

FOR LEASE

# La Paz Village

25254-25260 La Paz Rd | Laguna Hills, CA 92653



## Restaurant Opportunity

**2,780 SF** (Contiguous up to 4,145 SF)  
Endcap Improved Restaurant + Patio

**1,365 SF** (Contiguous up to 4,145 SF)  
Retail Space

## DESCRIPTION

- Affluent demographics with average household incomes of over \$160,000 within a 5 mile radius
- Dedicated parking field with multiple convenient ingress/ egress points off both La Paz and McIntyre
- Established cotenancy creates large following of dedicated repeat customers
- Virtually immediate proximity to I-5 freeway expanding potential for geographic reach

## 2022 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,341	159,484	342,774
Avg Household Income	\$209,847	\$154,055	\$163,173
Daytime Population	5,934	70,700	169,338

Source: Esri

## TRAFFIC COUNTS

La Paz Rd approx. 20,000 cpd  
 Cabot Rd approx. 11,000 cpd  
 Source: Costar

## CONTACT

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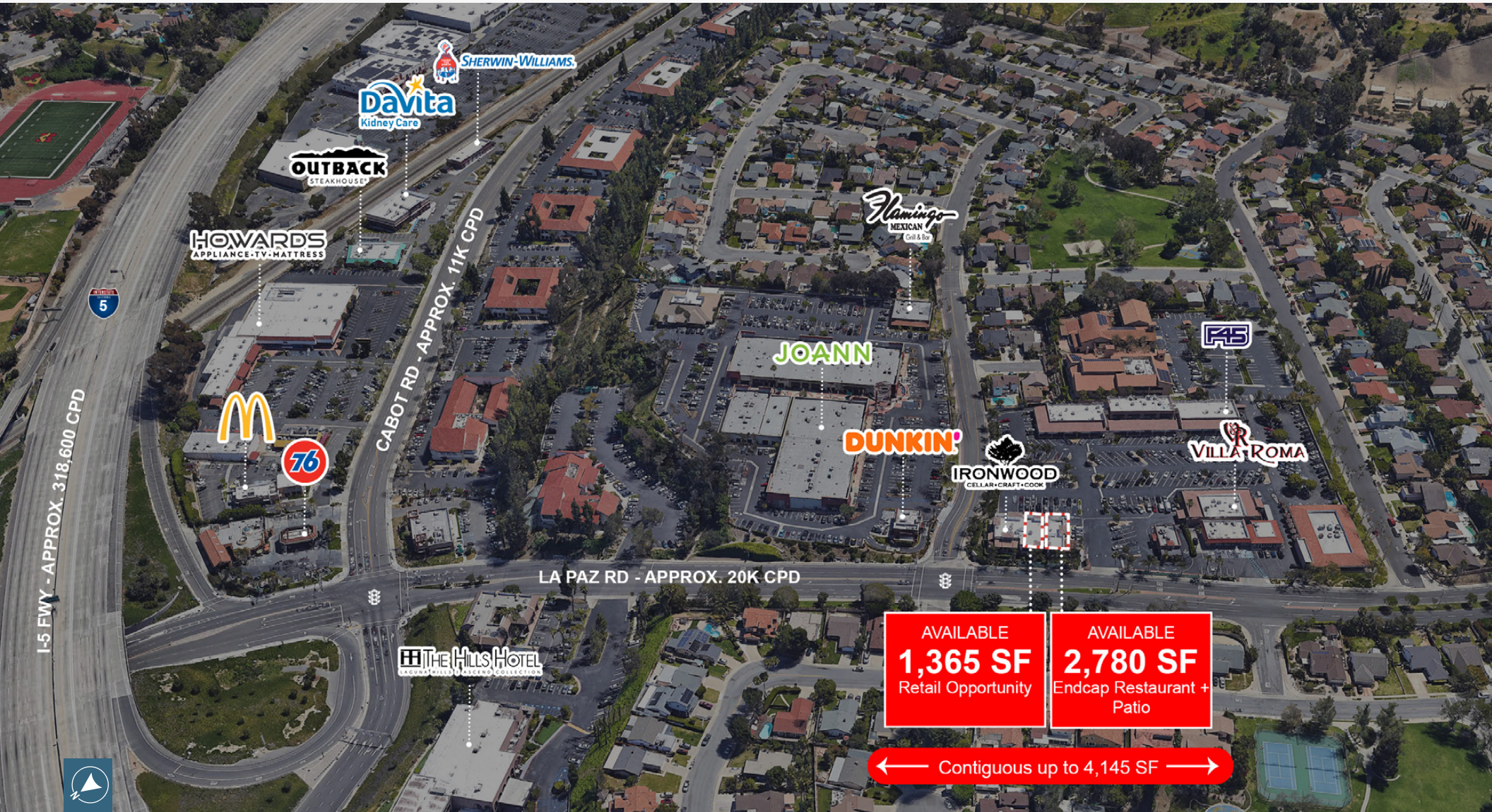
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**A**

SPACE 25250 - 130

2,780 SF

\*Up to 4,145 SF able to combine

Endcap Restaurant + Patio Available

**B**

SPACE 25250 - 120

1,365 SF

\*Up to 4,145 SF able to combine

Retail Available



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### Site

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