

# ALICIA PLAZA

25381 ALICIA PARKWAY, LAGUNA HILLS CA 92653



## Property Highlights

- \* Daily needs and service oriented shopping center in heart of Laguna Hills
- \* Great Visibility and ideal ingress & egress to major streets
- \* 800 - 2,400 SF Available with great frontage

## Traffic Counts

5 Freeway	= 351,000 CPD
Paseo de Valencia	= 27,000 CPD
Alicia Parkway	= 53,000 CPD

## Demographics

	1 Mile	3 Miles	5 Miles
Total Population	21,880	168,867	317,977
Average HH Income	\$130,512	\$150,733	\$161,083

Source: Costar, ESRI



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BUILDING A	
DHL	880
Laguna Luxe Spa Inc.	1,760
Cricket Wireless	880
Alicia Valencia Eye Care Center	800
Hello Nails & Spa	800
Expert Alterations	800
Barberhood	716
Yeogi Boba & Cafe	716
Mai Dental Corporation	800
Cal's Home Consign & Design	800
AVAILABLE	800

BUILDING B	
Pizza Hut	2,520

BUILDING C	
Heaven on a Fork	2,600

AVAILABLE	2,400
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BUILDING E	
Ivy Room Tattoo	1,320
Flower Shop	1,200
Mercado Corona	3,600
Aseli's Beauty Salon	1,200

BUILDING F	
7-Eleven	2,880
Laguna Hills Pet Care Center	2,880

BUILDING D	
Yogurtland	1,482
Smoke Shop	918
Mint Indian Food	2,400
Heaven Doner Kebab	1,200
Insurance	600
ALKA Water House	600
Royal Crown Kitchen & Bath	1,200
Damian Chiropractic	1,200
Natural Eyebrow Threading	1,200
Kin Sushi, LLC	2,900
Antojitos Latino Market	4,150
Laguna Hills Hair Salon	1,200
Baked Fresh Take It Fresh	1,200
Madhuri S Takale DDS Inc.	1,200
Rocio's Bazar	600
Chinese Acupuncture	600
Health Glow Pharmacy	1,200
Shop Smart 99c	1,800
Laguna Hills Launderland, LLC	1,800

BUILDING G	
El Pollo Loco	2,500



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