

FORMER SOUPLANTATION RESTAURANT TO UNDERGO FIRST-CLASS RENOVATION

ALISO VILLAGE

23870 ALISO CREEK ROAD
LAGUNA NIGUEL, CA 92677



NEWMARK

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FORMER SOUPLANTATION FOR LEASE

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Former Souplantation restaurant to undergo first-class renovation.



±2,800 - 7,800 SF
Available with under roof patio.



Seeking premier restaurant and retail tenants.



Dominant grocery anchored - Whole Foods - shopping center in the Aliso Viejo/Laguna Niguel trade area.



Convenient access via multiple ingress/egress points throughout the center.



Excellent street visibility along Aliso Creek Road with opportunity for pylon signage.



±33,000 ADT on Aliso Creek Road.
±17,000 ADT on La Paz Road.



Notable tenants in the trade area include Sprouts Market, Costco, Vons, Target, Bevmo and more.

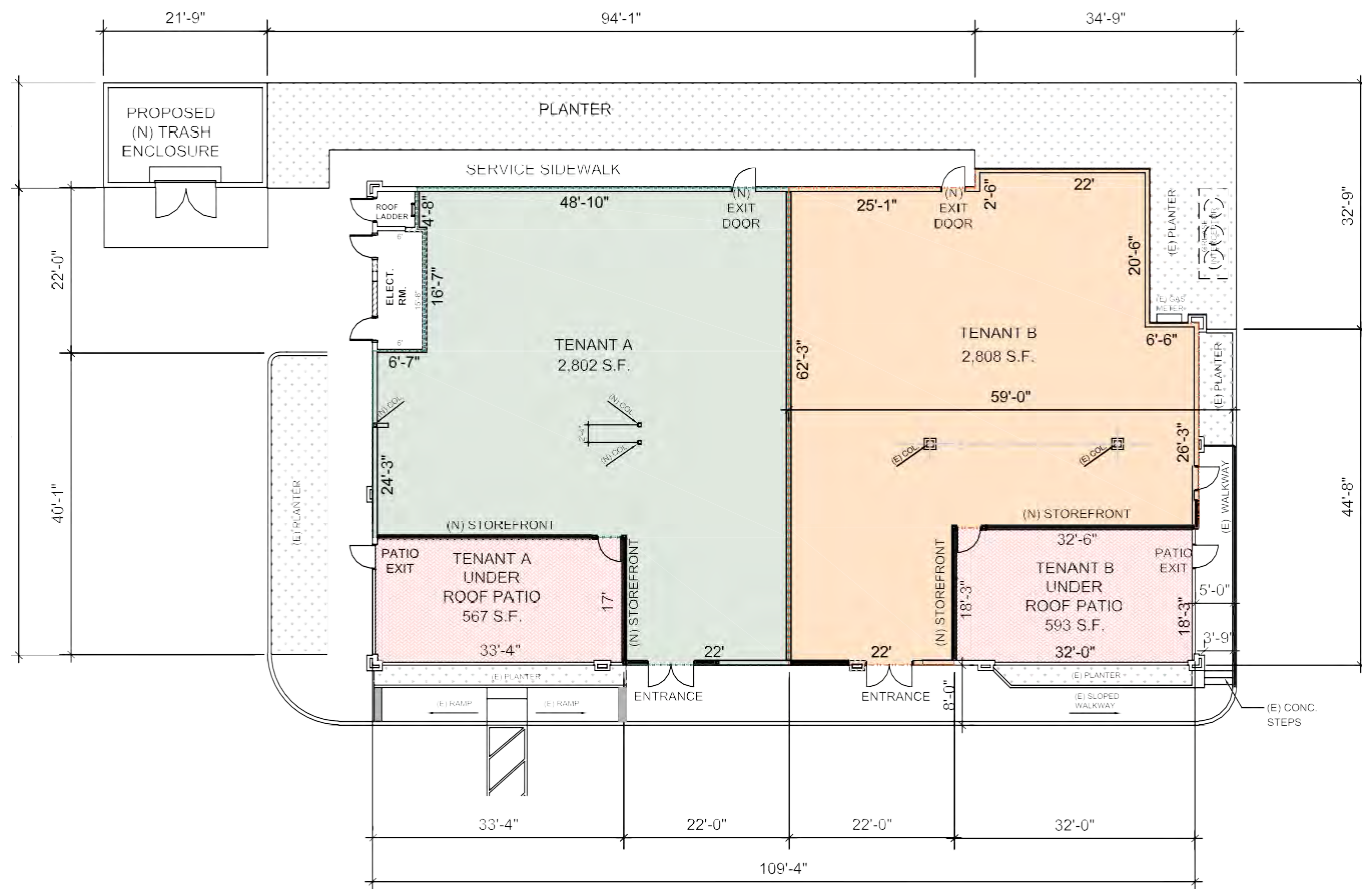


Site Plan & Tenant Roster



STE.	TENANT	S.F.
A1	Available	1,430
A2	Bowl of Heaven	900
A3	See's Candies	1,100
A6	Chico's (Available 2Q2021)	3,414
A9	Available	787
A10	Studio OC (Available)	1,097
A11	Village One Hour Cleaners	1,097
A12	Postal Annex	823
A13	Jewelry by Angelo	823
A14	The Fort & The Clubhouse	2,009
A16	Fresh Brothers Pizza	1,800
A18	Jersey Mike's Subs	1,214
B1	Aliso Niguel Pet Hospital	1,933
B3	Expedia Cruise Ship Centers	1,128
B4	Available	1,870
B6	All About Smiles, Inc.	1,032
B7	Barre Habit Orange County, Inc.	1,532
B9	Yogurtland	1,300
B10	Kriser's Feeding Pets for Life	2,631
B12	New Mandarin Garden Restaurant	2,040
B14	Peet's Coffee	2,375
C	Whole Foods Market	36,600
D	Sephora	3,985
E	The Druggist	6,000
F1	Available	1,211
F2-3	Orangetheory Fitness	2,800
GA/B	Pacific Premier Bank	3,089
GC	Physical Rehabilitation Network	2,491
G02	Available (2nd Floor)	4,088
H	Ted's Place	3,000
J	Chase Bank	3,639
K	Available (Former Souplantation)	7,800
L	IHOP (Available 3/2021)	4,558

Floor Plan & Tenant Opportunities



South Elevation



East Elevation



North Elevation



West Elevation



Demograpahics

	1-MILE	3-MILES	5-MILES
POPULATION	2020 Estimated Population	15,893	123,175
	2025 Projected Population	16,194	125,579
	2010 Census Population	15,206	115,784
	2000 Census Population	14,322	107,258
	Growth 2010-2020	0.43%	0.61%
	Growth 2020-2025	0.38%	0.39%
	2020 Estimated Median Age	41.3	39.9
	Total Businesses	768	6,409
	Total Employee Population	7,437	54,549
HOUSEHOLD	2020 Estimated Households	6,260	45,404
	2025 Projected Households	6,333	46,042
	2010 Census Households	6,113	43,572
	2000 Census Households	5,777	40,636
	Growth 2010-2020	0.23%	0.40%
	Growth 2020-2025	0.23%	0.28%
	2020 Est. Average Household Size	2.53	2.69
INCOME	2020 Est. Median Household Income	\$110,594	\$113,156
	2025 Prj. Median Household Income	\$119,106	\$122,840
	2020 Est. Average Household Income	\$143,955	\$151,844
	2025 Prj. Average Household Income	\$159,392	\$168,015
	2020 Estimated Per Capita Income	\$57,389	\$56,103
HOUSING	2020 Estimated Housing Units	6,433	47,175
	2020 Est. Owner Occupied Units	4,042	28,342
	2020 Est. Renter Occupied Units	2,217	17,062
	2020 Estimated Vacant Units	173	1,771
	2020 Est. Median Housing Value	\$681,331	\$739,846
	2020 Est. Average Housing Value	\$734,257	\$844,299

Center Photos



Tenants in the Market





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For further leasing information please contact:

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