

KOHL'S PAD SITE - GROUND LEASE ONLY

27380 HEATHER RIDGE RD, LAGUNA NIGUEL, CA 92677 (#618)



AREA ANCHORS:



- Anchor Tenants in the trade area-Walmart, Costco, Walgreens, Grocery Outlet, Home Depot, Pavillion, Hobby Lobby, 24 Hr Fitness, Sprouts, Whole Foods, Marshalls, Ulta, CVS, Target, Stater Bros
- Convenient access to CA State Highway 73

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,002	130,388	298,599
AVG. HH INCOME	\$149,529	\$167,002	\$174,624
HOUSEHOLDS	8,478	51,224	115,915
CONSUMER SPENDING	\$500M	\$3.5B	\$8.3B

RI RETAIL INSITE

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

RON PEPPER LIC# 00865929
rpepper@riretail.com
 858-523-2085

MAYA GRIM LIC# 01273486
mgrim@riretail.com
 858-523-2094

CHRIS HODGMAN LIC# 01881298
chodgman@riretail.com
 858-523-2098

CHAINLINKS
 RETAIL ADVISORS

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY.

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