

RESTAURANT & RETAIL FOR LEASE

Alicia Town Center

25602 ALICIA PARKWAY, LAGUNA HILLS, CA

Space Available

±580–1,862 Square Feet Retail

±1,250 & ±2,250 Square Feet Restaurant

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	20,591	172,295	329,952
Average H.H. Income	\$135,542	\$152,691	\$164,023
Daytime Population	15,071	182,504	351,679

Source: ESRI

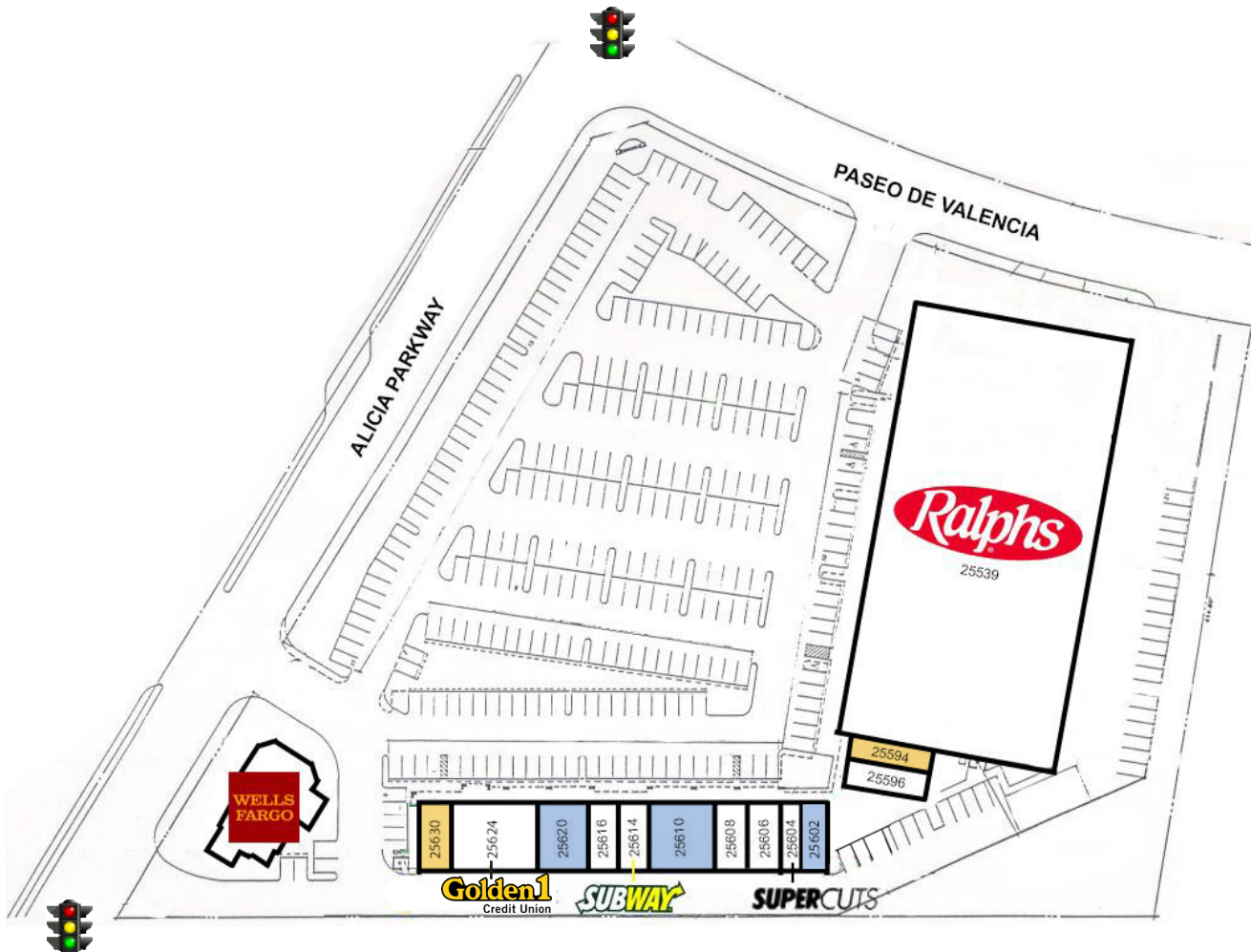
NEWMARK



Kevin Hansen
Director

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

SITE PLAN & CURRENT AVAILABILITIES



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

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION	2022 Estimated Population	20,591	172,295
	2027 Projected Population	20,474	170,961
	2020 Census Population	20,560	171,102
	2010 Census Population	19,750	163,033
	Growth 2020-2022	0.07%	0.31%
	Growth 2022-2027	-0.11%	-0.16%
	2022 Estimated Median Age	47.6	43.3
	Total Businesses	538	10,671
	Total Employees	2,910	92,085
HOUSEHOLDS	2022 Estimated Households	8,240	66,803
	2027 Projected Households	8,230	66,487
	2020 Census Households	8,220	66,606
	2010 Census Households	7,657	62,791
	Growth 2020-2022	0.11%	0.13%
	Growth 2022-2027	-0.02%	-0.09%
	2022 Est. Average Household Size	2.48	2.55
INCOME	2022 Est. Median Household Income	\$96,343	\$112,139
	2027 Prj. Median Household Income	\$119,883	\$135,132
	2022 Est. Average Household Income	\$135,542	\$152,691
	2027 Prj. Average Household Income	\$164,384	\$181,917
	2022 Estimated Per Capita Income	\$54,801	\$59,141
HOUSING	2022 Estimated Housing Units	8,677	70,543
	2022 Est. Owner Occupied Units	70.4%	64.1%
	2022 Est. Renter Occupied Units	24.6%	30.6%
	2022 Estimated Vacant Units	5.0%	5.3%
	2022 Est. Median Housing Value	\$685,423	\$720,319
	2022 Est. Average Housing Value	\$711,567	\$771,286

Laguna Hills Snapshot

31,350
TOTAL POPULATION

11,150
TOTAL HOUSEHOLDS

\$173,066
AVG. HOUSEHOLD INCOME

37,754
DAYTIME POPULATION

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Prepared by:

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Corporate License #01355491

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