



# FOR LEASE

## CLUBHOUSE PLAZA

31271-31371 NIGUEL RD

LAGUNA NIGUEL, CA 92677

916 SF - 1,505 SF AVAILABLE



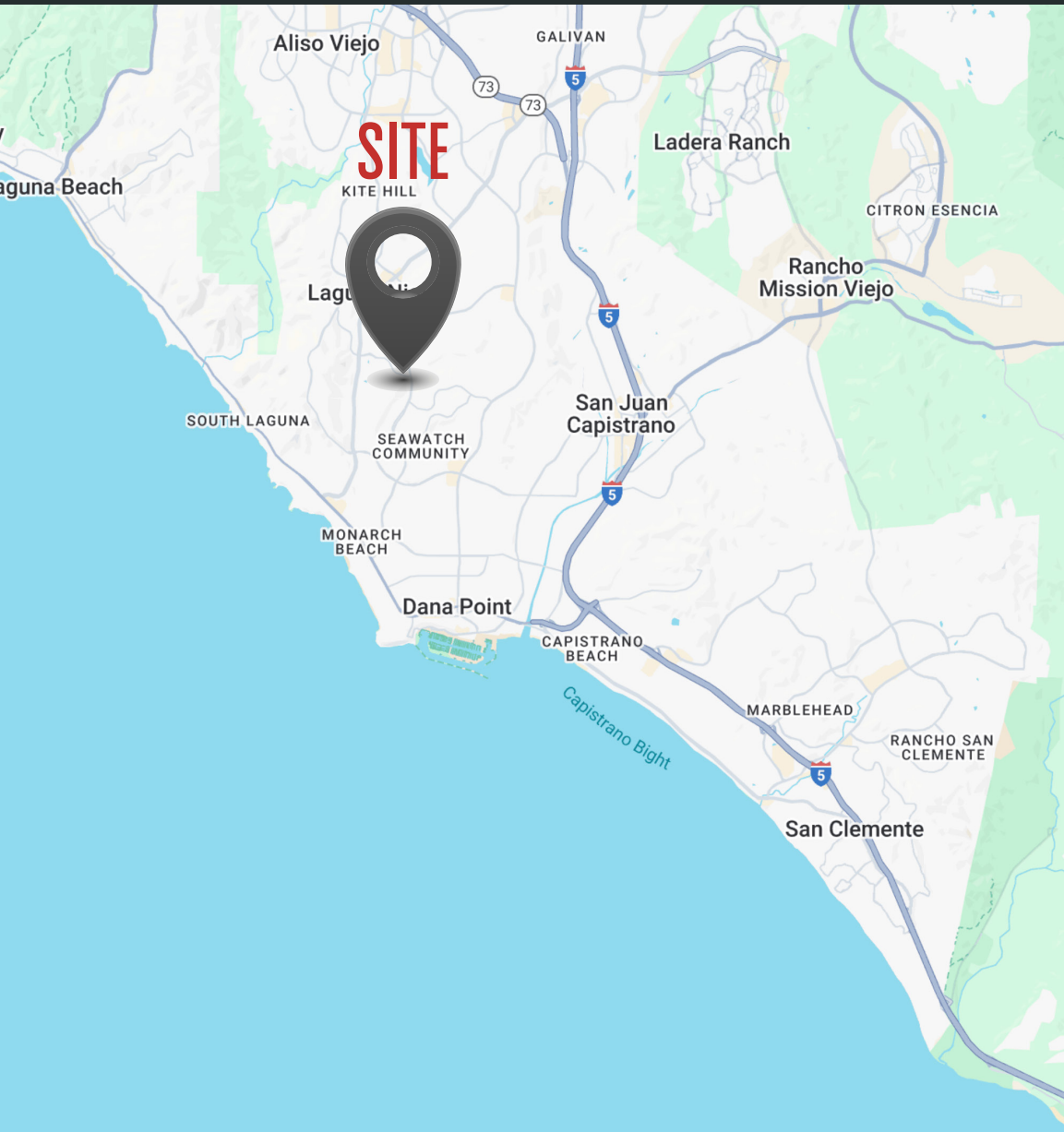
LEE &  
ASSOCIATES

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# 31271-31371 NIGUEL RD



## PROPERTY FEATURES

- Join Legends Seafood & Steakhouse, Pacific Preschool, Grace Physical Therapy & T-Mobile
- Strong Neighborhood Center with Great Tenant Mix
- Good Signalized Intersection
- Good Street Front Visibility
- High Average Household Incomes \$1,66,744 in 1 Mile
- Great Retail/Office Improvements
- Traffic Count: 16,400 ADT Niguel Rd

**SUITE A:** ± 1,200 SF - Endcap Unit

**SUITE C:** ± 1,505 SF - Inline Unit

**SUITE O:** ± 916 SF - Endcap Unit

**DO NOT DISTURB TENANTS**

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**AERIAL**




**31271-31371 NIGUEL RD**  
LAGUNA NIGUEL, CA







**TRAFFIC COUNT**

Niguel Rd - 16,400 Cars Per Day

Crown Valley Pkwy - 22,993 Cars Per Day

# 31271-31371 NIGUEL RD

## SITE PLAN



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	9,310	96,332	201,782
<b>Households</b>	3,818	37,320	78,386
<b>Average Household Income</b>	\$166,744	\$150,680	\$151,912

CONTACT FOR MORE INFO



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