



For Lease Courtyard at La Paz

25232-25334 McIntyre St
Laguna Hills, CA 92653

Property Specifications

CO-ANCHOR AVAILABLE

10,605 - 12,157 SF

LIGHT FOOD USE & RETAIL AVAILABLE

1,500 - 1,666 SF

2025 Est Demographics

	1 MILE
Population	13,444
Avg Household Income	\$198,388
Daytime Population	6,621
	3 MILE
Population	156,799
Avg Household Income	\$158,489
Daytime Population	75,433
	5 MILE
Population	337,173
Avg Household Income	\$173,212
Daytime Population	186,166

SOURCE esri



About the Property

- South Orange County retail space for lease
- High disposable incomes
- Easy access to Interstate 5 Freeway
- Dense population & strong daytime population within 1, 3 & 5 miles radiuses
- Close proximity to Mission Viejo High School, La Paz Junior High School & Valencia Elementary
- Recently upgraded common area courtyard

Traffic Counts

La Paz Rd (E/W)	±36,000 CPD
I-5 Fwy	±360,000 CPD
Year: 2025 Source: Costar	

Contact

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NO.	TENANT	SF
A1	Co-Anchor Available	12,157
A2	Pure Hockey	5,981
B	Co-Anchor Available	10,605
D	I Can Academy COMING SOON!	2,655
BUILDING 25282		
	GiGi's Playhouse	3,708
BUILDING 25272		
A	Orthodontist	2,079
J	A+ Body Care	1,132
H	Doctor of Chiropractic	1,200
G	Ocean Art Center	631
D-E	ITC Dental	1,750
BUILDING 25292		
O	Image Salon Suite	±5,520
K	La Paz Dentistry	3,582
H-J	La Paz Animal Clinic	2,640
X	Greek Bistro	3,000
W	Light Food Use	1,500
T	Second Reef Deli	1,200
S	The Full Routine	1,531
R	Light Food Use	1,666
Q	Available	1,503
P	Susie's Wig	1,529
C-2	Storm Fight & Fitness	6,230
C-1	EMS Barber Shop	741
A	Professional Nails & Spa	1,250
BUILDING 25342		
	Flamingo's Mexican Grill & Bar	4,225
Pad Bldg	Advanced Beauty College	8,597
Pad	Dunkin' Donuts	1,800





CO-ANCHOR AVAILABLE

12,157 SF



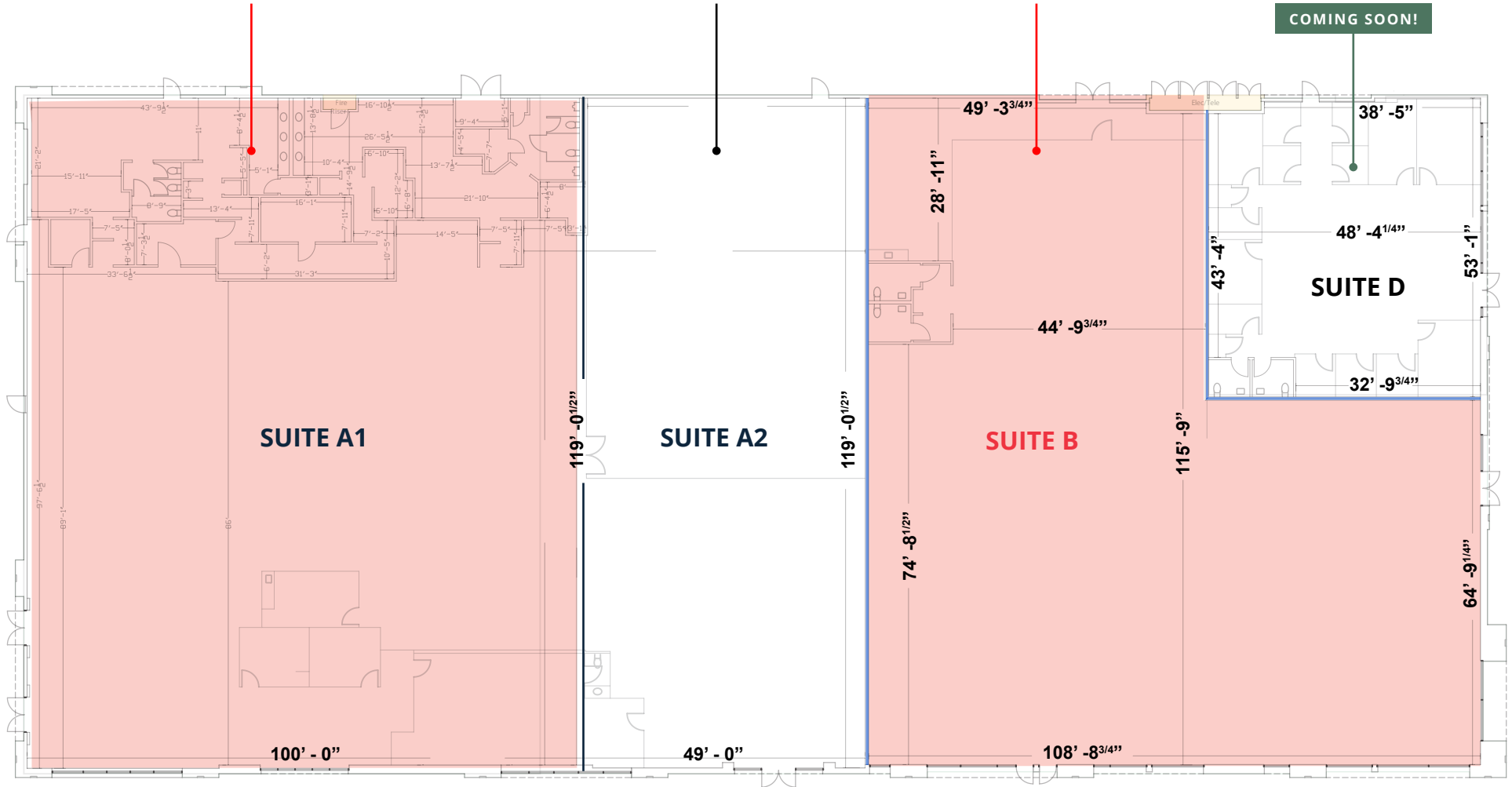
CO-ANCHOR AVAILABLE

10,605 SF



I Can Academy

COMING SOON!



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