

# THE MARKETPLACE AT LAGUNA NIGUEL

27000 ALICIA PARKWAY, LAGUNA NIGUEL, CA



EXCITING REMODEL  
COMING SOON

CONCEPTUAL RENDERING

# THE PROJECT

ULTA BEAUTY

Bath&BodyWorks

HOBBY LOBBY

PAVILIONS

Marshalls

DSW  
DESIGNER SHOE WAREHOUSE®

TILLY'S  
CLOTHING • SHOES • ACCESSORIES

PROJECT SOCIAL  
DANA POINT, CA

PACIFIC PARK DR | 33,500 ADT

Newly designed endcap restaurant opportunity with expansive, exclusive patio

COMING 2026  
A reimagined plaza with outdoor dining, upgraded amenities, and vibrant social spaces

ALICIA PKWY | 35,900 ADT

# RESTAURANT PAD OPPORTUNITY

## AVAILABILITIES

**PAD 4C:**  
±1,293 SF  
2nd gen restaurant

**PAD 4F:**  
±2,405 SF + Patio  
End cap full service restaurant

**PAD 3D:**  
±1,800 SF  
2nd gen restaurant

**FOOD KIOSK:**  
±250-300 SF



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Full service anchor restaurant with dedicated patio  
±2,405 SF interior | ±2,000 SF patio



CONCEPTUAL RENDERINGS

REMODEL  
COMING SOON

Plaza  
Remodel

±1,800 2nd gen  
restaurant available.  
Dual frontage signage.

In Lease

FUTURE TENANT

SIGNAGE

SIGNAGE



CONCEPTUAL RENDERINGS

# PROPOSED COURTYARD



**Food kiosk available**



CONCEPTUAL RENDERINGS

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# PROPOSED PROJECT IMPROVEMENTS



# SOUTH ORANGE COUNTY

MISSION VIEJO

LAGUNA HILLS

**COMMONS AT ALISO VIEJO**

TESLA TRADER JOE'S Philz Coffee  
DAISO Eureka! MARUGAME UDON UDON & TEMPURA

**THE MARKETPLACE AT LAGUNA NIGUEL**

Board & Brew Marshalls PROJECT SOCIAL  
PAVILIONS DSW ULTA HOBBY LOBBY

ALISO VIEJO

**SHOPS AT MISSION VIEJO**

lululemon Apple NORDSTROM  
NORTH ITALIA Pacific Catch

**ALISO VIEJO TOWN CENTER**

EDWARDS THEATRES Ralphs Chick-fil-A HomeGoods  
TJ-maxx Cane's BARNES & NOBLE URBAN PLATES

**PLAZA DE LA PAZ**

SPROUTS FARMERS MARKET CVS pharmacy THE HOME DEPOT  
CHAUPAIN sweetgreen CHIPOTLE

LAGUNA NIGUEL

**THE CENTER RANCHO NIGUEL**

Ralphs FAUCETS N FIXTURES  
Snooze RACK Cal's

LAGUNA BEACH

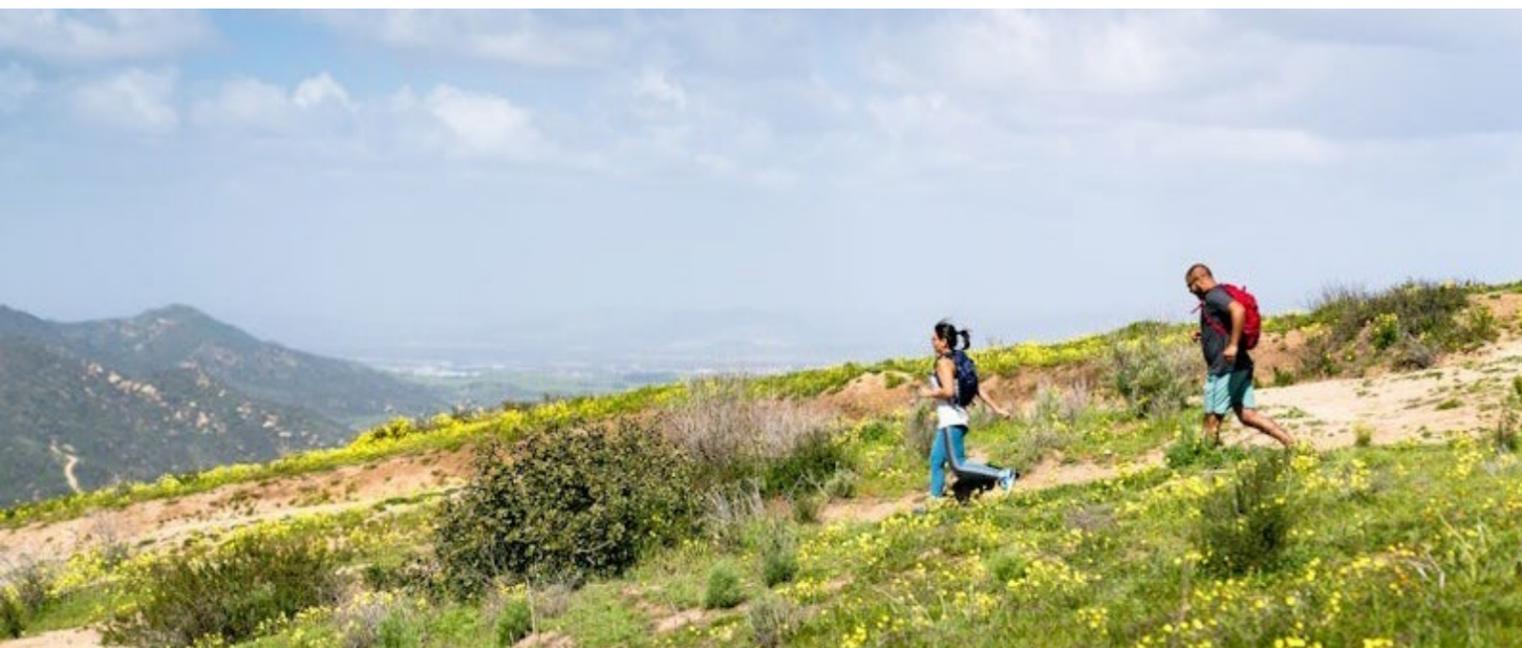
**ALISO VILLAGE**

WHOLE FOODS MARKET Mendocino Farms  
SHAKE SHACK CAVA SEPHORA

# IN THE NEIGHBORHOOD

Laguna Niguel is a scenic, master-planned community known for its rolling hills, affluent neighborhoods, many hiking and walking trails, and a strong emphasis on outdoor living. With its coastal proximity, abundant parks, and excellent schools, the city offers an ideal balance of leisure, lifestyle, and abundant public amenities.

- Ranked among the most affluent cities in Orange County, with a median household income over \$142K and a highly educated population base – 63,965
- Exceptional livability scores across safety, schools, weather, and outdoor recreation, consistently ranking as one of the top residential communities in Southern California
- Home to Crown Valley Park and Laguna Niguel Regional Park, offering more than 80 miles of hiking and biking trails that connect directly to the region's coastal and wilderness preserves
- Within minutes of world-class coastal resorts including the Waldorf Astoria Monarch Beach and Ritz-Carlton Laguna Niguel, as well as nearby golf destinations like El Niguel Country Club



## BY THE NUMBERS

**\$203K**

Average household income in Laguna Niguel

**\$1.2M**

Median home value in Laguna Niguel

**331K**

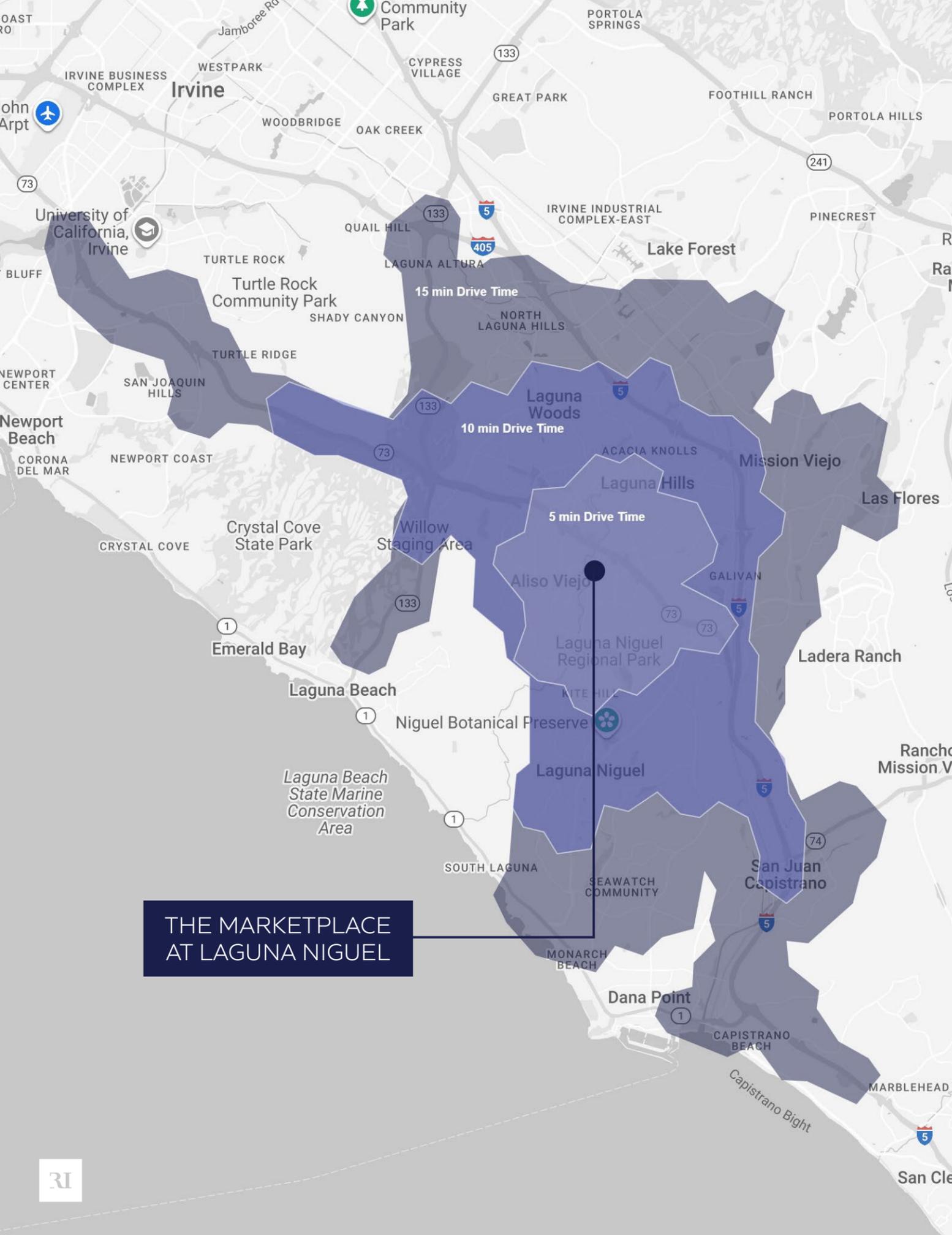
Population within a 15 minute drive

**46.5**

Median Age

**59.6%**

Population with a BA degree or higher



**THE MARKETPLACE  
AT LAGUNA NIGUEL**

# AREA DEMOGRAPHICS

//LAGUNA NIGUEL, CA

	5 MINUTES	10 MINUTES	15 MINUTES
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<b>Total Population</b>	67,855	170,130	331,949
<b>Projected Population (2030)</b>	67,726	168,503	327,711
<b>Total Businesses</b>	3,194	9,810	22,305
<b>Total Employees</b>	32,293	79,602	187,568
<b>Average Household Income</b>	\$167,247	\$163,686	\$176,244
<b>Median Household Income</b>	\$139,882	\$132,064	\$137,410
<b>Total Households</b>	27,522	69,270	132,579
<b>Median Age</b>	41.5	44.9	44.9

**\$1M**

median home value within a 5 minute drive

**55.6%**

% of population within a 5 minute drive has earned a BA degree or higher

**\$8.24B**

total consumer retail expenditure within a 15 minute drive

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.

# THE MARKETPLACE AT LAGUNA NIGUEL



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