

FOR LEASE

Courtyard at La Paz

25232-25334 McIntyre Street | Laguna Hills, CA 92653

Up to 19,236 SF Co-Anchor Space Available

631 SF - 5,520 SF Retail Space Available



Property Highlights

- 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



Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	15,555	164,314	347,932
Average Household Income	\$180,479	\$133,080	\$141,241
Daytime Population	6,229	67,549	161,573

Source: Esri

TRAFFIC COUNT

La Paz Road (E/W)	approx. 36,000 cars per day
1-5 Freeway	approx. 320,000 cars per day

Source: Costar

Contact

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SRS REAL ESTATE PARTNERS

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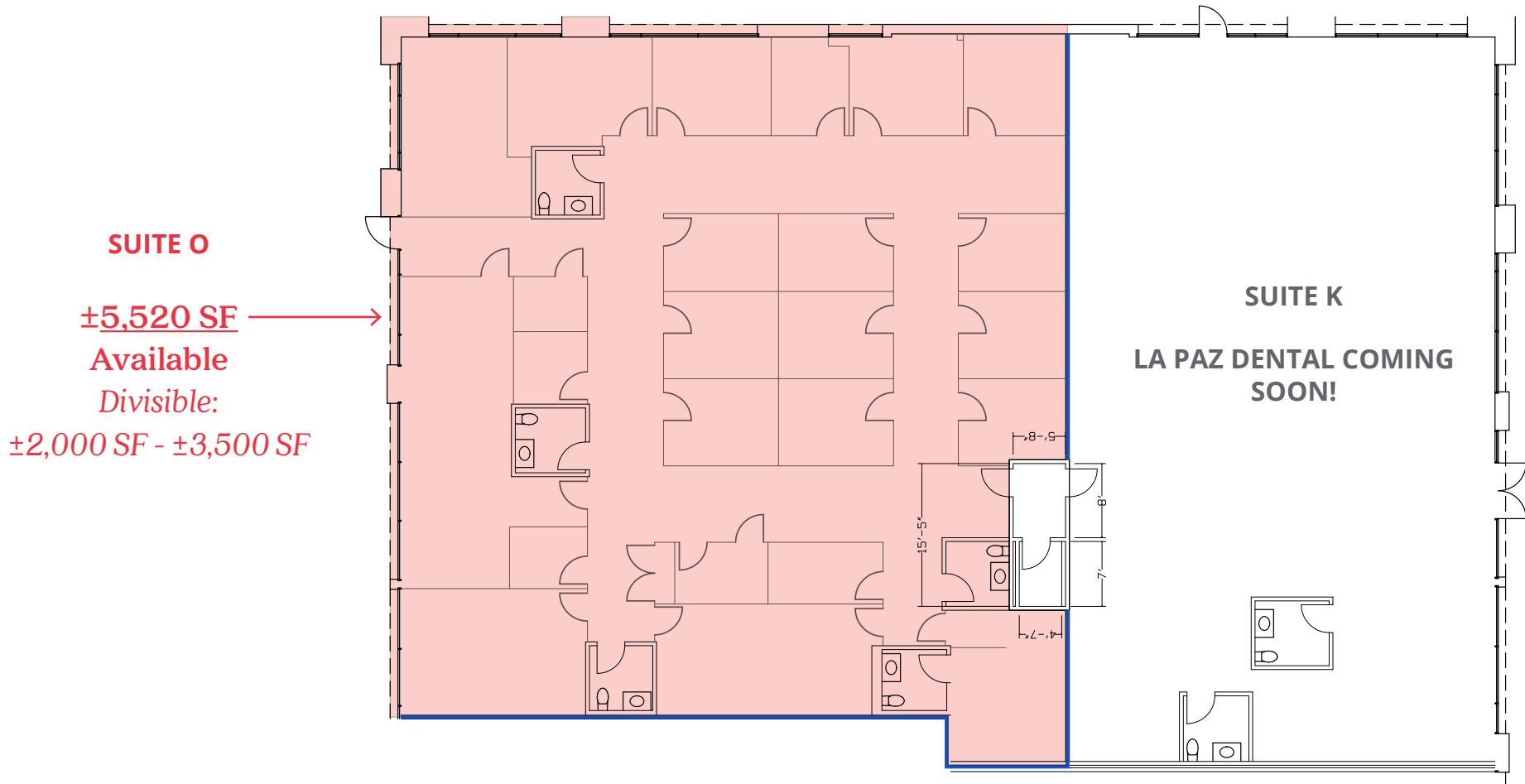
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Courtyard at La Paz Tenant Directory

NO.	TENANT	(SF)	NO.	TENANT	(SF)
Building 25252					
A	Available	6,183	X	Greek Bistro	3,000
B	Available	13,053	W	Solo Ice Cream	1,500
			T	Second Reef Deli	1,200
Building 25282					
Available	3,708	R	Pengo Drinks	1,560	
		Q	Storymakery	1,503	
Building 25272					
A	Available	2,079	P	Available	1,500
J	A+ Body Care	1,132	C-2	Storm Fight & Fitness	6,230
H	Doctor of Chiropractic	1,200	C-1	EMS Barber Shop	741
G	Available	631	A	Professional Nails & Spa	1,250
D-E	ITC Dental	1,750			
Building 25292			Building 25342		
O	Available (Divisible)	±5,520		Flamingo's Mexican Grill & Bar	4,225
K	La Paz Dentistry	3,582	Pad Building	Advanced Beauty College	8,597
H-J	La Paz Animal Clinic	2,640	Pad	Dunkin' Donuts	1,800





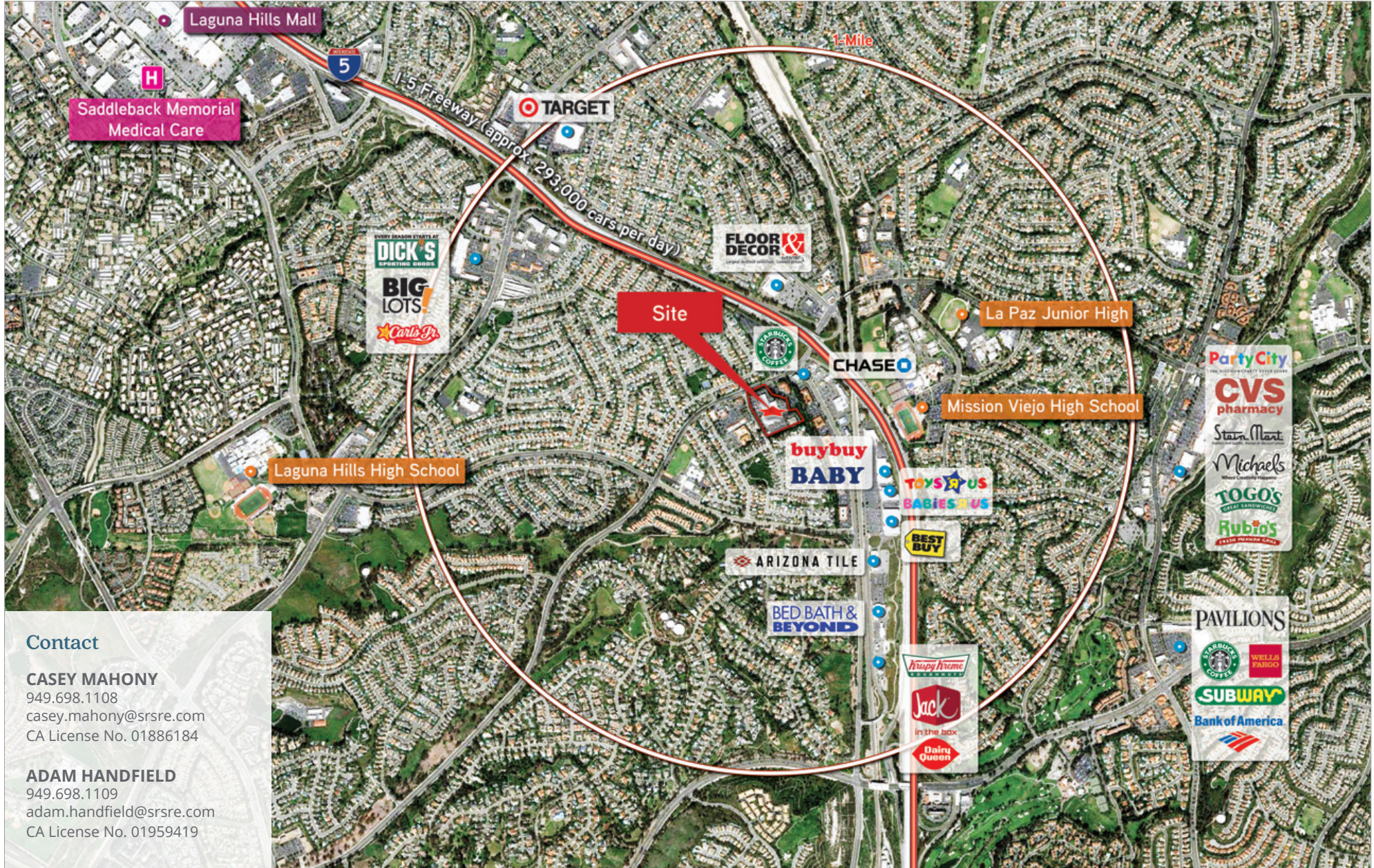
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