



LEASING BROCHURE
CO-ANCHOR & RETAIL SPACE AVAILABLE

The Center

RANCHO NIGUEL

CROWN VALLEY PKWY, GREENFIELD DR & 73 TOLL RD
LAGUNA NIGUEL, CA 92677



SRS
Real Estate Partners



The Center at Rancho Niguel

Crown Valley Pkwy and Greenfield Dr

Co-Anchor & Retail Space Available

HIGHLIGHTS

South Orange County's Premier 360,000 SF community shopping center catering to the affluent cities of Laguna Niguel, Laguna Hills, Aliso Viejo and Mission Viejo

Tenants include:

Nordstrom Rack, Ralphs Fresh Fare, CVS Pharmacy, Ethan Allen, WR Kitchen & Bar, Starbucks, SusieCakes, Regency Director's Cut Cinemas, BevMo!, El Pollo Loco, Chick-fil-A, Handel's Homemade Ice Cream & more!

High image South Orange County location with proximity to I-5 Fwy and Hwy 73

Check out our website at shopranchoniguel.com

RANCHO NIGUEL RD
APPROX. 15,100 CPD



The Center

RANCHO NIGUEL

CALIFORNIA
73

APPROX.
44,000 CPD

14,950 SF
CO-ANCHOR
AVAILABLE

NORDSTROM
rack

Muse

Monument
Sign

LIFETIME
FITNESS

Jamba Juice



Belgium Waffle Haus



Zait Bistro
Mediterranean Fresh



BevMo!



Susie Cakes



Clineva
Urgent Care Centers



Large
Monument
Sign

Ralphs
fresh fare



COMING SOON!



GREENFIELD DR
APPROX.
19,000 CPD



Banfield
PET HOSPITAL
PARDON MY french

CROWN VALLEY PKWY
APPROX. 50,000 CPD

SITE 1

Crown Valley Parkway

No.	Tenant	(SF)
28201	Chick-fil-A	3,126
28211	Wells Fargo	4,500
28221 A/B	CVS Store	11,800
C	Celebrity Cleaners	2,000
D	Pardon My French Nail Bar	1,416
E	Mint Dental	1,880
F/G	Banfield Pet Hospital	3,083
28231	Ralphs Fresh Fare	36,300
28241 A	PJ Noah's Pet Grooming	1,504
B	Jamba Juice	1,504
C	Chronic Tacos	1,504
D	Belgium Waffle Haus	1,429
E	Nuggets & Carats	1,504
F	UPS Store	1,379
G	Zait Bistro	1,200
H	Romeo Cucina	3,035
28251 A	Luna Boutique	2,210
C	Hydration Room	1,300
D	Earth Bowl	1,200
E	Mission Renaissance	1,058
F	Available	903
G	Supercuts	1,354
H-I	Thai Bite	3,651
J	OC Waxing	1,089
K-L	Johnson Wellness	2,960
28261	El Pollo Loco	2,250

SITE 2

Greenfield Drive

No.	Tenant	(SF)
27981 A	Friar Tux Shop	1,191
B	RN Animal Hospital	1,379
C	Huntington Learning Center	1,316
D	Available - Please Do Not Disturb	1,316
E	Finest Nails	1,397
F	Dr. Humphries Orthodontics	1,560
G	Los Golondrinas	1,463
H	Z Ultimate	1,218
J	Muse Sushi	2,843
27991	Nordstrom Rack	29,504
27995 A/B	Ortho Mattress	3,520
C	Dr. Kramer	2,761
28001	Co-Anchor Available	14,950
28011	BevMo	9,760
28021	Ethan Allen	12,000
28031 A/B	Relax the Back	3,053
C	Perspire Sauna	1,447
28041	Fast5Xpress Car Wash	5,100
28051 A	Coldwell Banker	6,489
B	A Slice of the Pie	1,414
C	Instant Shoe Repair	581
D	Weight Watchers	2,100
E	The Hanger	1,560
F	Garbo's Salon	1,387
G	Jersey Mike's	1,305
H/I/J	Floor Expo & Design	2,637
28061	WR Kitchen & Bar	4,000

SITE 3

Rancho Niguel Road

No.	Tenant	(SF)
25461	Clineva Urgent Care	3,600
25471	Regency Theatres	27,800
25473 A	Starbucks	1,711
B	SusieCakes	1,367
25600	Life Time Fitness	128,000

SITE 4

Crown Valley Parkway

No.	Tenant	(SF)
28121 A	Handel's Ice Cream	2,460
C/D	Kenneth Brown Salon	2,520
E	Flame Broiler	1,200
F	East Coast Bagels	1,200
G	Today's Vision	1,490
H	Perles Fitness	1,295
I/L	Wescom Credit Union	4,800
28131	Chase Bank	4,000
28141-A	Calo Kitchen & Tequila	3,086
28141-B	Snooze Eatery	3,750



Site 2

The Center at Rancho Niguel

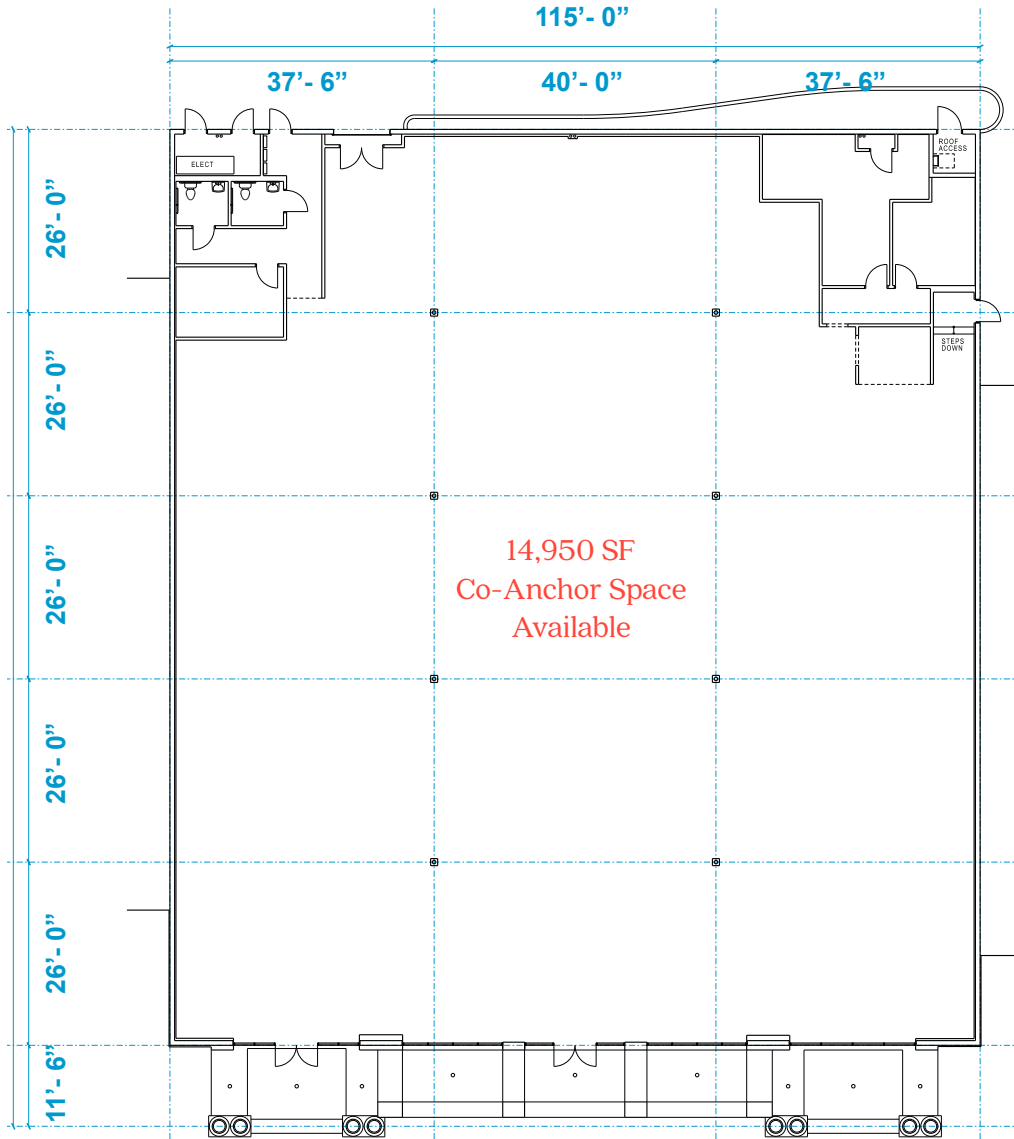
CO-ANCHOR & RETAIL SPACE AVAILABLE



Site 2

The Center at Rancho Niguel

14,950 SF CO-ANCHOR SPACE AVAILABLE





Ralphs
Pier 1 Imports
BARNES & NOBLE
Husky & Brew
Cush & Cook
PEPBOYS
TJ-maxx
Walmart
PETS MART
STAPLES
SUPER CUTS
CVS pharmacy
Cane's
DEL TACO
Habit
UPS
BRUEGGERS

HOBBY LOBBY
PAVILIONS
OLD NAVY
Party City
usbank
Walmart
Bath & Body Works
CNC
STIX
FLAME & BROILER
verizon

Aliso Viejo High School
approx 3,036
enrolled students

Aliso Viejo

WHOLE FOODS
CHASE
Peets Coffee & Tea
See's CANDIES
logurlland
IHOP
OrangeTheory

TARGET
GameStop
best buy
Robbini's
ME Massage Envy
STARBUCKS
STATER BRG.

SPROUTS
CVS pharmacy
BLAZE PIZZA
at&t
UnionBank
FedEx Office
Veggie Grill
McDonald's

FITNESS
Planet Beauty
elements
Great Clips
WILLY'S EL RANCHITO

The Center
RANCHO NIGUEL
CVS pharmacy
rack
Chase
BevMo!

Wendy's
Armstrong Garden Centers

Laguna Niguel

1 Mile

GATEWAY VILLAGE
Under Construction

APEX LAGUNA NIGUEL
242 Unit Apartment

SKYE AT LAGUNA NIGUEL
140 Unit Apartment

BROADSTONE CAVORA
348 Unit Apartment

KALEIDOSCOPE
LA | FITNESS
Burke Williams
BUFFALO WILD WINGS
Sala
PANINI KABOB GRILL

NORDSTROM
macy's
H&M
FOREVER 21
RH
ZARA
claire's
ZALES
CARLON HAIR

DSW
Dorlington

Saddleback College
approx 20,871
enrolled students

Mission Viejo

Mercedes-Benz
INN-OUT
ACURA

CITY OF LAGUNA NIGUEL

*SOURCE: CITYOFLAGUNANIGUEL.ORG

Laguna Niguel is a 14.72 square mile planned community in South Orange County, California and is located halfway between Los Angeles and San Diego. It is surrounded by the cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Mission Viejo and San Juan Capistrano. It is a General Law city with municipal elections in November of even numbered years.

Existing and planned use of Laguna Niguel's 9,456 acres includes 3,549 acres residential, 276 acres commercial, 223 acres mixed uses, 222 acres public/institutional facilities and 3,650 acres designated to parks and open space.

The City's residents enjoy a strong retail and commercial environment. 72% of Laguna Niguel's 24,891 housing units are owner occupied.



EST. POPULATION
69,992



AVG HOUSEHOLD SIZE
2.65



EST. FAMILIES
26,239



MEDIAN AGE
44.8



MEDIAN HH INCOME
\$121,553

*SOURCE: ESRI 2020

EST. 2020 DEMOGRAPHIC SUMMARY

1 - 3 - 5 MILES



	EST. POPULATION	EST. DAYTIME POPULATION	AVG. HH INCOME
1 MILE	16,090	9,022	\$167,289
3 MILE	137,204	52,530	\$153,790
5 MILE	314,321	118,589	\$149,806

*SOURCE: ERSI

TRAFFIC COUNTS

RANCHO NIGUEL ROAD

approx. 15,100 cpd

CROWN VALLEY PARKWAY

approx. 50,000 cpd

GREENFIELD DRIVE

approx. 19,000 cpd

73 TOLL ROAD

approx. 44,000 cpd

*SOURCE: COSTAR



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shopranchoniguel.com

