

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

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

Source: Costar, ESRI



PEACOCK HILL MANAGEMENT

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BUILDING A		BUILDING D	
DHL	880	Yogurtland	1,482
Laguna Luxe Spa Inc.	1,760	Smoke Shop	918
Cricket Wireless	880	Mint Indian Food	2,400
Alicia Valencia Eye Care Cente	800	Heaven Doner Kebab	1,200
Hello Nails & Spa	800	Insurance	600
Expert Alterations	800	ALKA Water House	600
Barberhood	716	Royal Crown Kitchen & Bath	1,200
Yeogi Boba & Cafe	716	Damian Chiropractic	1,200
Mai Dental Corporation	800	Natural Eyebrow Threading	1,200
Call's Home Consign & Design	800	Kin Sushi, LLC	2,900
AVAILABLE	800	Antojitos Latino Market	4,150
BUILDING B		Laguna Hills Hair Salon	1,200
Pizza Hut	2,520	Baked Fresh Take It Fresh	1,200
BUILDING C		Madhuri S Takale DDS Inc.	1,200
Heaven on a Fork	2,600	Rodio's Bazar	600
AVAILABLE	2,400	Chinese Acupuncture	600
BUILDING E		Health Glow Pharmacy	1,200
Ivy Room Tattoo	1,320	Shop Smart 99c	1,800
Flower Shop	1,200	Laguna Hills Launderland, LLC	1,800
Mercado Corona	3,600	BUILDING G	
Aseli's Beauty Salon	1,200	El Pollo Loco	2,500
BUILDING F			
7-Eleven	2,880		
Laguna Hills Pet Care Center	2,880		



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