

27981 Greenfield Dr
SUITE H
LAGUNA NIGUEL, CA 92677

BRIDGETTE KRISTIN
SANOSSIAN
+ ASSOCIATES



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REAL ESTATE

 **Douglas Elliman**
Commercial



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SUBLEASE 1,218 SQ FT STARTING RENT \$5200

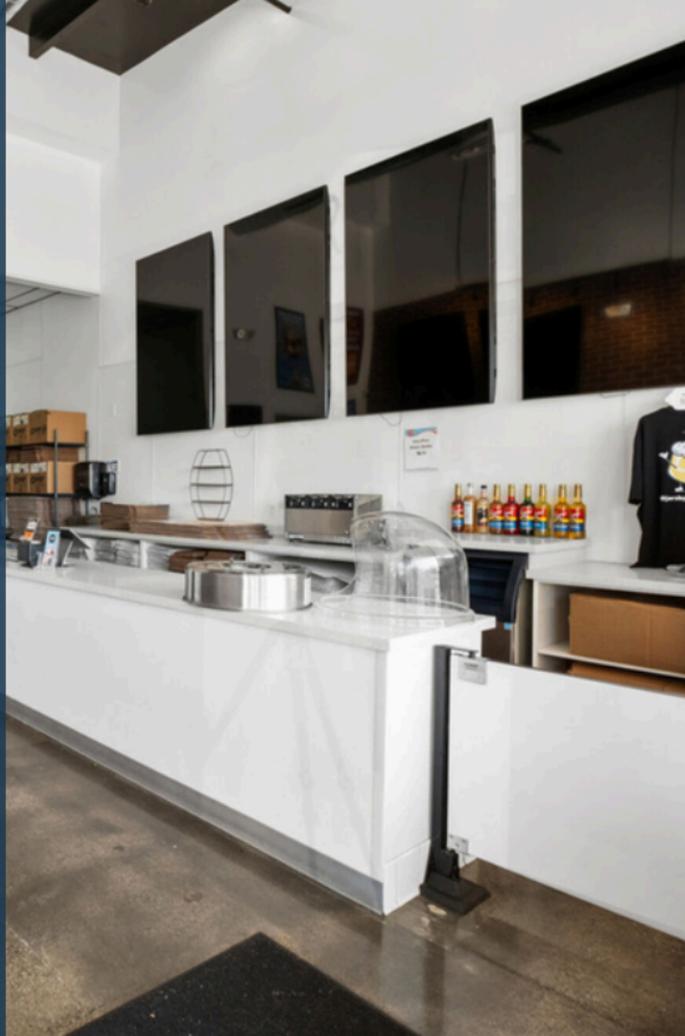
This built-out **restaurant space** in Laguna Niguel offers a **turnkey opportunity** for a variety of food and beverage concepts. The space features a **walk-in refrigerator**, a **modern kitchen build-out**, and the option to purchase select kitchen appliances, making it ideal for a **quick and efficient move-in**.

Originally built out three years ago, the space is in **like-new condition** with **updated piping, HVAC**, and **all mechanical systems**. Every detail has been thoughtfully upgraded to meet **current building and health code standards**, including a fully **ADA-compliant restroom**.

Perfect for operators seeking a clean, well-maintained, and code-compliant space in a prime Laguna Niguel location.

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THE CENTER - THE CENTER AT RANCHO NIGUEL, SITE 2



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CENTER HIGHLIGHTS

Located in a highly trafficked retail hub of Laguna Niguel, this shopping center offers exceptional visibility and accessibility with frontage along Crown Valley Parkway and Greenfield Drive. The property benefits from a strong mix of national and regional tenants that drive consistent daily traffic and cross-shopping synergy.

- Anchored by: Ralphs Fresh Fare, CVS Pharmacy, and Mint Dental
- Co-Tenants Include: Nordstrom Rack, Regency Theatres, Ethan Allen, BevMo!, Coldwell Banker Realty, Wells Fargo Bank, and more
- Parking: 1,130 surface spaces
- Features: Dedicated turn lane, freeway visibility, and signalized intersection
- Tenant Mix: Strong combination of grocery, entertainment, retail, service, and dining uses
- Recent Activity: Several long-term tenants with lease expirations extending into 2030+

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JARS
SWEETS & THINGS

The logo features a stylized ice cream jar with a cherry on top to the left of the word "JARS" in large, red, outlined letters. Below "JARS" are the words "SWEETS & THINGS" in smaller, red, outlined letters. The entire logo is mounted on a white wall with a drop shadow effect.





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