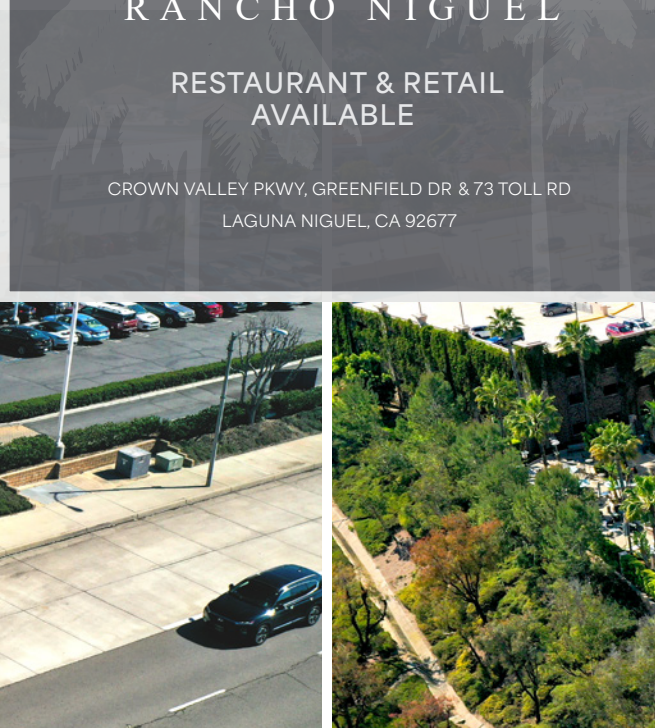


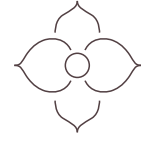



The Center
RANCHO NIGUEL

RESTAURANT & RETAIL
AVAILABLE

CROWN VALLEY PKWY, GREENFIELD DR & 73 TOLL RD
LAGUNA NIGUEL, CA 92677





SOUTH ORANGE COUNTY'S
PREMIER COMMUNITY CENTER
Crown Valley Pkwy & Greenfield Dr

The Center

RANCHO NIGUEL

28231 CROWN VALLEY PKWY, LAGUNA NIGUEL, CA 92677

RESTAURANT & RETAIL
AVAILABLE

South OC... we have it all

Welcome to The Center at Rancho Niguel! We are excited to be South Orange County's premier 360,000 square foot community shopping center catering to the affluent cities of Laguna Niguel, Laguna Hills, Aliso Viejo and Mission Viejo.

The Center at Rancho Niguel is conveniently accessible from Hwy 73 or Crown Valley Parkway with quick, easy access to I-5 Freeway.

Tenants include:

Nordstrom Rack, BevMo!, Ethan Allen, Regency Theatre Director's Cut Cinemas, Ralphs, CVS, Starbucks, Chase Bank, Susie Cakes, Chick-fil-A, El Pollo Loco, WR Kitchen & Bar, Handel's Homemade Ice Cream & more!



Site 1

CROWN VALLEY PARKWAY

NO.	TENANT	(SF)
28201	Chick-fil-A	3,126
28211	Wells Fargo	4,500
28221 A/B	CVS Store	11,800
C	Available	2,000
D	Pardon My French Nail Bar	1,416
E	Mint Dental	1,880
F/G	Banfield Pet Hospital	3,083
28231	Ralphs Fresh Fare	36,300
28241 A	PJ Noah's Pet Grooming	1,504
B	Jamba Juice	1,504
C	Chronic Tacos	1,504
D	Belgium Waffle Haus	1,429
E	Nuggets & Carats Jewelry	1,504
F	UPS Store	1,379
G	Rangeen Indi-Cali Kitchen	1,200
H	Romeo Cucina	3,035
28251 A/B	Available	2,210
C	Hydration Room	1,300
D	Earth Bowl	1,200
E	Mission Renaissance Art Classes	1,058
F	Lash Lounge	903
G	Supercuts	1,354
H-I	Thai Bite	3,651
J	OC Waxing	1,089
K-L	Johnson Fitness Equipment	2,960
28261	El Pollo Loco	2,250

Site 2

GREENFIELD DRIVE

NO.	TENANT	(SF)
27981 A/B	RN Animal Hospital	2,570
C	Huntington Learning Center	1,316
D	IMX Pilates	1,316
E	Finest Nails	1,397
F	Friar Tux Shop	1,560
G	Los Golondrinas	1,463
H	Available - Light Food Space	1,218
J	Muse Sushi	2,843
27991	Nordstrom Rack	29,504
27995 A/B	Available	3,520
C	Aesthetic Dermatology & Center	2,761
28001 A	Faucets N Fixtures	14,950
28001 B	Deal Pending	5,447
28011	BevMo	9,760
28021	Ethan Allen	12,000
20831 A/B	Relax the Back	3,053
C	Perspire Sauna	1,447
28041	Fast5Xpress Car Wash	5,100
28051 A	Coldwell Banker	6,489
B	Gina's Pizza	1,414
C	Instant Shoe Repair	581
D	Bricks & Minifigs	2,100
E	The Hanger	1,560
F	Garbo's Salon	1,387
G	Jersey Mike's	1,305
H	Floor Expo & Design	2,637
28061	WR Kitchen & Bar	4,000

COMING SOON!

Site 3

RANCHO NIGUEL ROAD

NO.	TENANT	(SF)
25461	Clineva Urgent Care	3,600
25471	Regency Theatres	27,800
25473 A	Starbucks	1,711
B	SusieCakes	1,367
25600	Life Time Fitness	128,000

Site 4

CROWN VALLEY PARKWAY

NO.	TENANT	(SF)
28121	Handel's Ice Cream	2,460
A/B	Kenneth Brown Salon	2,430
C/D	Flame Broiler	1,200
E	East Coast Bagels	1,200
F	Today's Vision	1,490
G	Perles Fitness	1,295
H	Wescom Credit Union	4,800
I/L	Chase Bank	4,000
28131	Calo Kitchen & Tequila	3,086
28141-A	Snooze Eatery	3,750
28141-B		



- 1** SITE 1 / 28221 Space C
2,000 SF Retail Space Available
- 2** SITE 1 / 28251 Space A/B
2,210 SF Endcap Retail Space Available
- 3** SITE 2 / 27981 Space H
1,218 SF Light Food Space Available
- 4** SITE 2 / 27995 Space A/B
3,520 SF Retail Space Available



OVERVIEW

- Laguna Niguel is a 14.72 square mile planned community in South Orange County, California and is located halfway between Los Angeles and San Diego. It is surrounded by the cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Mission Viejo and San Juan Capistrano. It is a General Law city with municipal elections in November of even numbered years.
- Existing and planned use of Laguna Niguel's 9,456 acres includes 3,549 acres residential, 276 acres commercial, 223 acres mixed uses, 222 acres public/institutional facilities and 3,650 acres designated to parks and open space.
- The City's residents enjoy a strong retail and commercial environment. 72% of Laguna Niguel's 24,891 housing units are owner occupied.

DEMOGRAPHICS

	EST. POPULATION	AVG. HH INCOME	MEDIAN AGE	EST. DAYTIME POPULATION
1 Mile	16,594	\$194,997	43	8,585
3 Mile	132,266	\$179,673	42	58,096
5 Mile	305,252	\$181,093	45	123,772

*SOURCE: ESRI 2025

TRAFFIC COUNTS

Rancho Niguel Road	approx. 15,100 cars per day
Crown Valley Parkway	approx. 50,000 cars per day
Greenfield Drive	approx. 19,000 cars per day
73 Toll Road	approx. 44,000 cars per day

*SOURCE: COSTAR

MORE INFORMATION, CONTACT



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The Center

RANCHO NIGUEL

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