



24334 EL TORO ROAD

Laguna Woods, California 92637

FOR SALE/LEASE: Freestanding Investment/User High-End Retail/Medical Building (±23,500 SF)

**AVAILABLE
FOR SALE
OR LEASE**

CALL FOR DETAILS

**SOUTH
ORANGE COUNTY
INFILL LOCATION**



Exclusively listed by:

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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PROPERTY FEATURES:

- 23,500 square foot, high-end freestanding retail building directly adjacent to Home Depot in Laguna Woods' largest retail center.
- Building highlights include:
 - » Built in 1999
 - » Parked 5:1000 ratio
 - » High image center - corner location with functional layout
 - » Building top signage with high visibility
 - » Drive around building with two (2) exterior truck wells
 - » El Toro Road monument signage available
 - » Rare opportunity in South Orange County
 - » Within immediate proximity to Laguna Woods Village community

DEMOGRAPHICS:

	1-mile	3-miles	5-miles
2017 Population	18,509	120,120	261,152
2017 Est. Average HH Income	\$88,344	\$105,804	\$124,580



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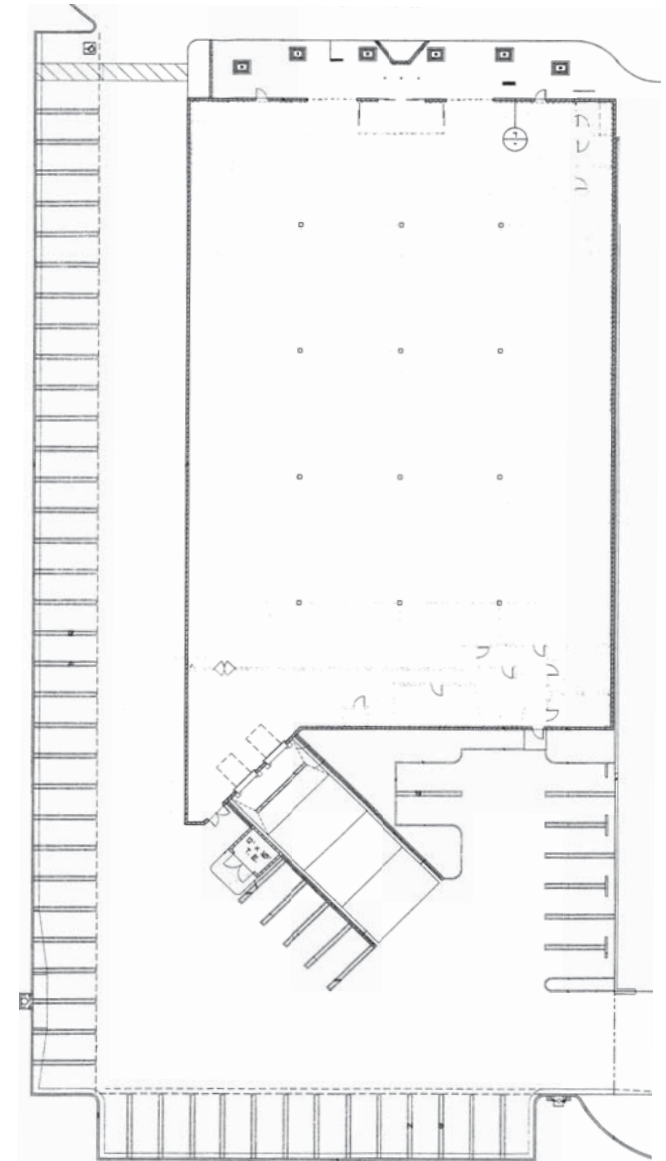
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CITY OF LAGUNA WOODS

Located just east of Laguna Beach in the heart of South Orange County, California, Laguna Woods is home to premier active adult communities and expansive open spaces. With the Pacific Ocean just five miles away, the 7,000 acre Laguna Coast Wilderness Park on its border, and the 4,500 acre Aliso and Wood Canyons Wilderness Park down the road, opportunities abound to take in the great outdoors. Laguna Woods residents also enjoy easy access to a vast array of social clubs, world class destinations, and continuing education at some of California's finest colleges and universities.

Today, Laguna Woods is bordered by unincorporated areas, as well as the cities of Aliso Viejo, Irvine, Laguna Beach, and Laguna Hills. It includes the private gated community of Laguna Woods Village (formerly Leisure World Laguna Hills), several senior-oriented residential communities, a number of commercial centers, three public parks, and additional open space areas.

LAGUNA WOODS VILLAGE

Laguna Woods Village is an independent living community for people aged 55 and older. Over 15,000 residents live in the 12,736 units, which include condominiums, cooperatives ("co-ops"), and single family homes. A championship 27-hole golf course, a nine-hole executive golf course, putting green and driving range, seven clubhouses, five pools, two fitness centers, tennis courts, a performing arts center, a library, over 250 clubs and organizations, a television station, hobby and game rooms, a full-time staff of gardeners, security officers, transportation services, and social events are some of the amenities to be found.

ORANGE COUNTY ECONOMY

- » Ranked in Forbes magazine's top 50 economically thriving metro areas, Orange County enjoys lower business costs, a highly qualified workforce, and one of the lowest unemployment rates in the country.
- » Attraction and retention of the world's leading companies will remain high due to Orange County's 17 colleges and universities, one of the best educated work forces in the world, and an independent attitude.
- » Orange County is roughly 1% of the U.S. Population, but it has 3% of Fortune 500 companies.
- » Places Rated Almanac puts Orange County in the top ten cities in the nation for job growth and retention.
- » More than 43 million tourists visit Orange County annually, spending approximately \$8.7 billion and supporting nearly 160,000 local tourism industry jobs.

