

LAGUNA NIGUEL PROMENADE

JOANN

GROCERY OUTLET
bargain market

TOW AWAY
CUSTOMER
PARKING ONLY
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY AT
OWNER'S EXPENSE

LAGUNA NIGUEL

Laguna Niguel is an affluent city located in Orange County, with median household incomes exceeding \$115,000. It is located in the San Joaquin Hills in the southeastern corner of Orange County, close to the Pacific Ocean, and it borders the cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Mission Viejo, and San Juan Capistrano. Laguna Niguel is the regional shopping destination in South Orange County. Retailers in this market include Costco, Target, Kohl's, Whole Foods, Hobby Lobby, Walmart, Home Depot, and Old Navy to name just a few.

PROPERTY HIGHLIGHTS

- Anchored by Grocery Outlet and Joann Fabrics and Crafts
- Laguna Niguel Promenade is a 154,475 SF retail shopping center bounded on the south by Aliso Creek Road and La Paz Road on the east in the heart of Laguna Niguel
- Attractive neighborhood center anchored by 24 Hour Fitness
- The shopping center serves in the affluent cities of Laguna Niguel, Aliso Viejo, and Dana Point
- Residential growth in the immediate area
- Great visibility from La Paz Road and Aliso Creek Road
- Convenient access to the 73 toll road

THE SPACES

- 901 SF end cap available
- 1,379 SF inline space available
- Available for retail or service based uses

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population:	18,626	128,948	299,884
Average HH Income:	\$159,939	\$168,285	\$171,197
Daytime Population:	17,694	128,048	299,425

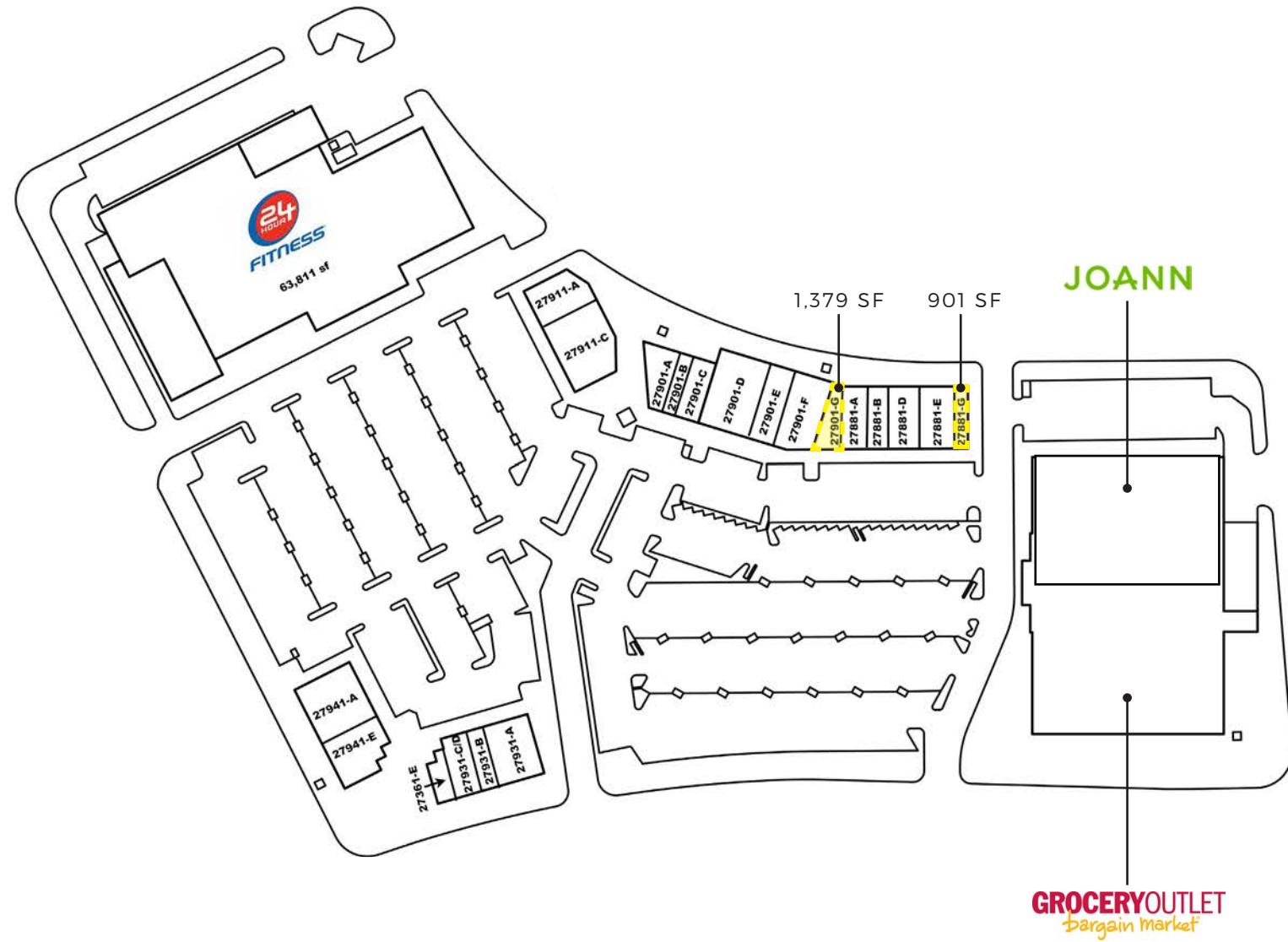


576K visits per year*

* data from placera.i

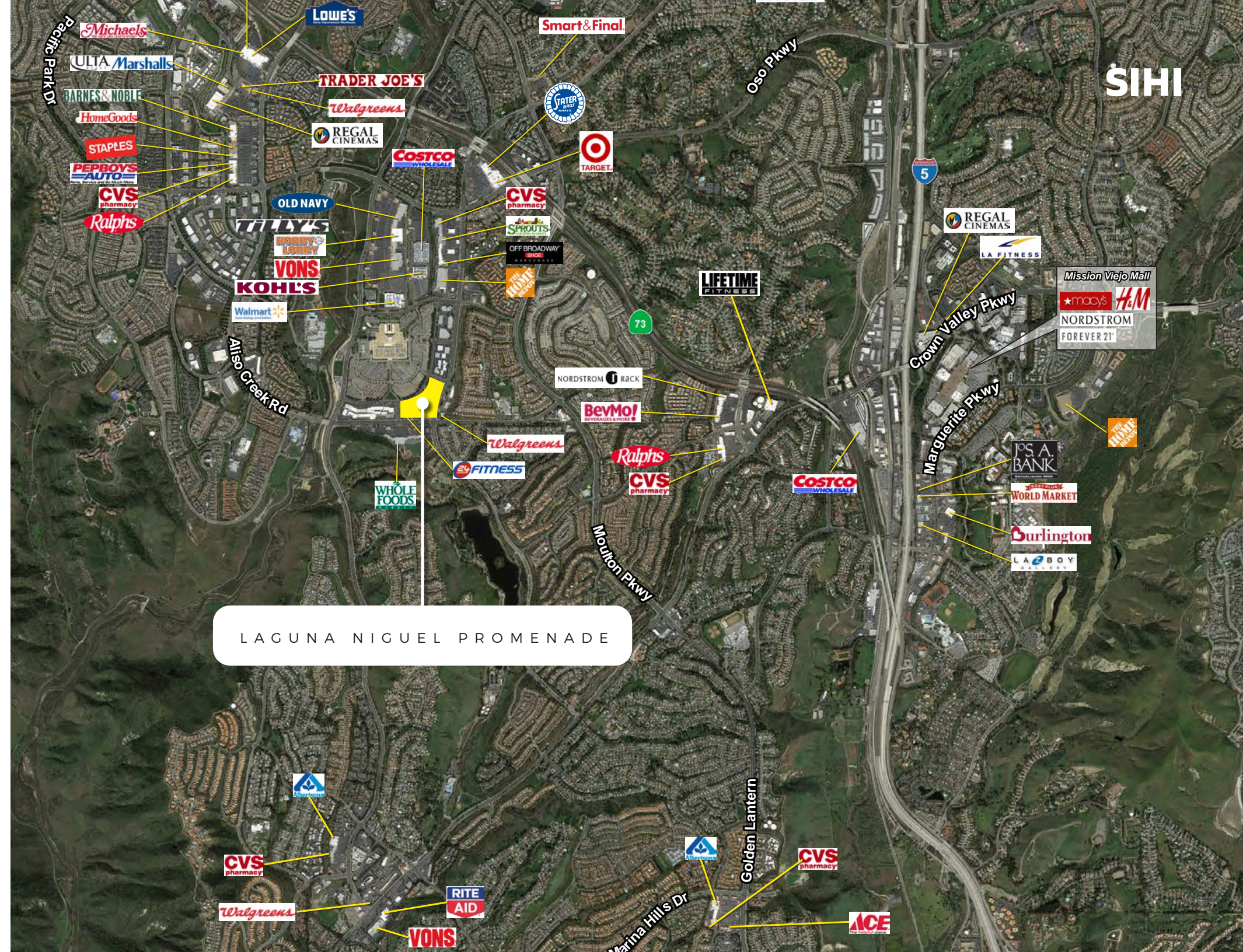


SITE PLAN



TENANT	SUITE	SF
Joann	27871-A	30,970
Grocery Outlet	27871-B	20,374
OC Sparkle	27881-A	1,518
Nails By Mimi	27881-B	1,286
Planet Beauty	27881-D	2,114
The Druggist	27881-E	2,719
Available	27881-G	901
Tierra De Fuegos	27901-A	1,628
Great Clips	27901-B	921
Sea Breeze Cleaners	27901-C	1,289
Laguna Niguel Dental Group	27901-D	3,069
Elements Massage	27901-E	1,739
Art of Hair	27901-F	2,339
Available	27901-G	1,379
Rockstar Tan	27911-A	2,051
Art & Frame Warehouse	27911-C	4,282
Pho The Bowl	27931-A	2,051
Okayama Kobo Bakery & Café	27931-B	1,191
Poke Tiki	27931-C/D	1,886
Mameya Coffee Roasters	27931-E	1,080
KW Luxury Residential	27941-A	4,151
Avila's El Ranchito Grill	27941-E	2,042







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