

# 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.

## 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

## OFFERING SUMMARY

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

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## ADDITIONAL PHOTOS



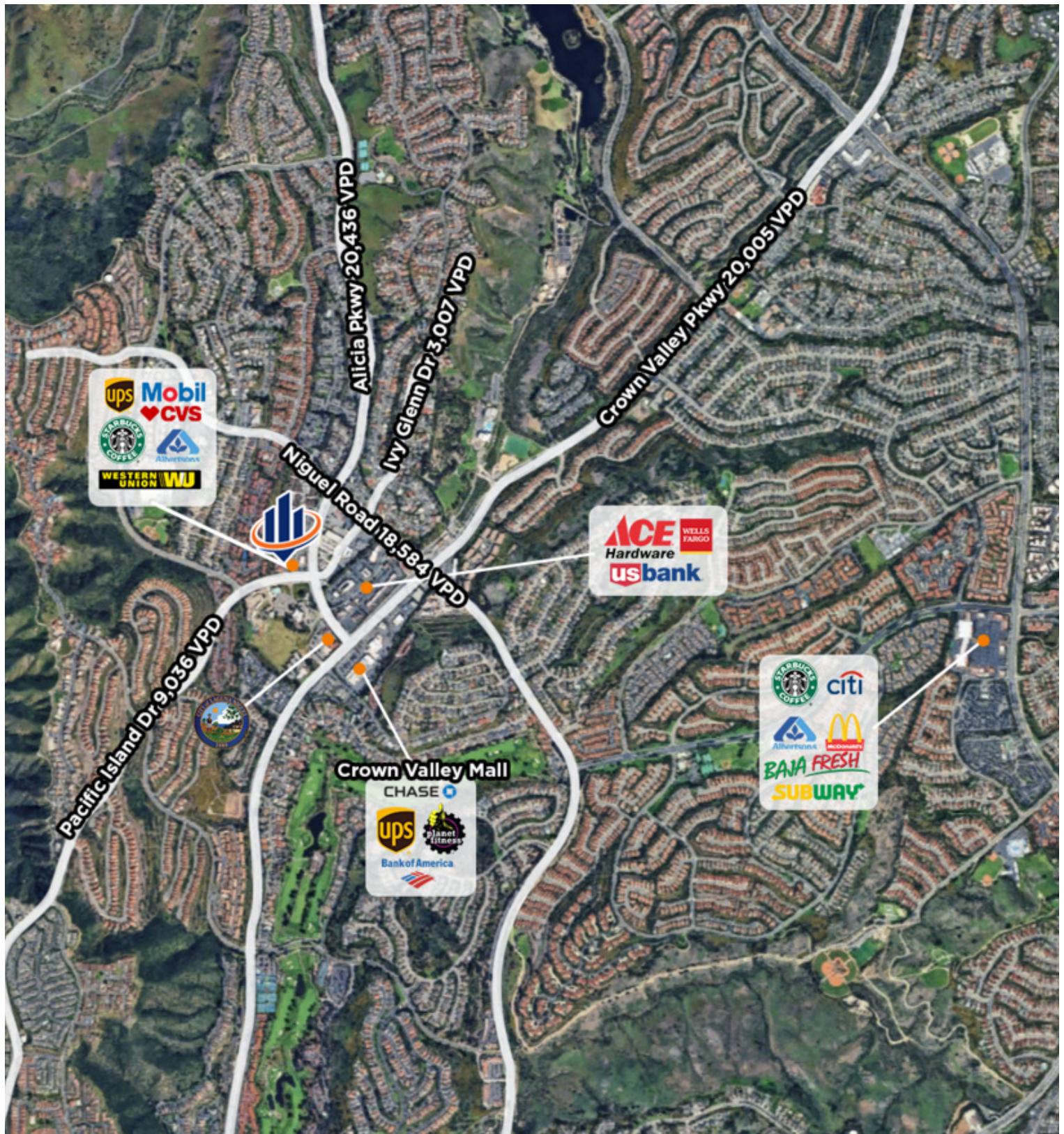
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## RETAILER MAP



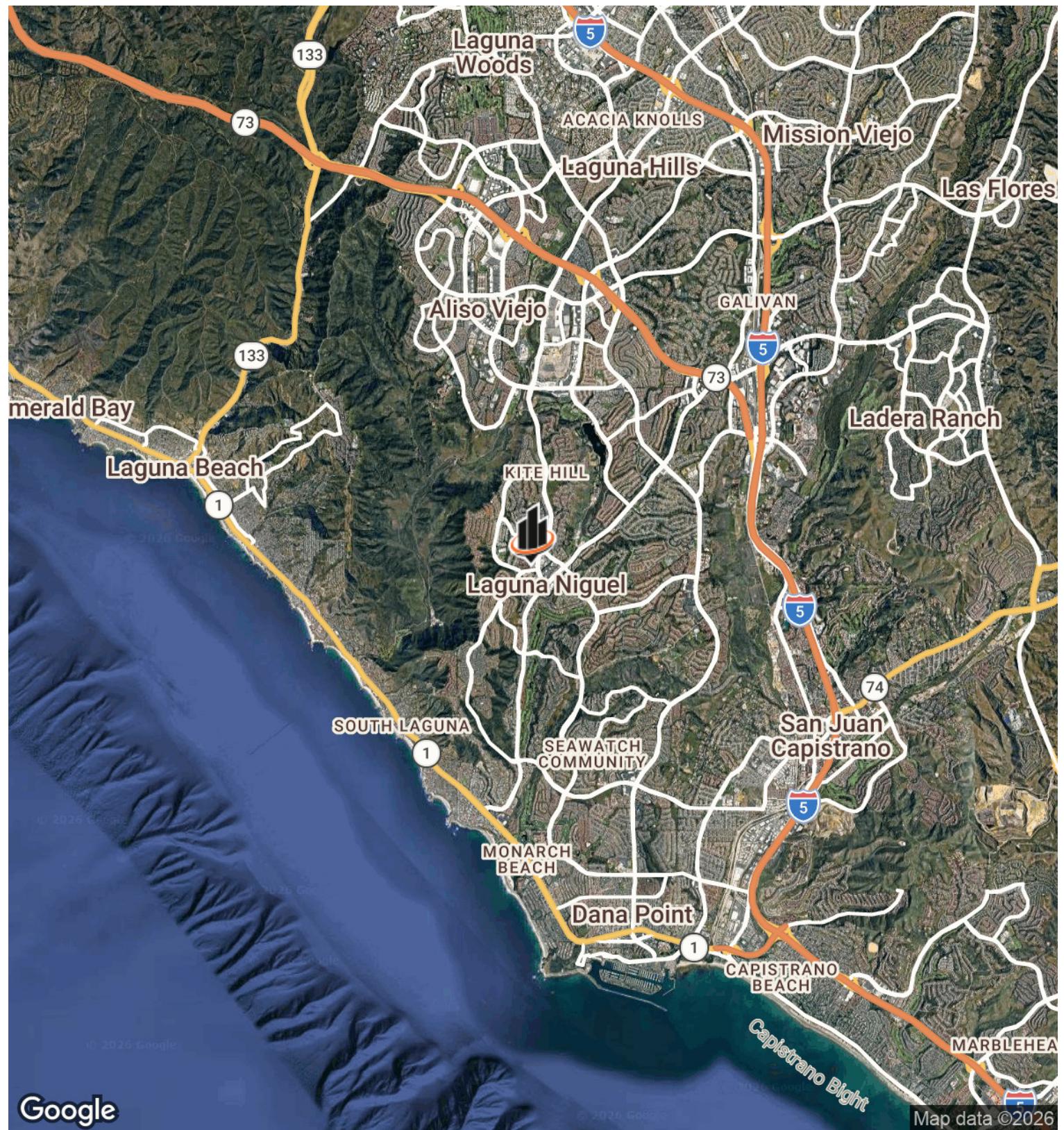
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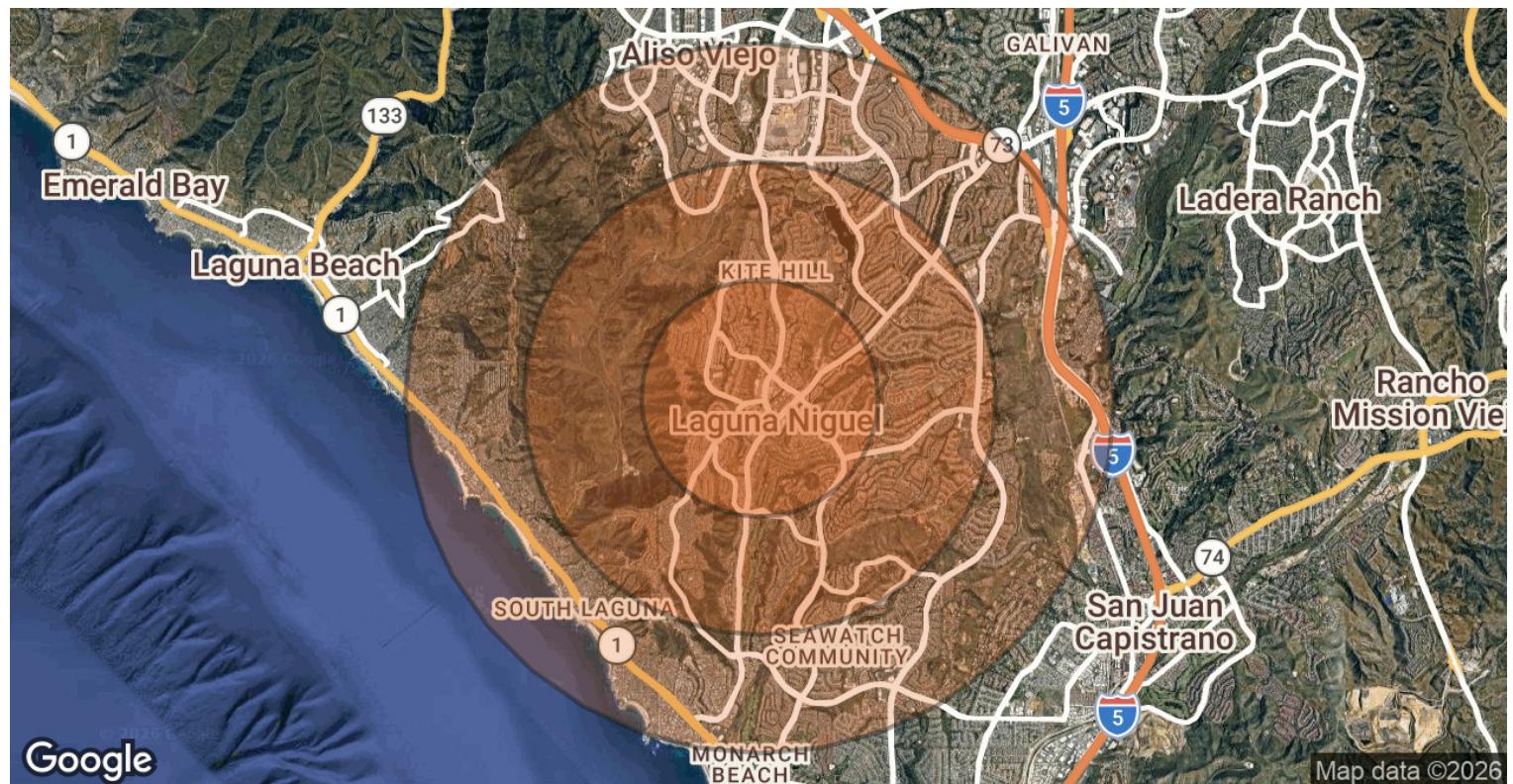
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## 2ND GENERATION QSR DRIVE-THRU RESTAURANT IN LAGUNA NIGUEL



### POPULATION

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

### HOUSEHOLDS & INCOME

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

### TRAFFIC COUNTS

<b>ALICIA PKWY</b>	20,436 VPD
<b>CROWN VALLEY PKWY</b>	20,005 VPD
<b>NIGUEL ROAD</b>	18,584 VPD

*Demographics data derived from AlphaMap*

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