

FOR LEASE

Courtyard at La Paz

25232-25334 McIntyre Street | Laguna Hills, CA 92653



OPPORTUNITIES

10,605 SF

Co-Anchor Space Available

1,500 SF - 1,666 SF

Light Food -Use & Retail Space Available

DO NOT DISTURB EXISTING TENANTS



DESCRIPTION

- 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

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,252	159,474	343,075
Avg Household Income	\$201,900	\$150,928	\$161,404
Daytime Population	5,696	72,276	174,957

Source: Esri 2025

TRAFFIC COUNTS

La Paz Road (E/W)	approx. 36,000 cpd
I-5 Freeway	approx. 320,000 cpd

Source: Costar

CONTACT

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La Paz Road (approx. 36,000 cars per day)



COURTYARD AT LA PAZ TENANT DIRECTORY

NO.	TENANT	(SF)	NO.	TENANT	(SF)
Building 25252			H-J	La Paz Animal Clinic	2,640
A1	Fort Fitness	12,000	X	Greek Bistro	3,000
A2	Pure Hockey	5,981	W	Light Food Use DO NOT DISTURB	1,500
B	Available	10,605	T	Second Reef Deli	1,200
D	I Can Academy COMING SOON	2,655	S	The Full Routine	1,531
Building 25282			R	Light Food Use	1,666
	GiGi's Playhouse	3,708	Q	Available	1,503
Building 25272			P	Susie's Wig	1,529
A	Orthodontist	2,079	C-2	Storm Fight & Fitness	6,230
J	A+ Body Care	1,132	C-1	EMS Barber Shop	741
H	Doctor of Chiropractic	1,200	A	Professional Nails & Spa	1,250
G	Ocean Art Center	631	Building 25342		
D-E	ITC Dental	1,750		Flamingo's Mexican Grill & Bar	4,225
Building 25292			Pad Bldg	Advanced Beauty College	8,597
O	Image Salon Suite	±5,520	Pad	Dunkin' Donuts	1,800
K	La Paz Dentistry	3,582			



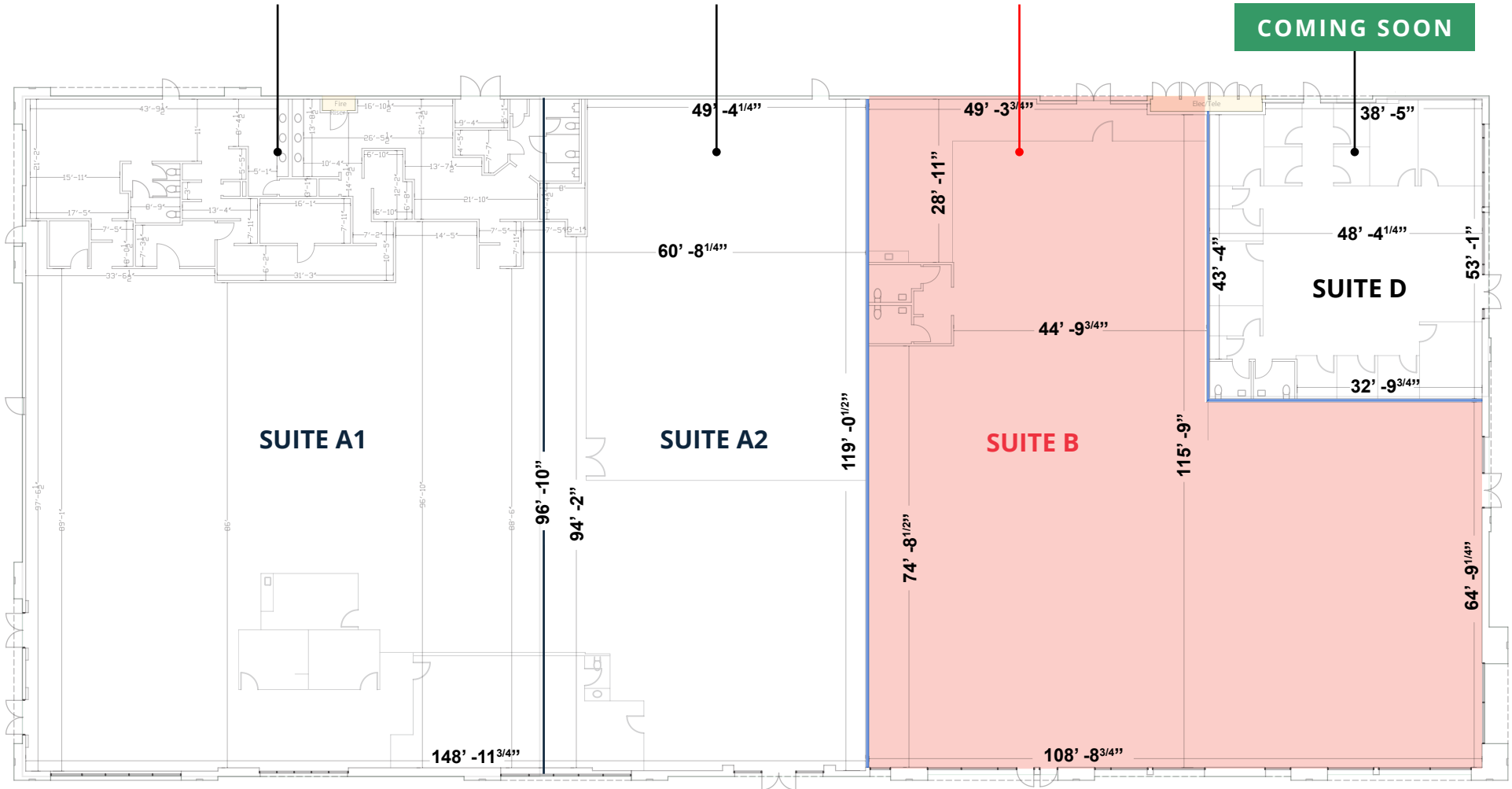
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I Can Academy

COMING SOON



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