

RETAIL FOR LEASE

Alicia Town Center

25602 ALICIA PARKWAY, LAGUNA HILLS, CA

Space Available

±800–1,862 Square Feet

Property Highlights

- Services the affluent trade areas of Laguna Niguel, Aliso Viejo and Laguna Hills.
- Major tenants in the market include Ralphs, Dicks Sporting Goods, Target, Whole Foods, Sprouts and more.
- Excellent visibility to and unobstructed signalized ingress/egress on Alicia Parkway, one of the major thoroughfares in the trade area.
- Located adjacent to Laguna Hills High School and City Community Center and Sports Complex.

Traffic Count

- ±51,000 Average Daily Traffic on Alicia Parkway
- ±25,000 Average Daily Traffic on Paseo De Valencia

Demographics

	1-Mile	3-Miles	5-Miles
Population	20,272	170,860	325,044
Average H.H. Income	\$122,634	\$134,974	\$144,949
Daytime Population	16,905	180,326	348,754

Source: ESRI

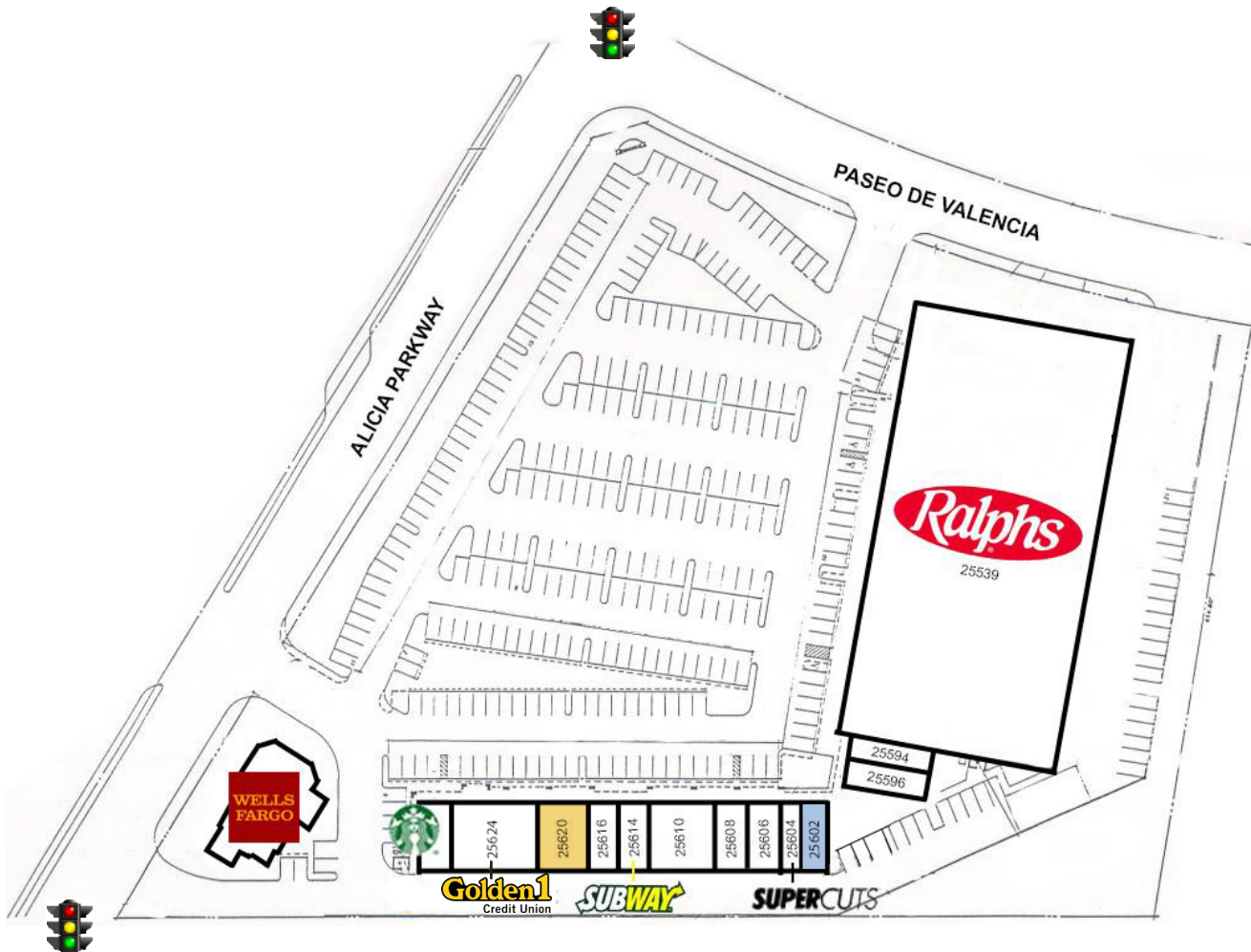
NEWMARK



Kevin Hansen
Director

t 949-608-2194
kevin.hansen@nmrk.com
CA RE Lic. #01937047

SITE PLAN & CURRENT AVAILABILITIES



STE.	TENANT	SF
25632	Wells Fargo Bank	3,980
25630	Starbucks	1,250
25624	Golden 1 Credit Union	3,000
25620	Mardi's Jewelry (Available)	1,862
25616	Porchbox Restaurant	1,000
25614	Subway	1,000
25610	The Pizza Store & More	2,250
25608	Wateria	1,125
25606	Fluffy Bear Soft Serve	1,125
25604	Supercuts	812
25602	Alicia Cleaners (Potential Availability)	800
25596	Laguna Spa Dentistry	1,600
25594	Farmers Insurance	580
25539	Ralphs	45,424

DEMOGRAPHICS

		1-MILE	3-MILES	5-MILES
POPULATION	2021 Estimated Population	20,272	170,860	325,044
	2026 Projected Population	20,482	174,085	330,874
	2010 Census Population	19,789	162,379	309,074
	2000 Census Population	21,044	154,627	282,543
	Growth 2010-2021	0.21%	0.45%	0.45%
	Growth 2021-2026	0.21%	0.37%	0.36%
	2021 Estimated Median Age	46.9	43.2	42.3
	Total Businesses	531	10,133	18,805
	Total Employees	3,157	90,304	176,299
HOUSEHOLDS	2021 Estimated Households	7,855	64,473	119,612
	2026 Projected Households	7,924	65,425	121,407
	2010 Census Households	7,720	62,227	114,722
	2000 Census Households	8,365	60,176	106,371
	Growth 2010-2021	0.15%	0.32%	0.37%
	Growth 2021-2026	0.18%	0.29%	0.30%
	2021 Est. Average Household Size	2.54	2.61	2.69
INCOME	2021 Est. Median Household Income	\$87,994	\$103,982	\$110,858
	2026 Prj. Median Household Income	\$102,974	\$114,575	\$122,893
	2021 Est. Average Household Income	\$122,634	\$134,974	\$144,949
	2026 Prj. Average Household Income	\$138,851	\$152,550	\$163,498
	2021 Estimated Per Capita Income	\$47,686	\$50,944	\$53,542
HOUSING	2021 Estimated Housing Units	8,407	68,098	125,838
	2021 Est. Owner Occupied Units	69.8%	62.9%	65.2%
	2021 Est. Renter Occupied Units	23.6%	31.8%	29.8%
	2021 Estimated Vacant Units	6.6%	5.3%	4.9%
	2021 Est. Median Housing Value	\$643,315	\$686,540	\$741,080
	2021 Est. Average Housing Value	\$688,275	\$743,975	\$805,527

Laguna Hills Snapshot

31,093
TOTAL POPULATION

10,650
TOTAL HOUSEHOLDS

\$155,171
AVG. HOUSEHOLD INCOME

35,937
DAYTIME POPULATION

RETAIL FOR LEASE

Alicia Town Center

25602 ALICIA PARKWAY, LAGUNA HILLS, CA

Prepared by:

Kevin Hansen

Director

t 949-608-2194

kevin.hansen@nmrk.com

CA RE Lic. #01937047

Corporate License #01355491

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.