

AVAILABLE FOR SALE

OWNER-USER | VALUE-ADD | REDEVELOPMENT OPPORTUNITY

28992

**GOLDEN
LANTERN**

LAGUNA NIGUEL, CA

**RARE INFILL PROPERTY
1.3 Acre Parcel / 4,571 RSF**

*Near Major Intersection –
Crown Valley & Golden Lantern*

Crown Valley Parkway

Golden Lantern



WELCOME TO 28992 GOLDEN LANTERN, LAGUNA NIGUEL

Sale Offering

Cove Canyon Realty is pleased to offer the opportunity to acquire the fee simple interest in the former Armstrong Garden Center at 28992 Golden Lantern in Laguna Niguel, CA. This property is now available for sale and presents exceptional owner-user, value-add, or redevelopment potential—and irreplaceable South OC Coastal vibes.

Key Highlights:

- **Location:** Unmatched position and access to Crown Valley Parkway, the 73 Toll Road and the I-5 Freeway – serving LA to the north and San Diego to the south.
- **Coastal Proximity:** Exceptional access to ultra-affluent and under-supplied coastal markets of San Clemente, Dana Point, Laguna Beach, and Newport (via 73 Toll Road).
- **Dana Point Harbor Reimagining:** \$600M redevelopment project targeting completion ahead of the 2028 Summer Olympics – is just 15 minutes away.
- **Size:** 1.3 Acres, 4,571 Sq. Ft. Expandable Building
- **Zoning:** Community Commercial – many potential uses.
- **Demographics:** Affluent area, over 66,000 residents in Laguna Niguel / HH income far above regional average.
- **Traffic:** 62k+ Cars/Day at Crown Valley & Golden Lantern
- **Covered Land Play:** Highly leasable, short-term, providing cash flow during entitlements and planning.
- **As-Is Sale Opportunity:** Seller has preference for an expedited, as-is close, with minimal contingencies.

Prime opportunity for an owner-user, developer, investor, or 1031 Exchange buyer, seeking an in-fill, high-profile coastal market location, with many upside possibilities.

LANDMARK IDENTITY

SUMMARY

- ❖ 28992 Golden Lantern
Laguna Niguel, CA 92677
- ❖ Major Cross Streets
Crown Valley Pkwy & Golden Lantern

Parking / Power

30 Spaces / 200A-240V

Parcel Size

56,628 Sq Ft (1.30 Acres)

Building Size

4,571 Sq Ft (approx.)

Building

One-story, wood-frame, open truss design,

18'-9" height (est.), sprinklered

Zoning

CC - Community Commercial

HIGHLIGHTS

- ❖ Premium location in affluent Laguna Niguel
- ❖ Unmatched position and access to Crown Valley Parkway, the 73 Toll Road and the I-5 Freeway – serving LA to the north and San Diego to the south.



Population Within 3 Miles

113,847



Average Household Income (3 Mile Radius)

\$146,707



Traffic Count

62k+ Cars/Day at Crown Valley & Golden Lantern



Median Home Value (3 Mile Radius)

\$924,041



Median Age (3 Mile Radius)

42.8

THE POWER OF LOCATION

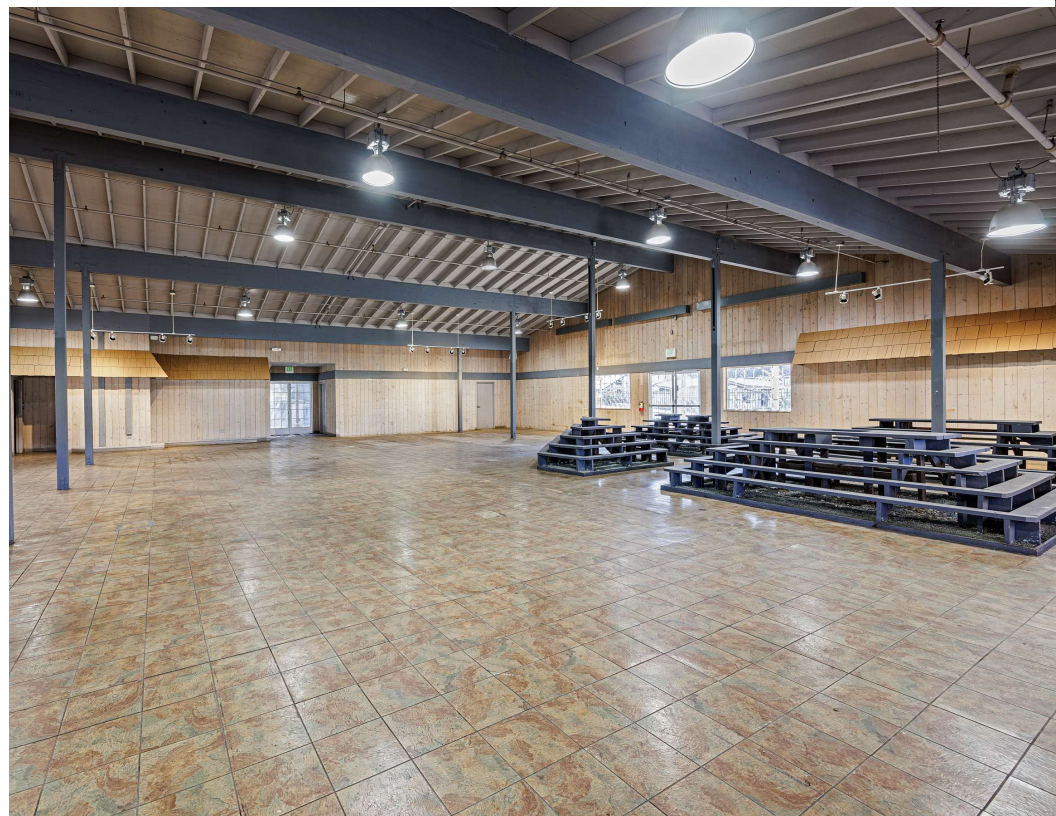
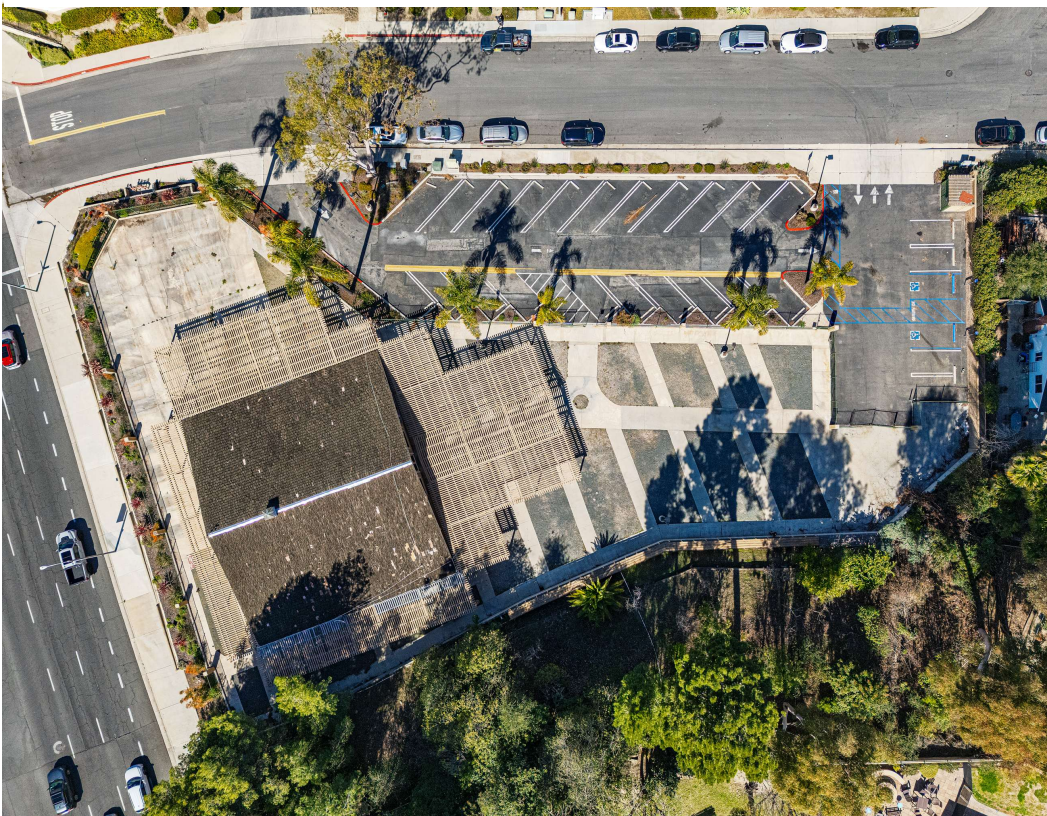
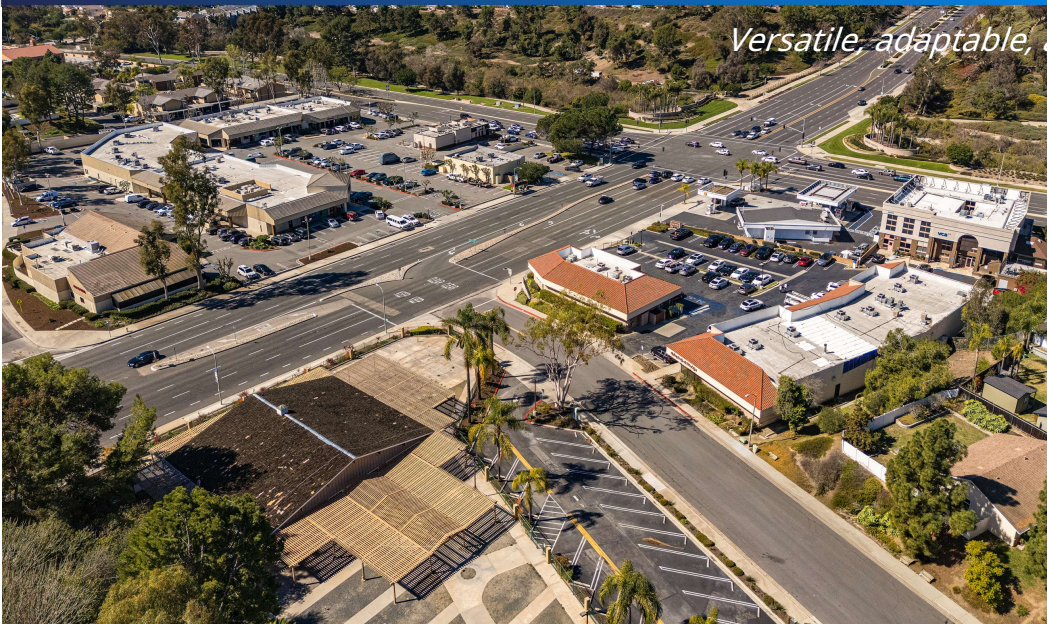
Positioned at a major commercial intersection, this property combines high visibility and easy accessibility.



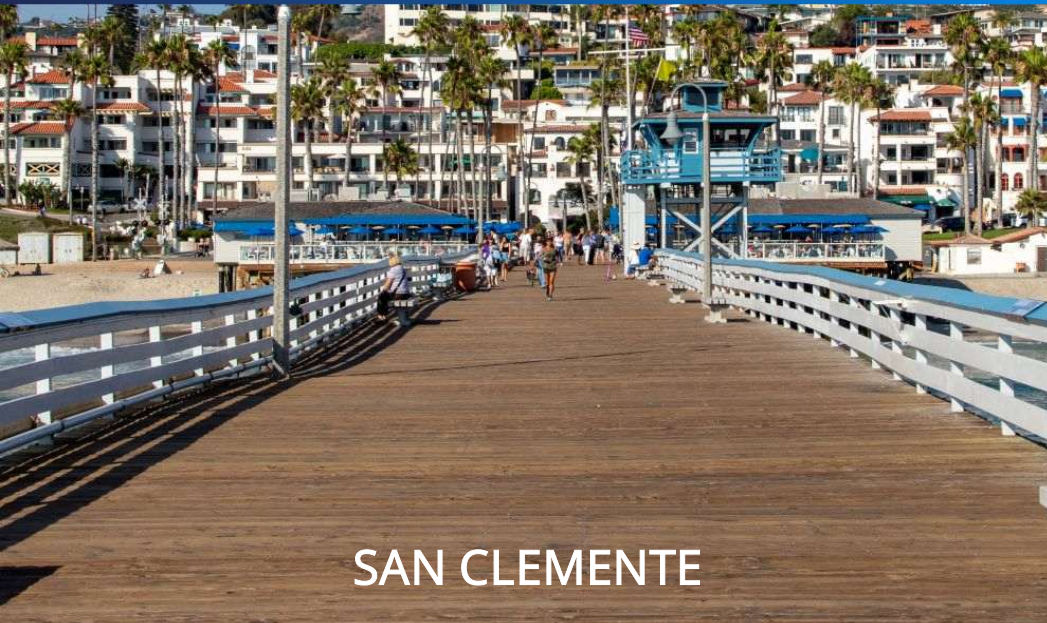


A PROPERTY WITH PRESENCE

Versatile, adaptable, and poised for growth.



CENTRAL PROXIMITY TO COASTAL COMMUNITIES LIKE NONE OTHER



SAN CLEMENTE



LAGUNA BEACH

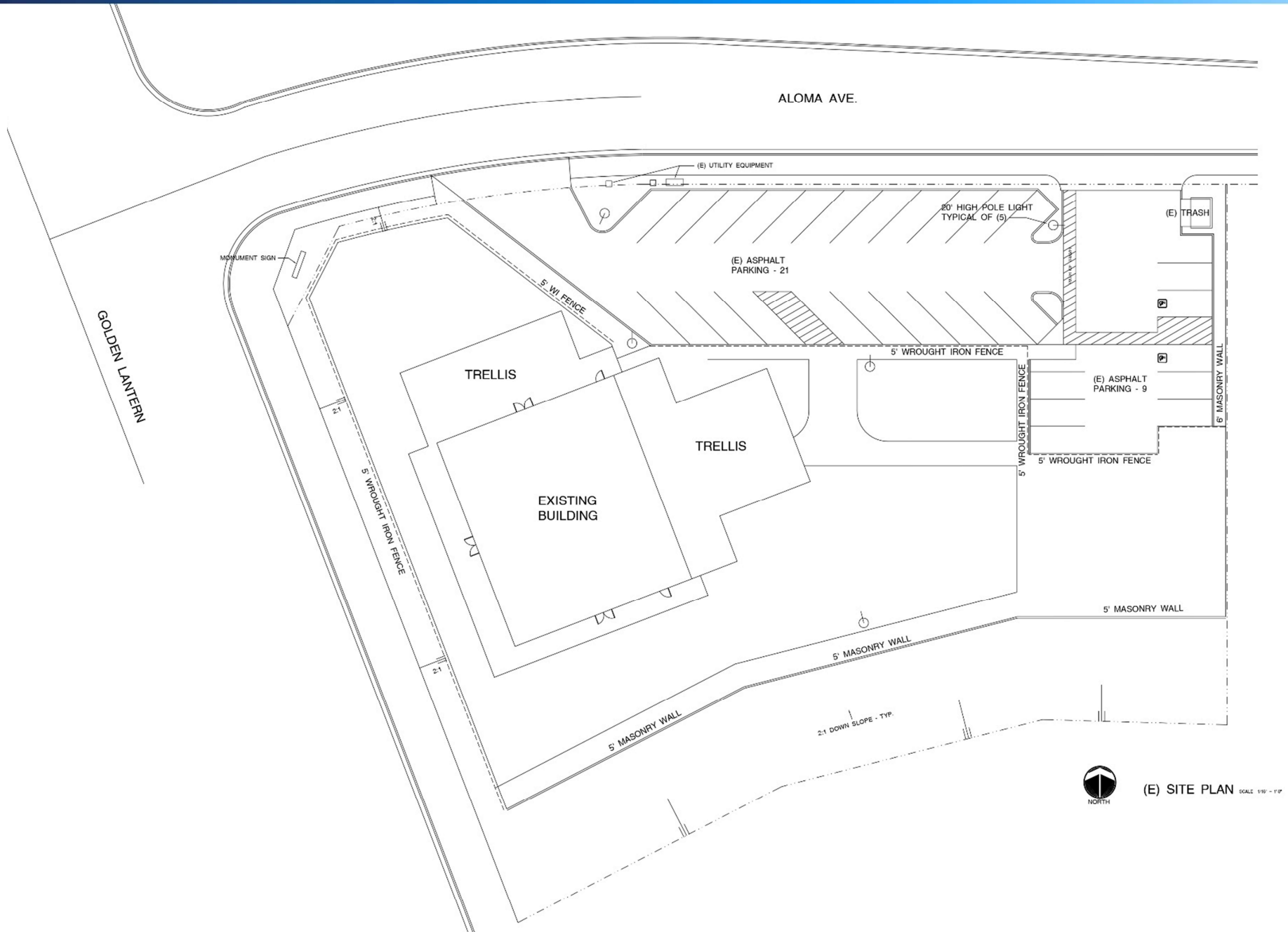


DANA POINT



NEWPORT BEACH

EXISTING SITE PLAN



28992 GOLDEN LANTERN | A GOLDEN OPPORTUNITY



Positioned at the heart of South Orange County's economic center. With high visibility, strong demographics, and a prime location, this property is a rare chance to capitalize on a genuine, golden opportunity.

CONTACT FOR INFO / TOUR

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The information provided in this brochure is deemed reliable and accurate to the best of the broker's knowledge. However, it is recommended that prospective buyers verify all details independently. This information should not be relied upon as a substitute for professional advice or verification. The broker shall not be held liable for any discrepancies.