

2ND GENERATION QSR DRIVE-THRU RESTAURANT IN LAGUNA NIGUEL



PROPERTY DESCRIPTION

This ±2,400 SF second-generation QSR drive-thru building at 30071 Alicia Parkway in Laguna Niguel is purpose-built for high-volume operations. The site features critical QSR infrastructure including a hood system, walk-in coolers, menu board, and an existing drive-thru window—allowing a new operator to significantly reduce construction time and upfront capital. The ±0.325-acre parcel provides efficient vehicle stacking, dedicated parking, and multiple points of ingress and egress within the Laguna Niguel Plaza.

The property offers strong visibility and access along Alicia Parkway with traffic counts of approximately 20,400 vehicles per day and is supported by dense residential demand and affluent demographics, with average household incomes exceeding \$178,000 within a one-mile radius.

OFFERING SUMMARY

LEASE RATE:	\$225,000/YR (NNN)
LOT SIZE:	0.325 Acres
BUILDING SIZE:	2,400 SF

JON DAVIS
O: 949.558.0302
jon.davis@svn.com
CalDRE #1885959

PROPERTY HIGHLIGHTS

- Rare +/-2,400 SF 2nd generation drive-thru restaurant in Laguna Niguel (South Orange County)
- Average HH annual income \$178,000+ on a 1 mile radius
- Existing food-service infrastructure in place, including hood system, walk-in's, menu board and drive-thru window
- Strategically positioned with multiple convenient points of ingress/egress
- Dedicated parking field and located in Laguna Niguel Plaza with reciprocal parking easements
- Surrounding area benefits from a dense residential and daytime population within the immediate area

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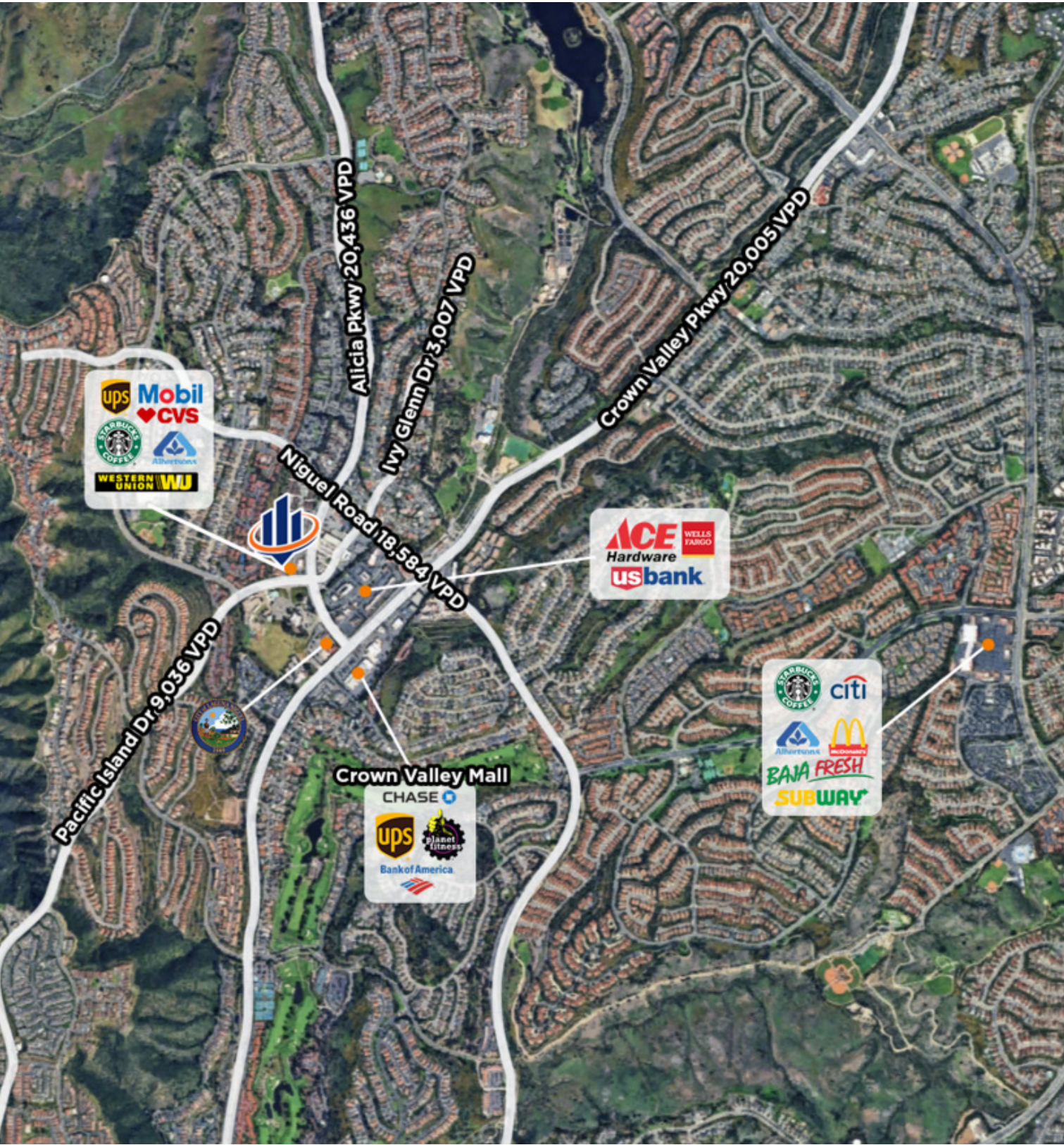
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ADDITIONAL PHOTOS



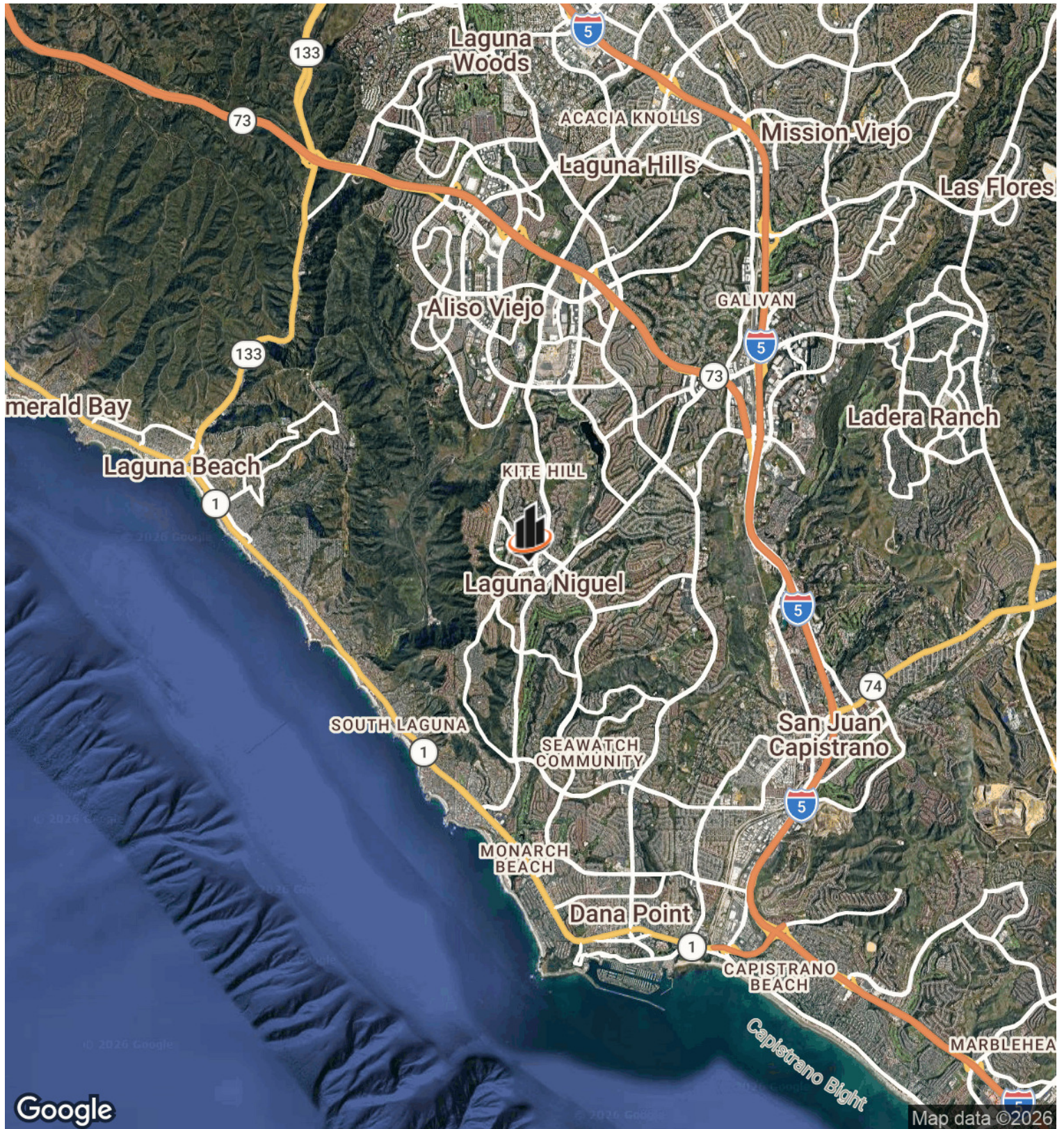
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RETAILER MAP



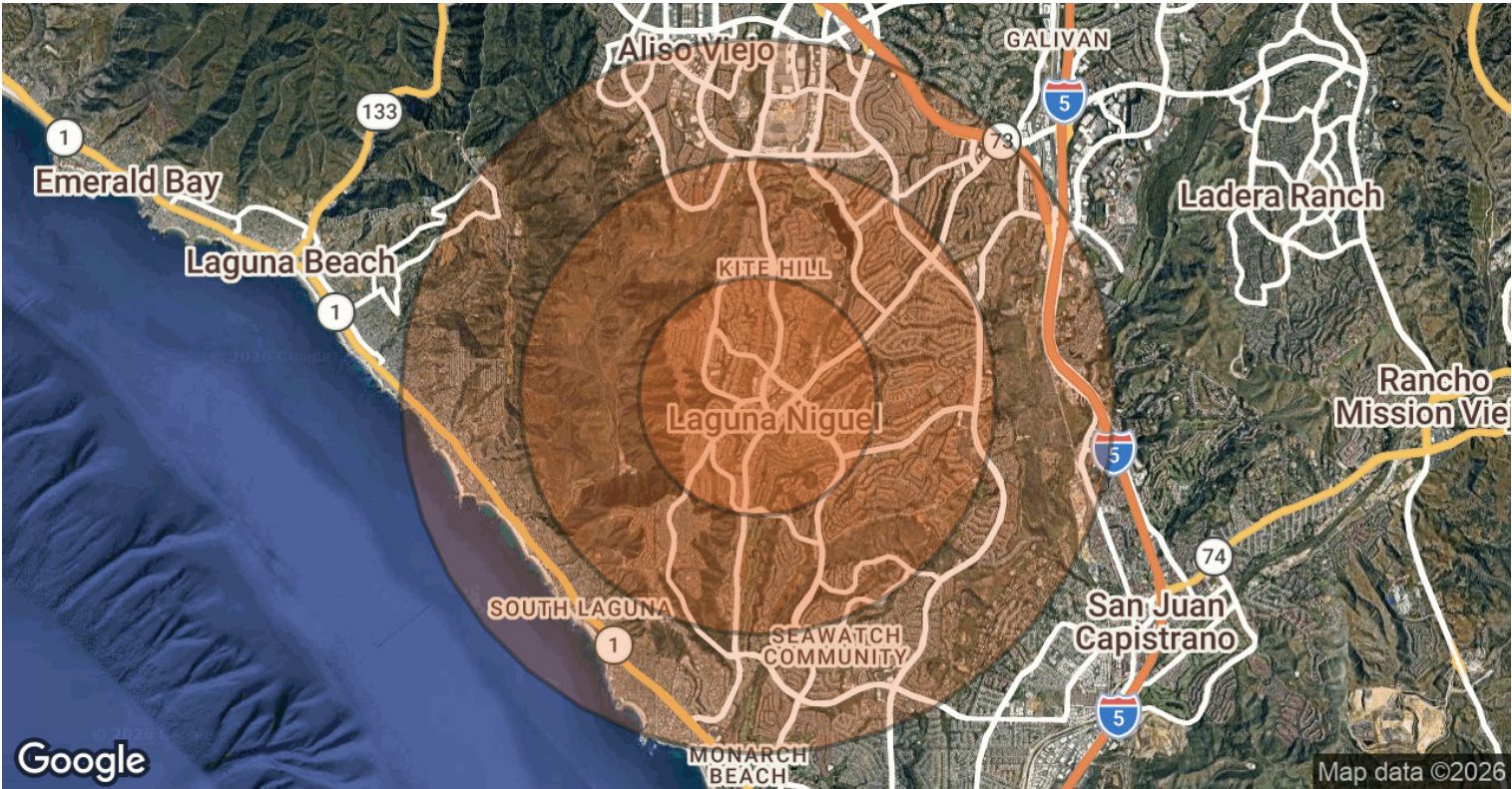
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	11,011	41,024	100,498
AVERAGE AGE	47	46	45

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,456	16,197	39,349
AVERAGE HH INCOME	\$178,175	\$177,619	\$181,108
AVERAGE HOUSE VALUE	\$1,310,072	\$1,304,644	\$1,316,026

TRAFFIC COUNTS	
ALICIA PKWY	20,436 VPD
CROWN VALLEY PKWY	20,005 VPD
NIGUEL ROAD	18,584 VPD

Demographics data derived from AlphaMap

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