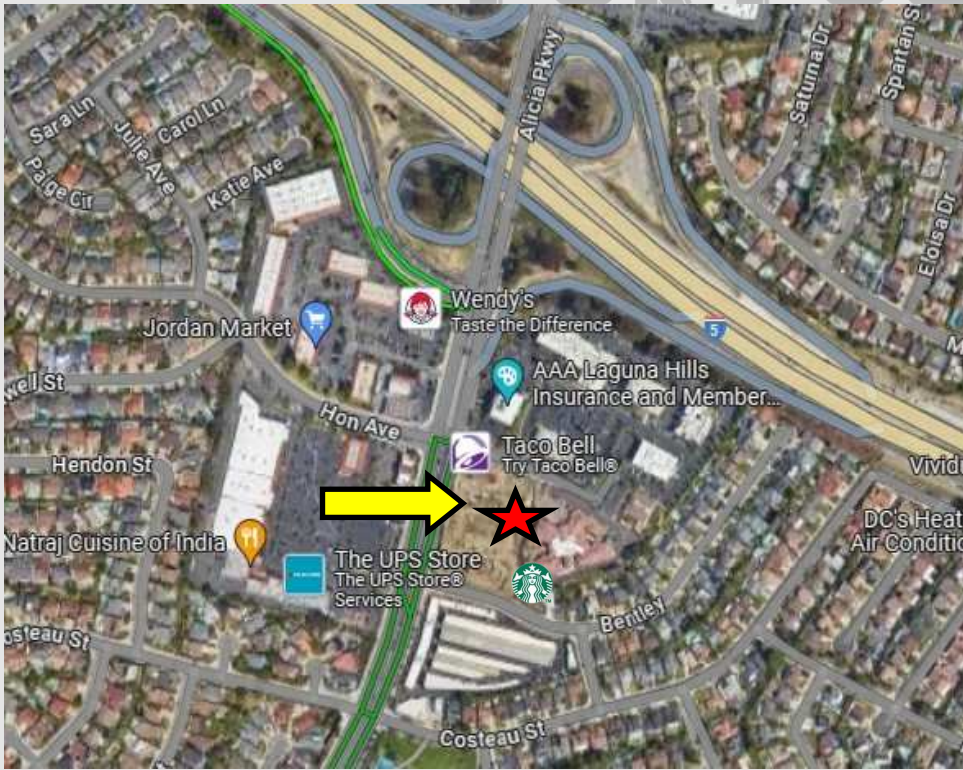


# For Lease

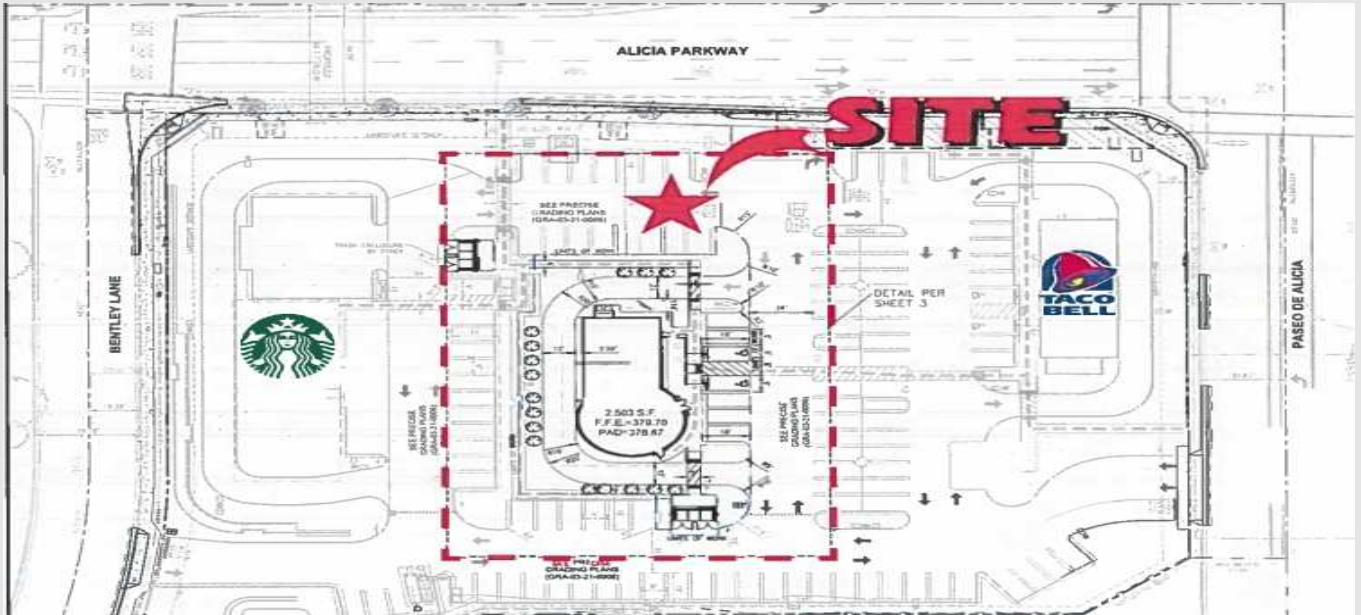
## 24892 Alicia Pkwy Laguna Hills CA



1. Finished 34,229 square foot (+/-) pad between Starbucks and taco bell.
2. Fully entitled drive-thru approved by the city of Laguna Hills. 2503 sq ft poured foundation with on and off site utilities. May go with the foundation or re poor new foundation.
3. Abundant parking
4. High income & dense demographic community
5. Desirable location in south Orange County near the 5 freeway on & off ramp, Alicia Pkwy has a heavy traffic of approximately 48,000 cars per day with unobstructed visibility.
6. Asking base land lease of \$16,666.67 per month.

| DEMOGRAPHICS            | 1 MILE            | 2 MILES   | 3 MILES   |
|-------------------------|-------------------|-----------|-----------|
| POPULATION              | 20,953            | 77,359    | 169,763   |
| MEDIAN H/H INCOME       | \$110,325         | \$101,639 | \$174,470 |
| DAYTIME POPULATION      | 18,109            | 76,366    | 174,470   |
| PRINCIPAL PSYCHOGRAPHIC | SAVVY SUBURBANTES |           |           |
| TRAFFIC                 | 48,000 CPD        |           |           |

**AVAILABLE NOW**



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