Laguna Niguel PROMENADE



PRIME ANCHOR SPACE AVAILABLE

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Laguna Niguel

Laguna Niguel is an affluent city located in Orange County, with median household incomes exceeding $129,772. It is located in the San Joaquin Hills in the southeastern corner of Orange County, close to the Pacific Ocean, and it borders the cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Mission Viejo, and San Juan Capistrano. Laguna Niguel is the regional shopping destination in South Orange County. Retailers in this market include Costco, Target, Kohl's, Whole Foods, Hobby Lobby, Walmart, Home Depot, and Old Navy to name just a few.

PROPERTY HIGHLIGHTS

- Attractive neighborhood center anchored by 24 Hour Fitness and Grocery Outlet
- Laguna Niguel Promenade is a 154,475 SF retail shopping center bounded on the south by Aliso Creek Road and La Paz Road on the east in the heart of Laguna Niguel
- The shopping center serves in the affluent cities of Laguna Niguel, Aliso Viejo, and Dana Point
- Residential growth in the immediate area
- Great visibility from La Paz Road and Aliso Creek Road
- Convenient access to the 73 toll road

THE SPACES

- 31,518 SF anchor space available (can be demised)
- Available for retail or service based uses

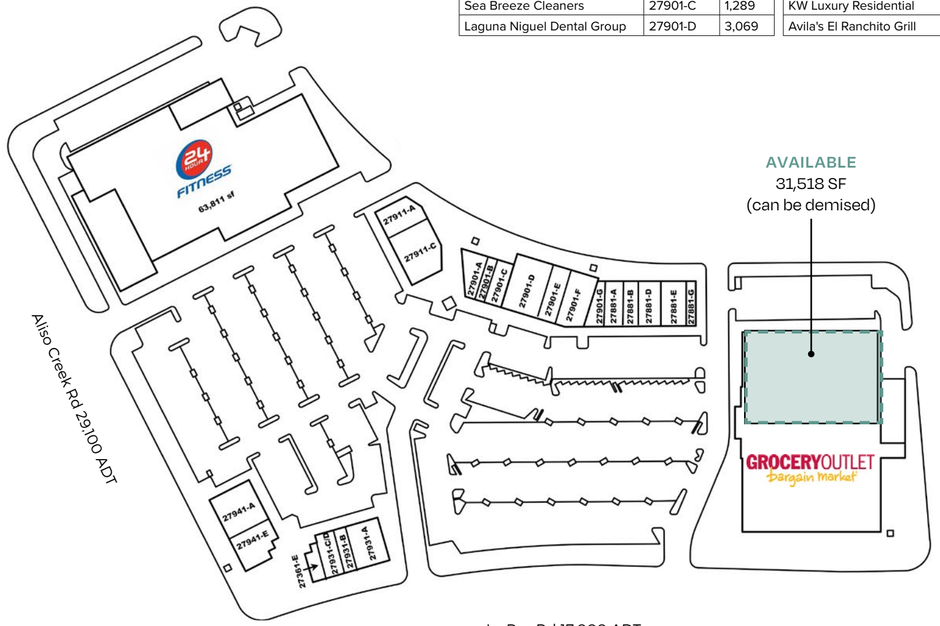


* data from placer.ai

Site Plan

TENANT	SUITE	SF
AVAILABLE	27871-A	31,518
Grocery Outlet	27871-B	20,374
OC Sparkle	27881-A	1,518
Nails By Mimi	27881-B	1,286
Planet Beauty	27881-D	2,114
The Druggist	27881-E	2,719
Face & Body Rx	27881-G	901
Tierra De Fuegos	27901-A	1,628
Great Clips	27901-B	921
Sea Breeze Cleaners	27901-C	1,289
Laguna Niguel Dental Group	27901-D	3,069

TENANT	SUITE	SF
Elements Massage	27901-E	1,739
Art of Hair	27901-F	2,339
Yogurtland (coming soon)	27901-G	1,379
Rockstar Tan	27911-A	2,051
Art & Frame Warehouse	27911-C	4,282
Pho The Bowl	27931-A	2,051
Okayama Kobo Bakery & Café	27931-B	1,191
Poke Tiki	27931-C/D	1,886
Mameya Coffee Roasters	27931-E	1,080
KW Luxury Residential	27941-A	4,151
Avila's El Ranchito Grill	27941-E	2,042

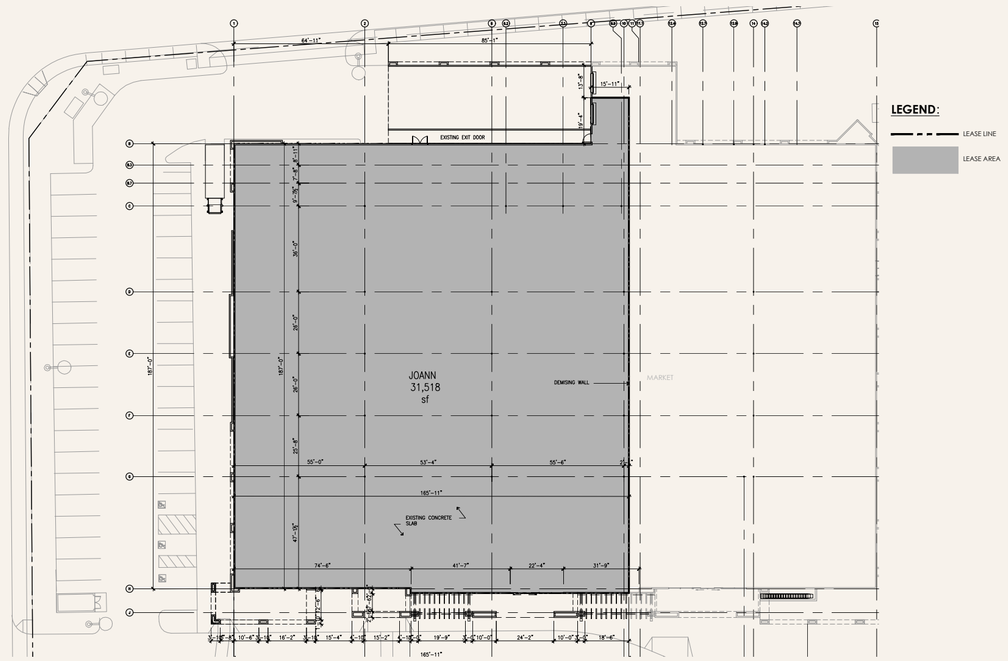


This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

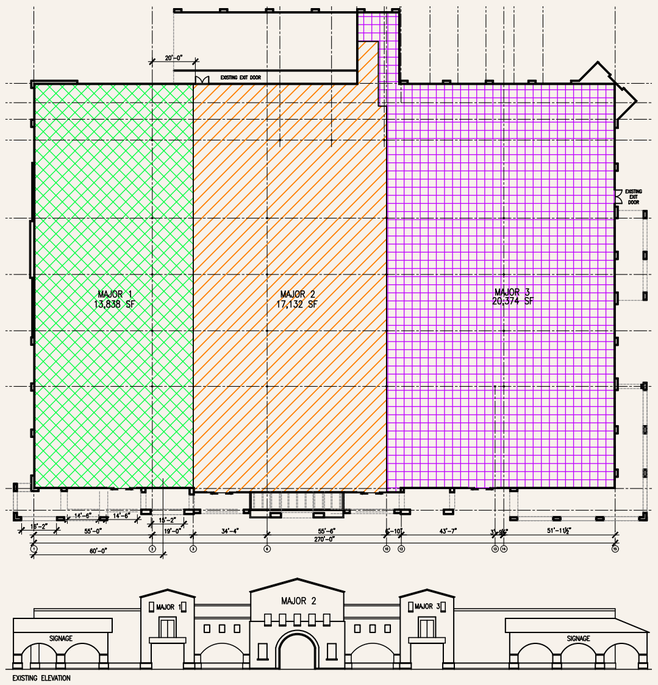




ANCHOR SPACE FLOOR PLAN
SINGLE TENANT



ANCHOR SPACE FLOOR PLAN
PROPOSED DEMISING PLAN



LAGUNA NIGUEL PROMENADE 214
ALISO CREEK ROAD AND LA PAZ, LAGUNA NIGUEL, CA

OPTION 4A
DECEMBER 11, 2017

Floor Plans

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Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	17,218	123,933	293,381
Median HH Income	$129,772	$138,674	$127,457
Daytime Population	16,206	126,802	297,922

1.9M Visits

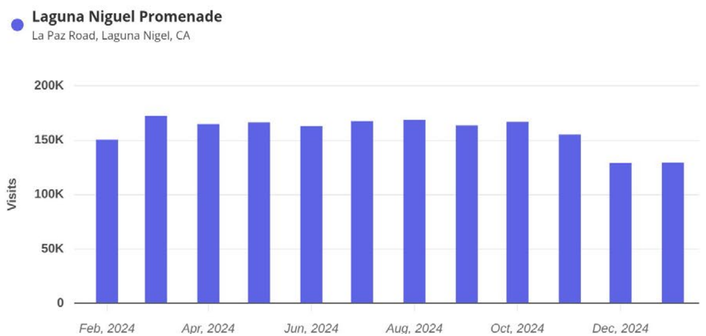
8.11 Visit Frequency

+17.9% Visits YoY

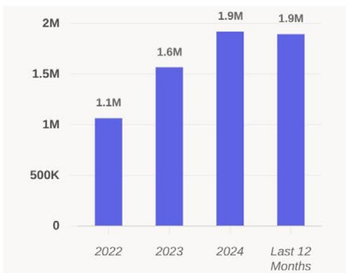
+70.8% Visits Yo2Y

61 Min Average Dwell Time

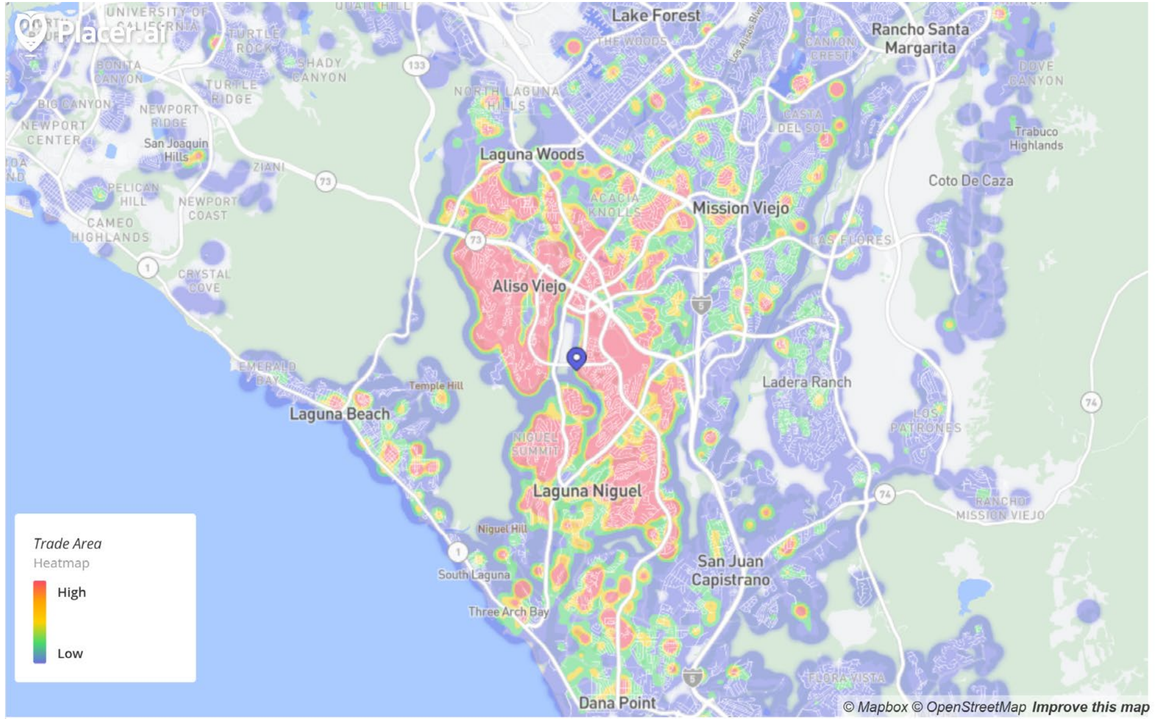
$119.6K Household Income



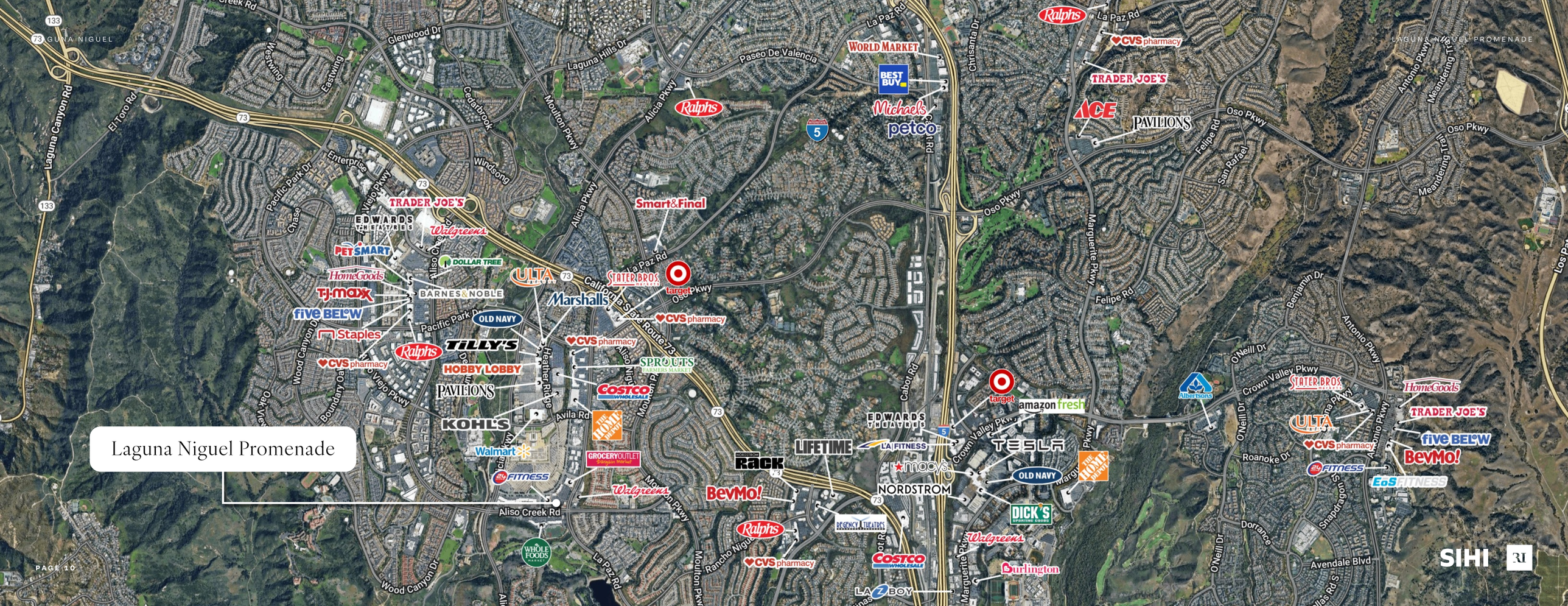
VISIT TREND



Monthly | Visits | 02/01/2024-01/31/2025
Data Provided by Placer Labcs Inc. (www.placer.ai)



Laguna Niguel Promenade | | Feb 1st, 2024 - Jan 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)


Laguna Niguel Promenade
LAGUNA NIGUEL
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Laguna Canyon Rd
El Toro Rd
Glenwood Dr
Laguna Hills Dr
Paseo De Valencia
La Paz Rd
Alicia Pkwy
Moulton Pkwy
Cedarbrook
Windsong
Enterprise
Pacific Park Dr
Chase
Viejo Pkwy
Aliso Creek Rd
Wood Canyon Dr
Boundary Oak
Oak View
Avila Rd
Heather Ridge
California State Route 73
Oso Pkwy
Marguerite Pkwy
Felipe Rd
San Rafael
Antonio Pkwy
Meandering Trail
Benjamin Dr
O'Neill Dr
Crown Valley Pkwy
Roanoke Dr
Dorrance
Avendale Blvd
Snapdragon St
Cabot Rd
Chrisanta Dr
Rancho Niguel
Ralphs
TRADER JOE'S
EDWARDS THEATRES
Walgreens
PETSMART
DOLLAR TREE
HomeGoods
TJ.maxx
BARNES & NOBLE
five BELOW
Staples
OLD NAVY
TILLY'S
HOBBY LOBBY
PAVILIONS
KOHL'S
Walmart
24 FITNESS
ULTA
Marshalls
STATER BROS
target
CVS pharmacy
SPROUTS FARMERS MARKET
COSTCO WHOLESALE
THE HOME DEPOT
GROCERY OUTLET
Smart&Final
WORLD MARKET
BEST BUY
Michaels
petco
ACE
LIFETIME
LA FITNESS
Rack
BevMo!
NORDSTROM
macy's
TESLA
amazon fresh
DICK'S SPORTING GOODS
Burlington
LA Z BOY
REGENCY THEATRES
Albertsons
EoS FITNESS
WHOLE FOODS MARKET
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