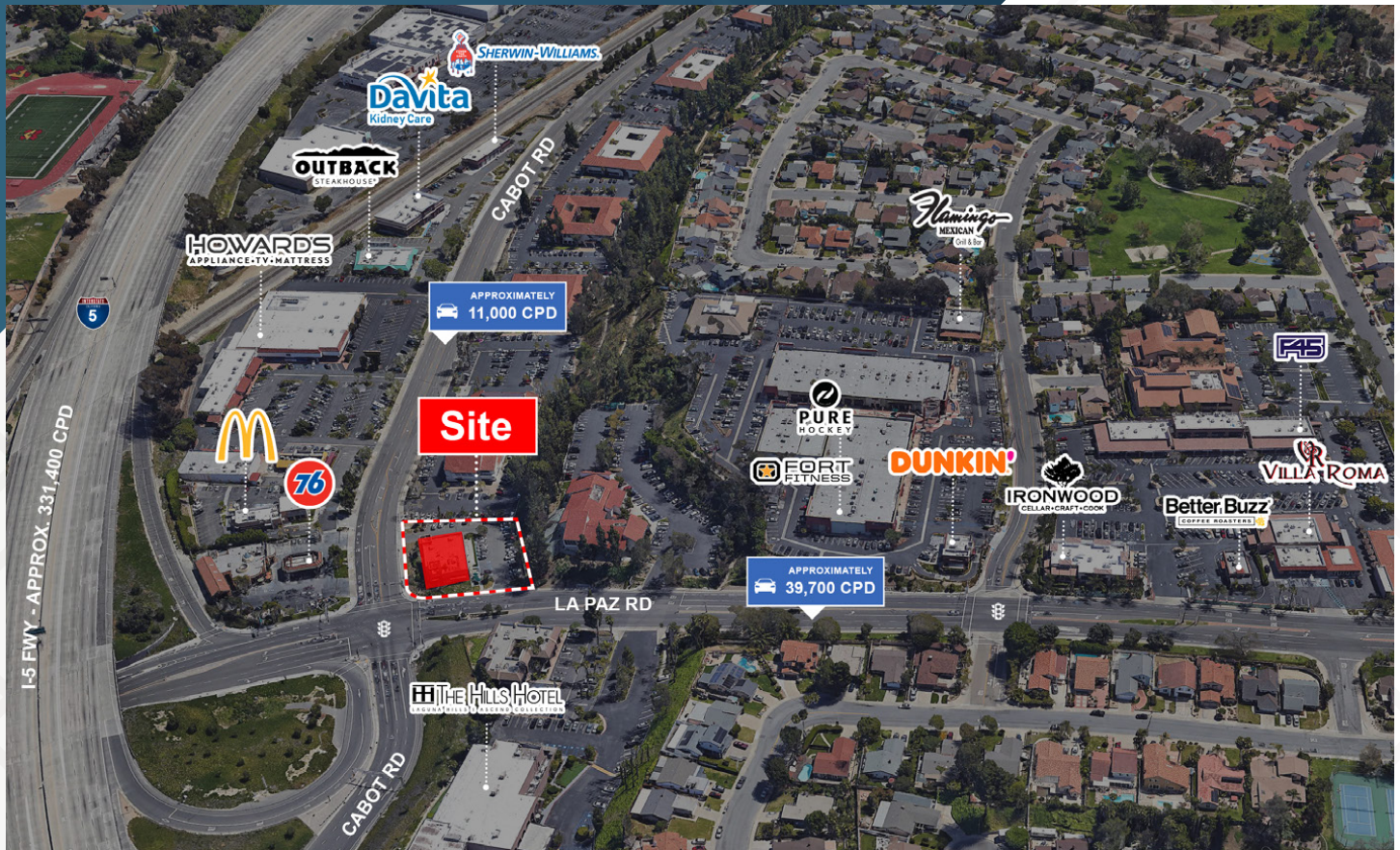


FOR LEASE

Prime South OC Retail Opportunity

SWC La Paz Rd & Cabot Rd | 25912 La Paz Rd | Laguna Hills, CA 92653



Up to ±4,898 SF Opportunity

±1,545 SF

Light Food Use Endcap

±3,353 SF

Retail Endcap

DESCRIPTION

- High disposable incomes (over \$200,000 average household income within the 1 mile radius)
- Dense population & strong daytime population (over 346,000 population within 5 miles radius)
- Close proximity to Mission Viejo High School, La Paz Junior High School, & Valencia Elementary
- Monument signage available
- Easy access to Interstate 5 Freeway
- Flexible with uses

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,642	162,791	346,125
Avg Household Income	\$201,236	\$150,550	\$161,019
Daytime Population	6,129	71,262	179,228

Source: Esri

TRAFFIC COUNTS

La Paz Rd	approx. 39,700 cpd
Cabot Rd	approx. 10,000 cpd
I-5 Freeway	approx. 331,400 cpd

Source: Costar

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