



INTERACTIVE OM

# LAGUNA NIGUEL TOWN CENTER

30 100 & 30 190 TOWN CENTER DRIVE | LAGUNA NIGUEL, CA 92677

## FOR LEASE OPPORTUNITY





# PROPERTY OVERVIEW

- Prime Retail Space Available in the heart of Laguna Niguel!
- High visibility retail shopping center located off Crown Valley Parkway (bordered by Niguel Road and Alicia Parkway).
- Join Tenants such as DeNault's Hardware, US Bank, OC Local Taproom, Club Pilates, and many more!
- Monument signage opportunities on Crown Valley Parkway
- Adjacent to Laguna Niguel City Hall, Laguna Niguel YMCA, and El Niguel Country Club



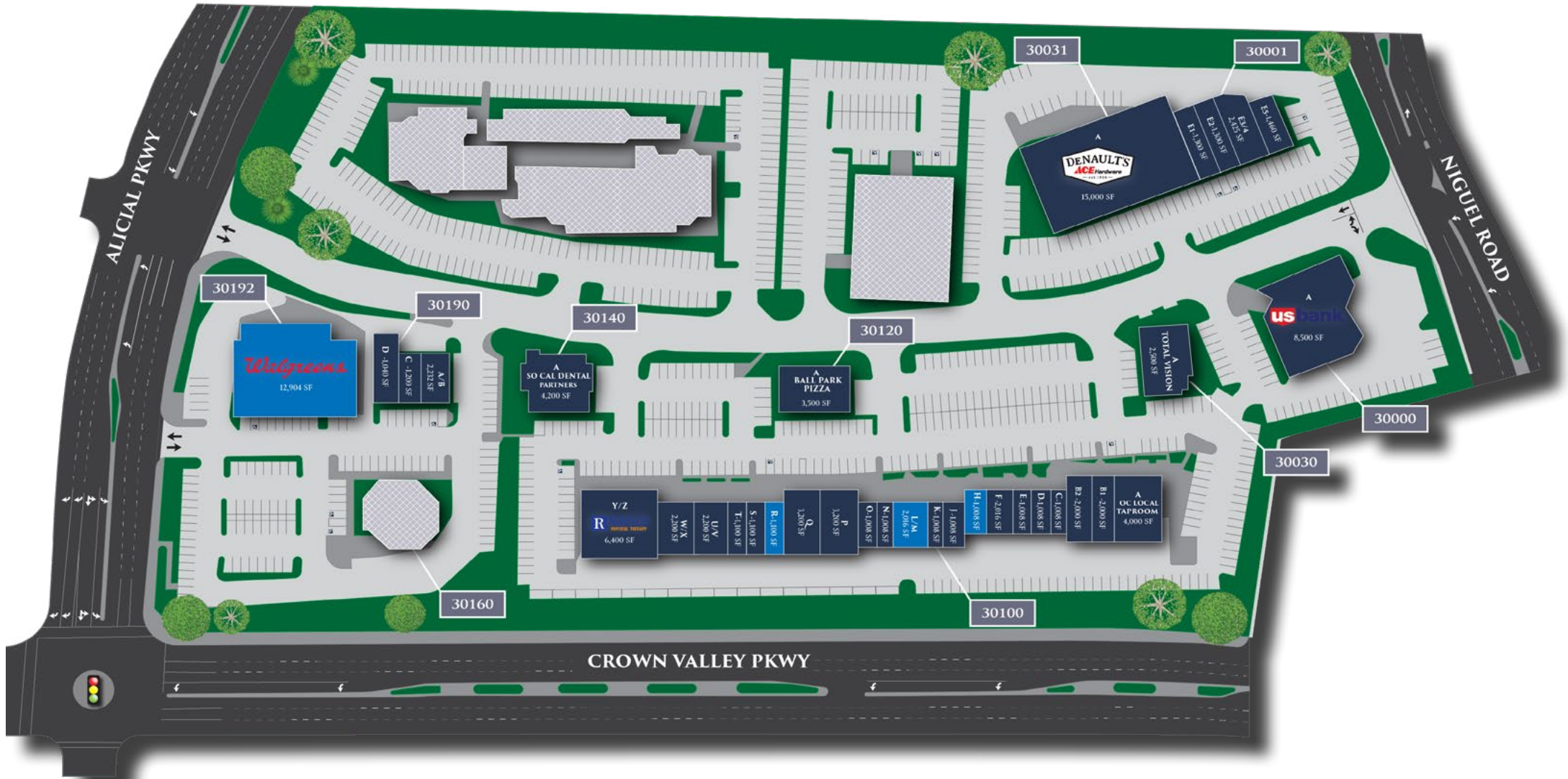
**AVAILABLE**

- **SUITE L/M: ±2,016SF (CURRENTLY BISTRO K)**
- **SUITE H: ±1,008 SF RENT- \$3.00PSF**
- **SUITE R: ±1,100 SF RENT- \$3.00PSF**
- **NNN'S: \$0.98PSF**
- **WALGREENS: ±13,284SF AVAILABLE (±10,636 SF ON THE GROUND FLOOR, ±2,648 2ND FLOOR STORAGE/OFFICE SPACE)**

## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2022 ESTIMATE	12,512	100,849	238,020
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 PROJECTION	5,024	40,282	96,022
2022 ESTIMATE	4,893	39,550	93,188
2010 CENSUS	4,431	37,976	88,374
GROWTH 2022-2025	2.67%	1.85%	3.04%
GROWTH 2010-2022	10.44%	4.14%	5.45%
INCOME	1-MILE	3-MILE	5-MILE
AVERAGE HOUSEHOLD INCOME	\$171,509	\$172,668	\$168,929

# SITE PLAN





# SURROUNDING TENANTS





# SURROUNDING AREA





FOR LEASE

# LAGUNA NIGUEL TOWN CENTER

30100 & 30190 TOWN CENTER DRIVE | LAGUNA NIGUEL, CA 92677

## EXCLUSIVE LEASING AGENT

**MATT SUNDBERG**

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**BROKER OR RECORD**

DAVID HARRINGTON | LICENSE NO. 02168060 (CA)

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