

PLAZA

de La Paz

293,540 SF DOMINANT NEIGHBORHOOD CENTER
LA PAZ ROAD & PACIFIC PARK DRIVE IN LAGUNA NIGUEL



PLAZA de La Paz



Space Available

- ±5,316 – 20,236 Square Feet Junior Anchor Opportunity, Space is divisible (Potentially Available)
- ±1,300 – 2,800 Square Feet - May be used as Medical, Office or Retail
- ±2,853 Square Feet (Potentially Available)

Property Highlights

- Join a vibrant merchandising mix led by strong performing tenants in Sprouts, Sweetgreen, Pressed Juicery, and Chipotle, together with trusted local brands including High Tide Coffee and Chaupain Bakery.
- Convenient Access via 8 ingress/egress points throughout the center
- Excellent exposure to over 50,000 cars per day
- Centrally located servicing the residents and daytime population within Laguna Niguel, Laguna Hills and Aliso Viejo

Traffic Count

- ±29,000 Average Daily Traffic on Pacific Park Dr.
- ±19,000 Average Daily Traffic on La Paz Rd.

Demographics - 2025

	1-Mile	3-Miles	5-Miles
Population	20,262	133,045	299,353
Avg. H.H. Income	\$147,312	\$169,355	\$177,162
Daytime Population	20,614	138,761	311,710

Source: ESRI

TRADE AREA

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FITNESS Calico SEPHORA
CAVA Mendocino Farms WHOLE FOODS

Walmart

PAVILIONS

ULTA TILLYS
OLD NAVY Bath Works

HOBBY LOBBY

Marshalls

KOHL'S

COSTCO
WHOLESALE

THE HOME DEPOT

OFF BROADWAY
SHOES

H&R BLOCK

Red Robin

Margarita Works

SPROUTS
FARMERS MARKET

yb

ALISO-NIGUEL
ANIMAL HOSPITAL

EUROPEAN
WAX CENTER

pressed
JUICERY

CVS/pharmacy

ampm

AT&T

TACO BELL

McDonald's

Chauhan

COX

SUBWAY

LA CLAW

us bank

FedEx
Office

sweetgreen

Providence
Mission Heritage
Medical Group

BLAZE
PIZZA

LA PAZ ROAD

PACIFIC PARK DRIVE

RETAIL FOR LEASE



TENANT ROSTER

SUITE	TENANT	SF
27211-A	Union Bank of California	6,228
27221-A	FedEx Office	4,750
27221-D	iLashes and Body Sculpting	1,000
27221-E	Nick the Greek	1,670
27221-G	Dr. Kenneth A. Tjon, DDS	1,460
27221-H	Chipotle	2,900
27221-K	sweetgreen	3,100
27231-A/B	Mission Heritage Medical	6,750
27231-C	Blaze Pizza	3,330
27241-A	Refine Men's Salon	1,603
27241-C	Lindsay Anderson Chiropractic	2,133
27251-A	CVS/Pharmacy	25,638
27261-A	Full Moon Sushi	1,300
27261-B	Pressed Juicery (Available 12/1/26)	1,300
27261-C	Shelton Family Cleaners	1,300
27261-D	Sally Beauty	1,300
27261-E	European Wax	1,300
27261-F	Spectrum Tan	1,300

SUITE	TENANT	SF
27261-G	Cinderella Cakes	1,300
27261-I	Aliso Niguel Animal Hospital	3,000
27261-J	Yoga Six	2,800
27261-L	Enclave Med Spa	1,600
27271-A	High Tide Coffee	1,595
27271-B	Sprout's Farmers Market	25,610
27271-C	Plan On Your Future	435
27271-D	Pacific Park Jewelers	1,595
27281-A	Available	2,800
27281-B	Available	2,400
27281-E	Discovery Shop	2,600
27281-G	Be Fit Modern Pilates	1,256
27281-I	Mangia Bene Restaurant	4,377
27281-K	Thai Body Works	1,067
27281-L	Feng Cha Teahouse	985
27281-N	Rock N' Road Cyclery	5,355
27281-P	H&R Block Tax Services	1,265
27281-Q	Mathnasium	1,434

SUITE	TENANT	SF
27281-R	Kidz Modern Dentistry	2,500
27291-A	Off Broadway Shoes (Potentially Available 9/1/26)	20,236
27311-A	Tompkins Flooring	2,727
27311-C	Club Nails	1,966
27311-E	Subway	917
27311-F	Sport Clips	1,026
27311-G	Golden Dragon Chinese Food	980
27311-H	O.C. Cigars	988
27311-I	Super Tailoring	729
27321-A	Cox Communications	3,530
27321-B	Chauptain Bakery	2,917
27451-A	AT&T Wireless (Potentially Available 8/1/26)	2,853
27451-B	One Stop Vision	1,910
27401-A	Home Depot	120,204

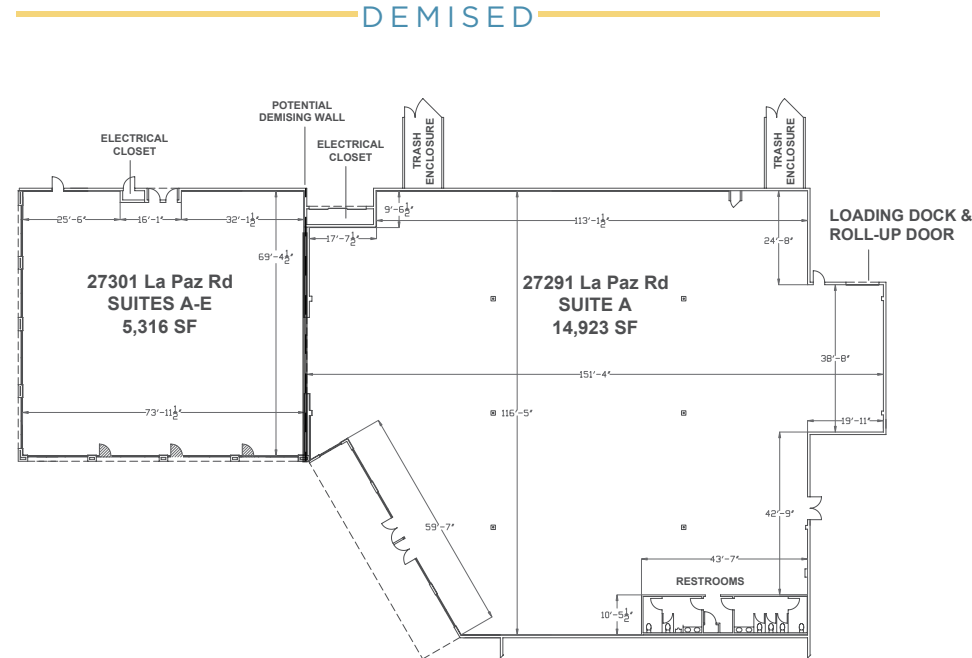
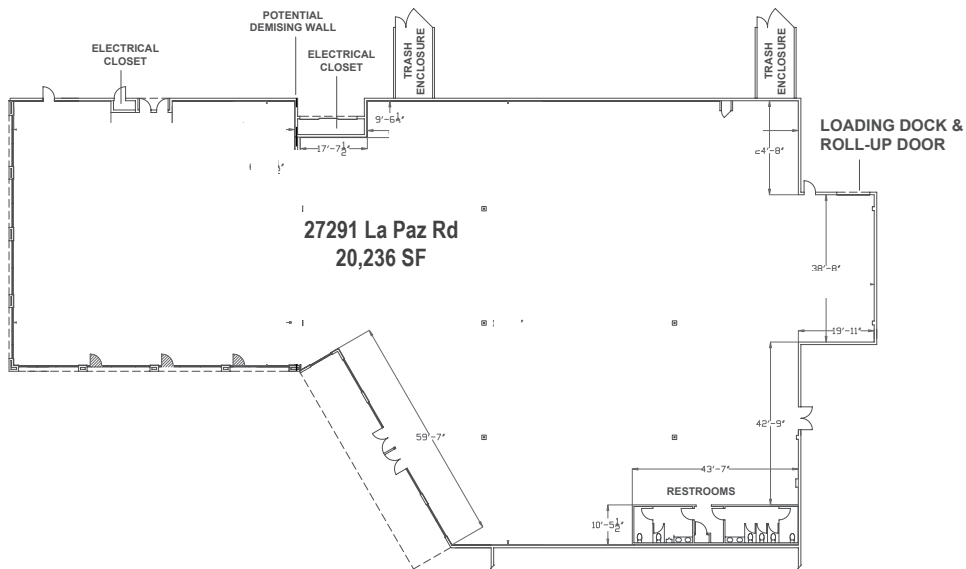
Please do not disturb existing tenants.



5,316 – 20,236 SF Jr. Anchor Opportunity

27291-A La Paz Road

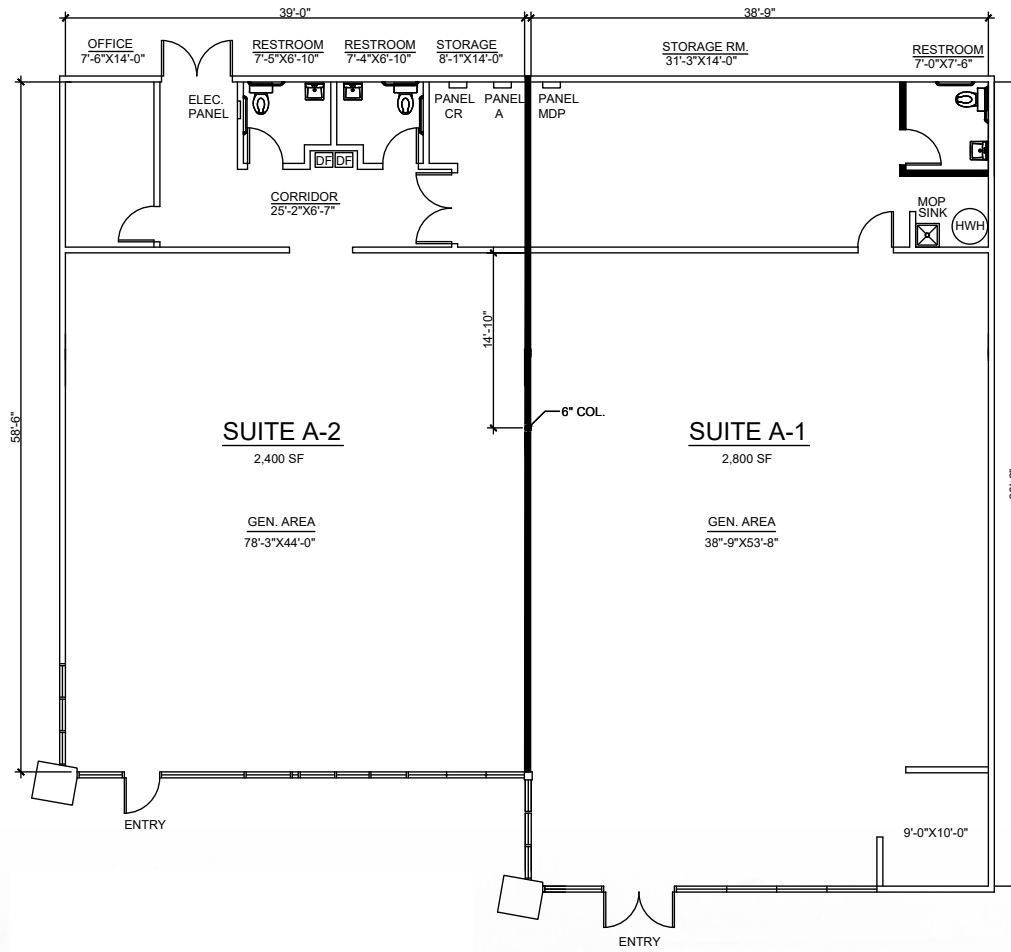
- Potentially available 9/1/2026
- Monument panel signage opportunity
- Ample parking field and street visibility
- Existing rear access loading dock



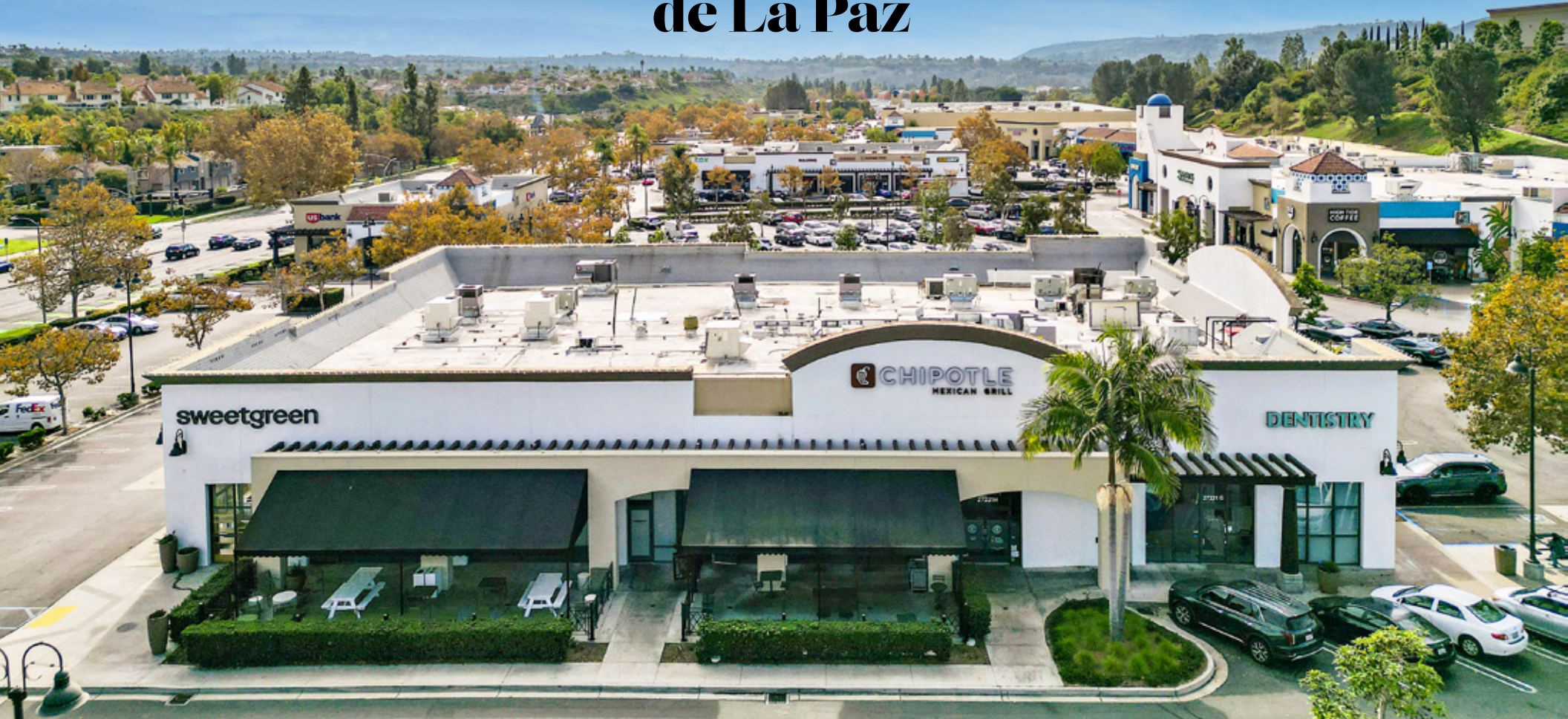
2,800 SF & 2,400 SF Retail/Office Opportunities

27281-A & 27281-B La Paz Road

- Highly visible space located on the main entrance to the shopping center
- Adjacent to a strong performing Sprouts
- Newly demised warm shell condition



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Kevin Hansen
Senior Managing Director
t 949-608-2194
kevin.hansen@nmrk.com
CA RE Lic. #01937047

Corporate License #01796698

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.