

JUNIOR ANCHOR

L A G U N A N I G U E L , C A L I F O R N I A



NEWMARK

RETAIL FOR LEASE

JUNIOR ANCHOR

SPACE AVAILABLE

- 27291A La Paz Drive: ±14,923 SF
- 27301A-E La Paz Drive: ±5,316 SF
- Junior Anchor Opportunity, Space is divisible

PROPERTY HIGHLIGHTS

- Dominant South Orange County Sprouts, CVS pharmacy and Home Depot Anchored Center
- Convenient Access via 8 ingress/egress points throughout the center
- Excellent exposure to over 50,000 cars per day
- Centrally located to service the residents and daytime population within Laguna Niguel, Laguna Hills and Aliso Viejo

TRAFFIC COUNT

- ±28,807 Average Daily Traffic on Pacific Park Drive
- ±22,111 Average Daily Traffic on La Paz Road

Demographics	1-Mile	3-Miles	5-Miles
Population	18,847	134,408	308,952
Avg. H.H. Income	\$117,121	\$134,818	\$136,795
Daytime Population	10,216	65,749	147,611
Source: Costar			



JUNIOR ANCHOR

Trade Area





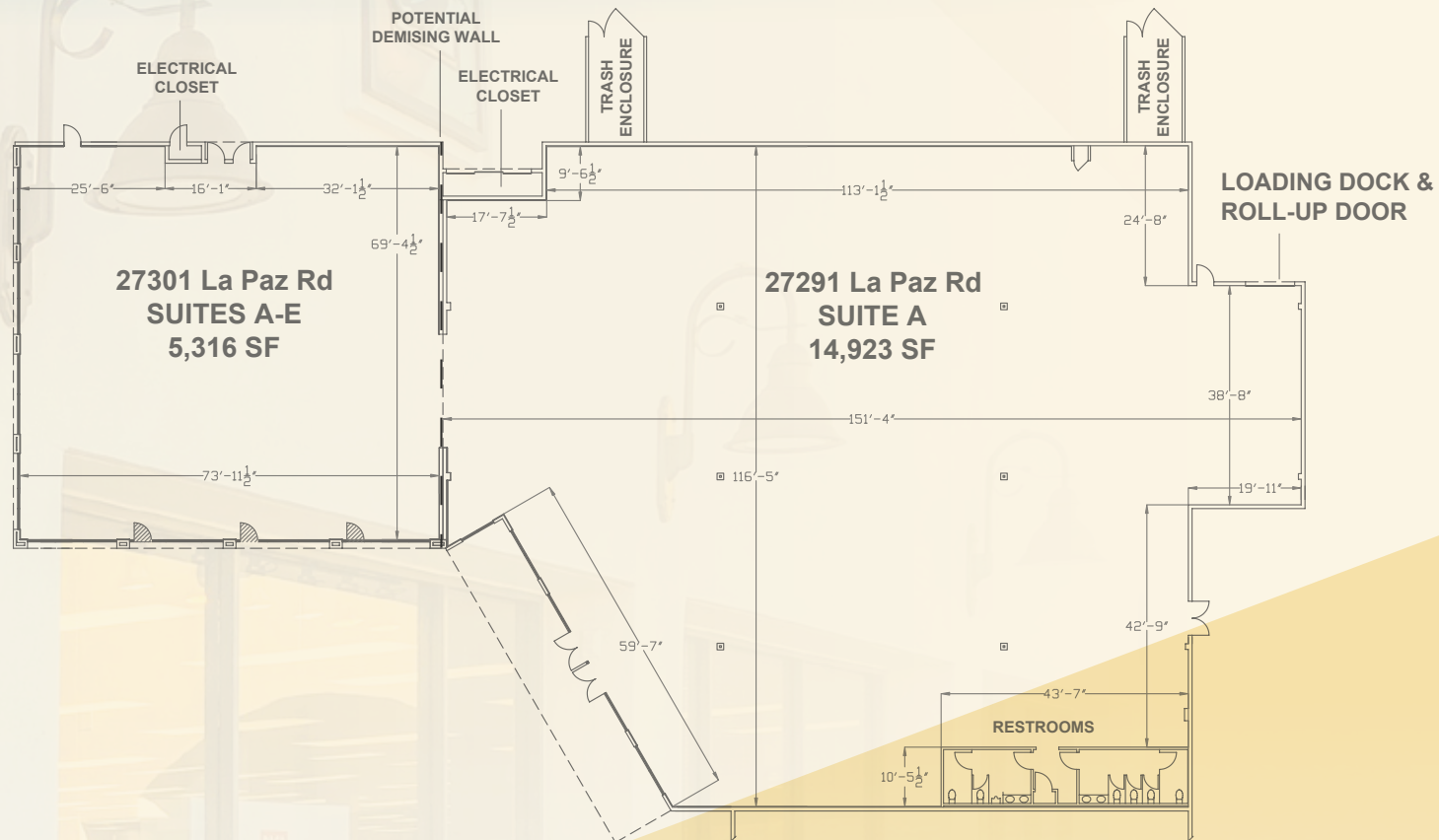
JUNIOR ANCHOR

OPPORTUNITY 5,316–20,236 SF

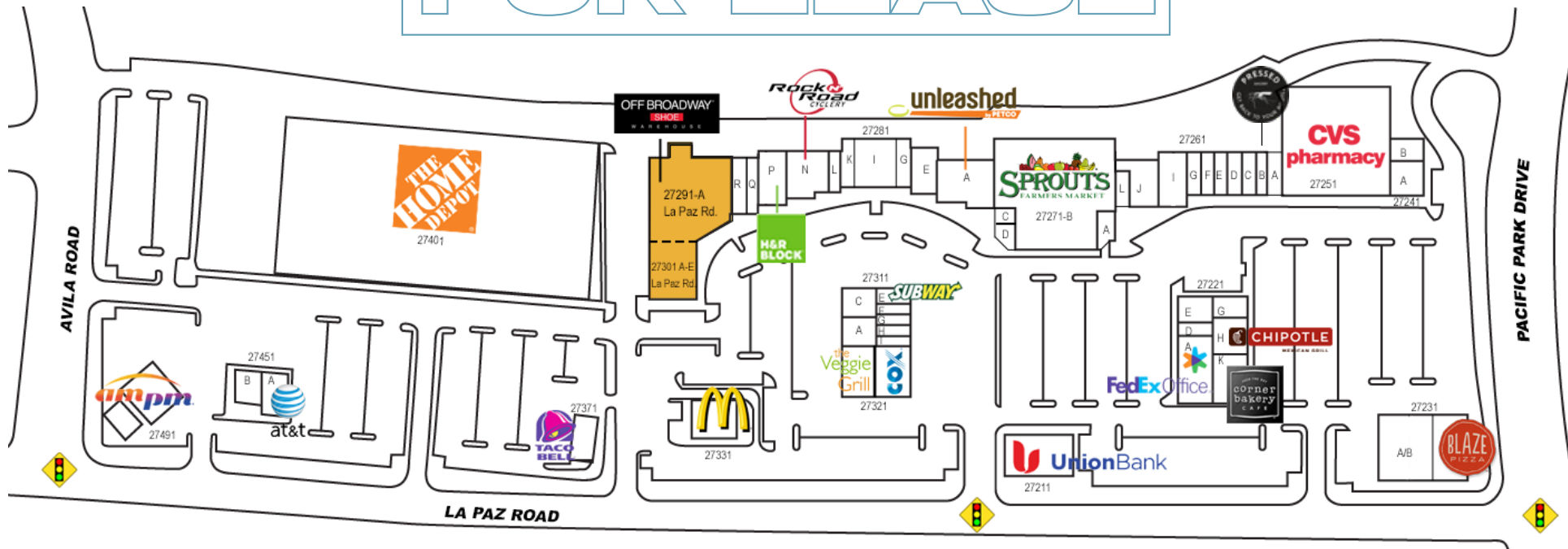
27291 A and 27301 A-E La Paz Road

Junior Anchor Space Highlights

- Monument panel signage opportunity
- Ample parking field and street visibility
- Existing rear access loading dock



RETAIL FOR LEASE



TENANT ROSTER

SUITE	TENANT	SF
27211-A	Union Bank of California	6,228
27221-A	FedEx Office	4,750
27221-D	iLashes and Body Sculpting	1,000
27221-F	Deemer's	1,670
27221-G	Dr. Kenneth A. Tjon, DDS	1,460
27221-H	Chipotle	2,900
27221-K	Corner Bakery Café	3,100
27231-A/B	Mission Heritage Medical	6,750
27231-C	Blaze Pizza	3,330
27241-A	Refine Men's Salon	1,873
27241-B	Available	3,000
27251-A	CVS/Pharmacy	25,638
27261-A	Sango Japanese Restaurant	1,300
27261-B	Pressed Juicery	1,300
27261-C	Sparkling Cleaners	1,300
27261-D	Sally Beauty	1,300
27261-E	European Wax	1,300
27261-F	Spectrum Tan	1,300

SUITE	TENANT	SF
27261-G	Cinderella Cakes	1,300
27261-I	Banfield Pet Hospital	3,000
27261-J	GEICO	2,800
27261-L	Available	1,600
27271-A	High Tide Coffee	1,595
27271-B	Sprout's Farmers Market	25,610
27271-C	Available	435
27271-D	Pacific Park Jewelers	1,595
27281-A	Unleashed by Petco	5,200
27281-E	Discovery Shop	2,600
27281-G	Core Reform Pilates	1,256
27281-I	Mangia Bene Restaurant	4,377
27281-K	Thai Body Works	1,067
27281-L	Mathnasium	985
27281-N	Rock N' Road Cyclery	5,355
27281-P	H&R Block Tax Services	1,265
27281-R	Playmates	2,500

SUITE	TENANT	SF
27281-Q	Stretchsmart	1,434
27291-A	Off Broadway Shoes (Available 4/1/22)	20,236
27311-A	Tompkins Flooring	2,727
27311-C	Club Nails	1,966
27311-E	Subway	917
27311-F	Sport Clips	1,026
27311-G	Golden Dragon Chinese Food	980
27311-H	O.C. Cigars	988
27311-I	Super Tailoring	729
27321-A	Cox Communications	3,530
27321-B	Veggie Grill	2,940
27451-A	AT&T Wireless	2,853
27451-B	One Stop Vision	1,910
27401-A	Home Depot	120,204

Please do not disturb existing tenants.

JUNIOR ANCHOR

Laguna Niguel, California

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Director

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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