

Drive-Thru For Lease (Do Not Disturb Tenant)

Laguna Hills Plaza
24801-24901 Alicia Pkwy., Laguna Hills, CA 92653



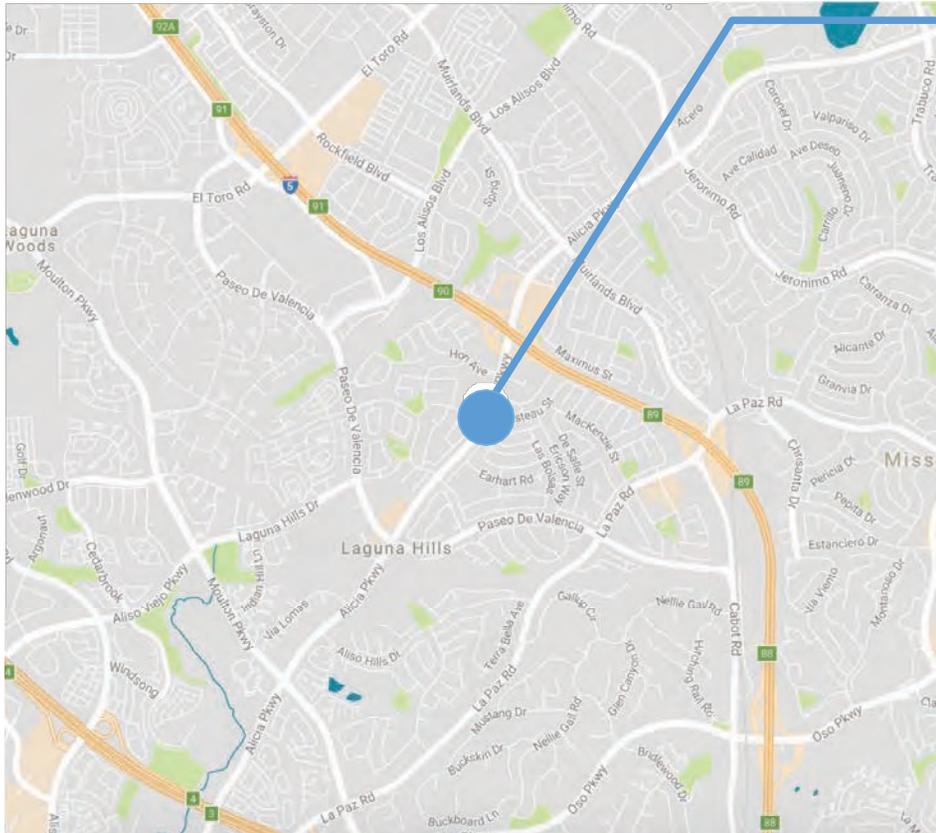
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Property Highlights:

- 3,056 SF Carl's Jr for lease (Do Not Disturb Tenant)
- Free-standing building with drive thru
- Dutch Bros recently opened in the center
- Anchored by Marshalls
- Prime South Orange County demographics: high incomes and density
- Just off I-5 at Alicia Parkway
- Traffic counts along Alicia Parkway approximately 50,000 ADT

Demographics:

2025 Estimates	1 Mile	2 Miles	3 Miles
Population	20,750	77,004	168,617
AHH Income	\$149,400	\$149,157	\$158,936



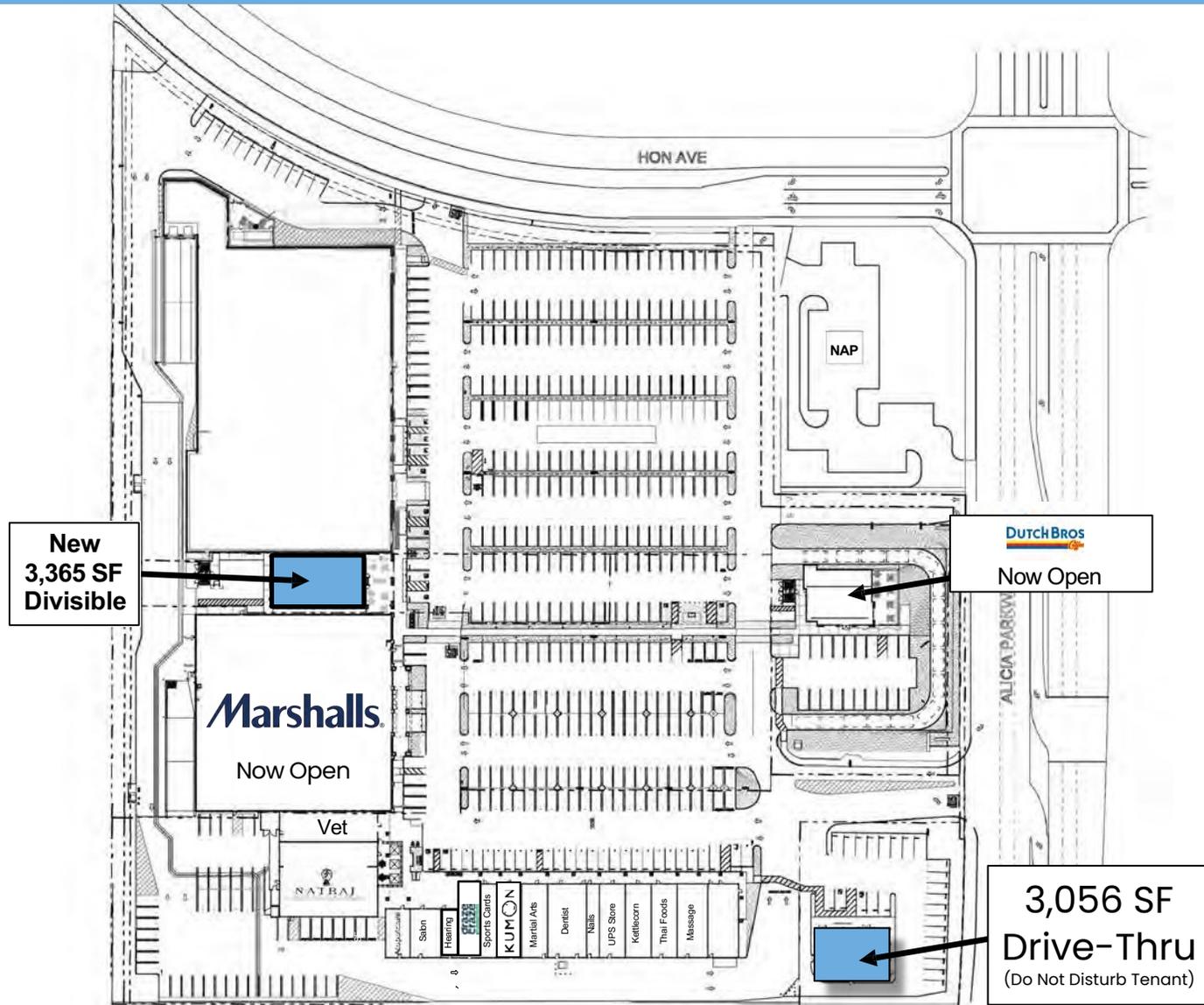
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