

# The Row

LAGUNA HILLS, CALIFORNIA



Jerome's  
Furniture

**New leases  
signed!**

JOIN OUR NEWEST TENANT:

**GOLFIO**

Docent  
BREWING



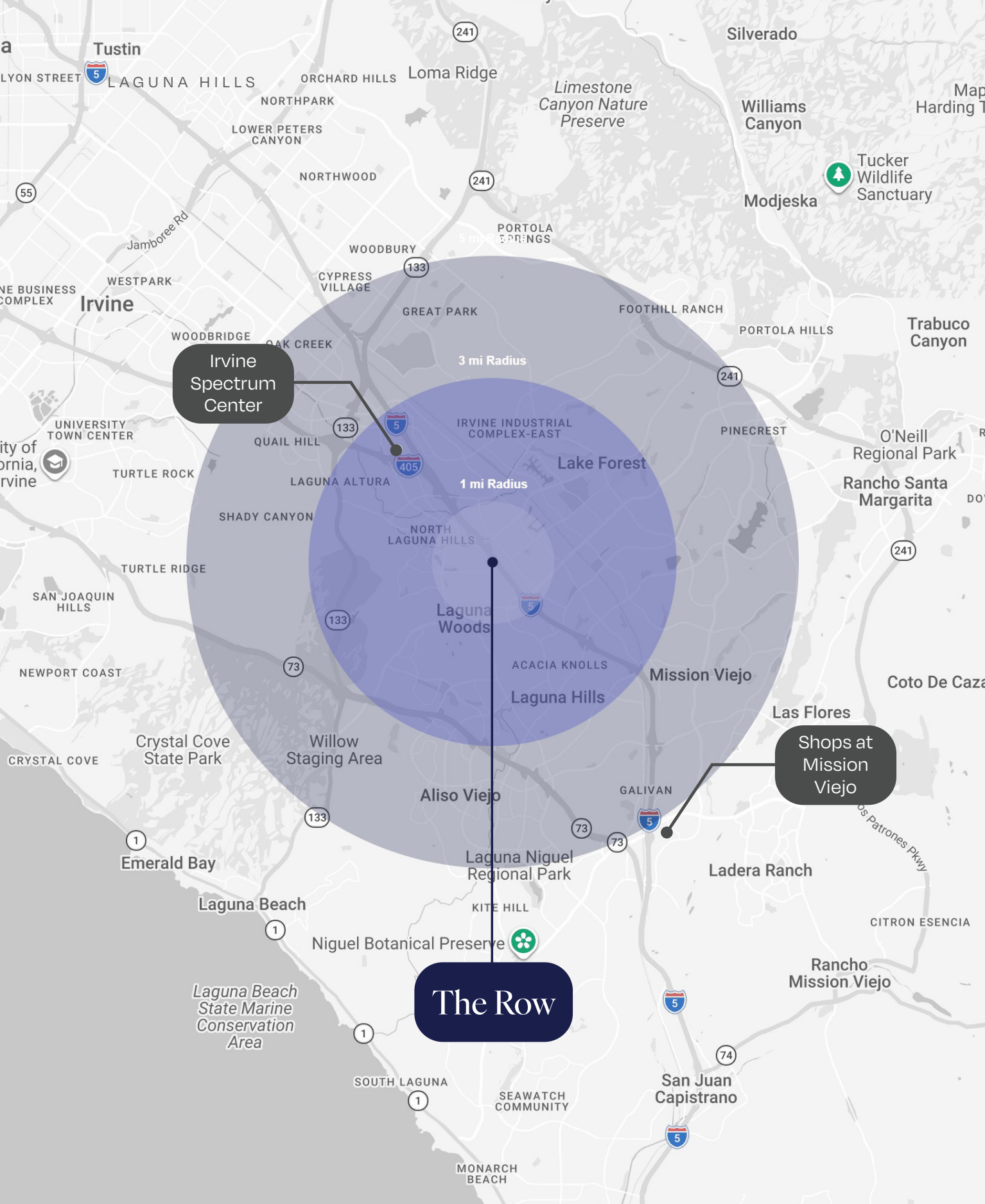
# South Orange County

South Orange County consists of approximately half a million residents with a median income of over \$100K. The region is characterized by its beautiful beaches, abundant outdoor spaces, excellent schools, and upscale neighborhoods where residents enjoy a high standard of living. Cities like Newport Beach, and Laguna Beach, feature multimillion dollar estates, gated communities, and waterfront properties attracting discerning homeowners seeking luxury living and scenic views. Whether relaxing on a beach, exploring one of the many hiking trails, or dining in-style, this coastal paradise promises an unforgettable experience to residents and tourists alike.

Key drivers that make South Orange County an attractive market for retailers include its strong economy, affluent customer base, and steady stream of tourists.

Laguna Hills in Orange County has a strong sense of community, and support for local businesses with various events, activities, and amenities that contribute to residents' quality of life. The city is home to parks, recreational facilities, and cultural institutions that enhance its appeal as a place to live and visit.

# Area Demographics



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	12,089	140,721	322,839
EMPLOYEE POPULATION	23,144	128,995	240,987
AVG HOUSEHOLD INCOME	\$121,759	\$149,864	\$168,465
MED HOUSEHOLD INCOME	\$97,448	\$117,944	\$135,090
MEDIAN AGE	51.4	45.0	42.7

<b>\$975K</b> average home value in Laguna Hills	<b>70.65%</b> of housing units within a 1-mile radius are owner occupied	<b>\$108K</b> average disposable income within a 5-mile radius	<b>394K</b> total daytime population within a 5-mile radius	<b>56%</b> % of population within a 5-mile radius has earned a BA degree or higher
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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



**AVAILABLE NOW**  
7,255 SF

**POTENTIALLY AVAILABLE**  
32,962 SF

**POTENTIALLY AVAILABLE**  
7,500 SF

RIDGE ROUTE DR

AVENIDA DE LA CARLOTA | ±15,580 CPD

I-5 FWY | ±355,885 CPD

# The Row

The Row is a curated mix of retail and home furnishings businesses located in Laguna Hills with direct exposure and visibility to I-5 Fwy.

LAGUNA HILLS

# The Tenants



LAMPS PLUS



THE ROW

DOCENT BREWING



GOLFIO



PLAYPIE



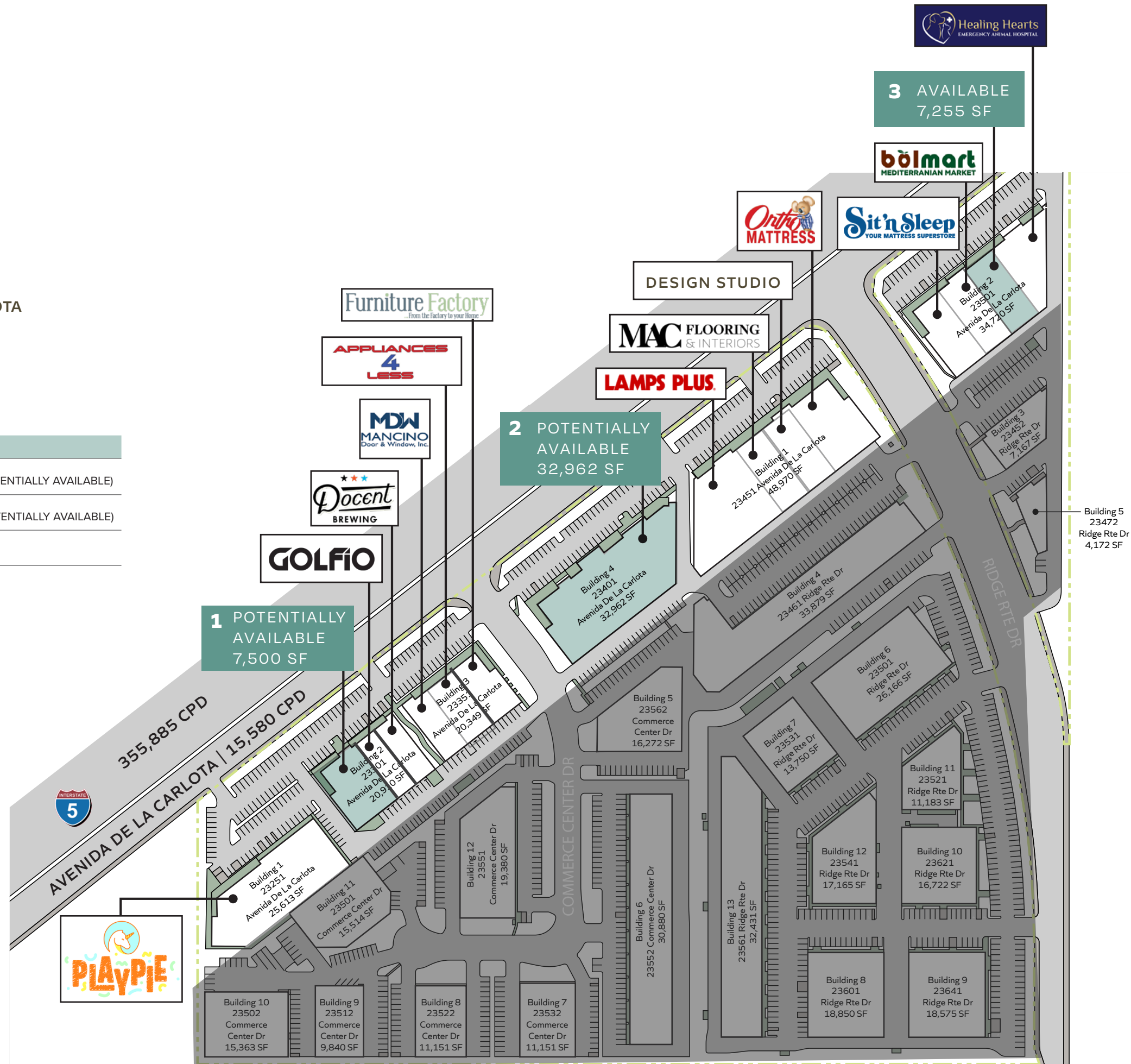
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# Site Plan

23401-23501 AVENIDA DE LA CARLOTA  
LAGUNA HILLS, CA

## AVAILABILITIES

#	ADDRESS	SF
1	23301 Building 2	7,500 (POTENTIALLY AVAILABLE)
2	23401 Building 4	32,962 (POTENTIALLY AVAILABLE)
3	23501 Building 2	7,255



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# Site Photos

1 23301 Building 2: 7,500 SF (potentially available)



3 23501 Building 2: 7,255 SF



# The Row

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