

2,422 SF OFFICE BUILDING



FOR LEASE



RECENTLY RENOVATED SUITE!

Laguna Niguel Business Center

27611 La Paz Road
Laguna Niguel, California 92677

Property Highlights

- Unique Atrium Oasis with Water Features and Interior Gardens
- 2,422 SF High Ceiling (12' to 14') Creative Space w/ hardwood floors
- On Site Management, Ample Parking and Easy Access to 73 Toll Road
- Excellent La Paz Road Corridor Surrounded by Major Restaurants and Retailers

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (MG)
Available SF:	2,422
Lot Size:	2.31 Acres
Building Size:	18,994 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,050	51,010	117,781
Total Population	18,465	130,309	302,976
Average HH Income	\$99,362	\$115,343	\$116,459

SPACES

SPACES	LEASE RATE	SPACE SIZE
A3	\$1.75 SF/month	2,422 SF



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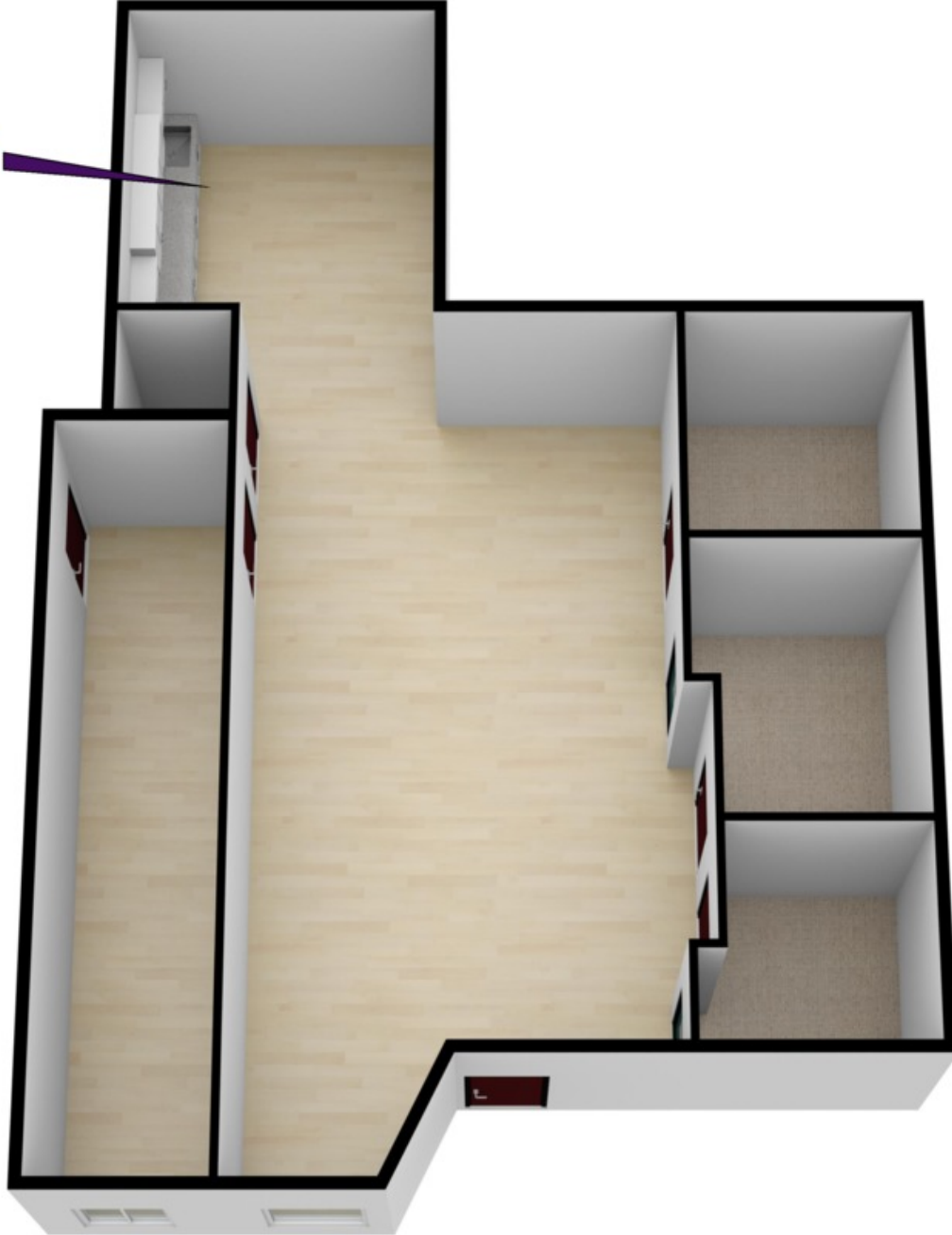
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Kitchen sink &
Wall Cabinets



Hallway and Overlook to Atrium

*Not to scale



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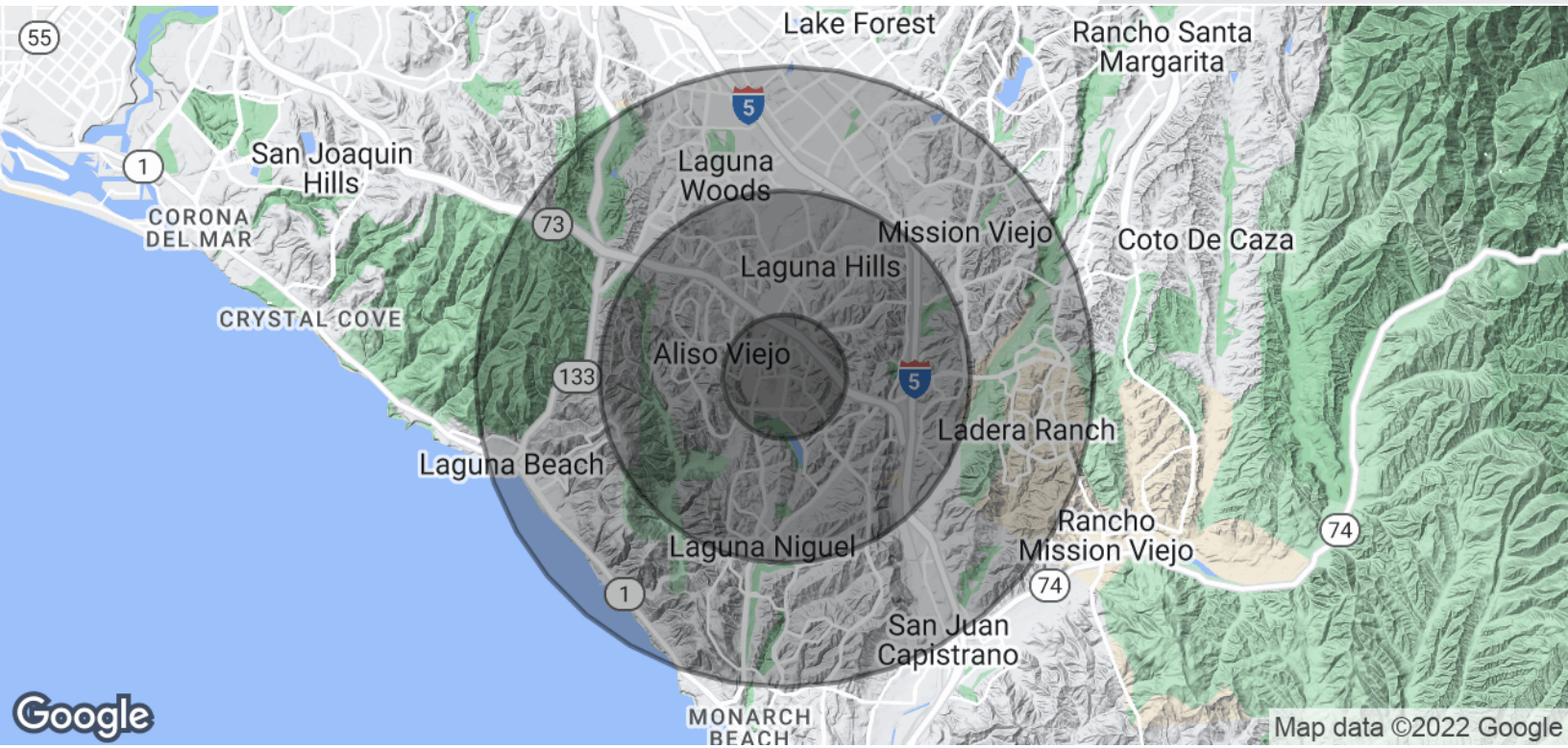
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,465	130,309	302,976
Average Age	39.0	40.5	42.4
Average Age (Male)	37.1	39.4	40.9
Average Age (Female)	40.7	41.7	43.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,050	51,010	117,781
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$99,362	\$115,343	\$116,459
Average House Value	\$1,201,827	\$619,314	\$667,248

* Demographic data derived from 2010 US Census



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