

CBRE



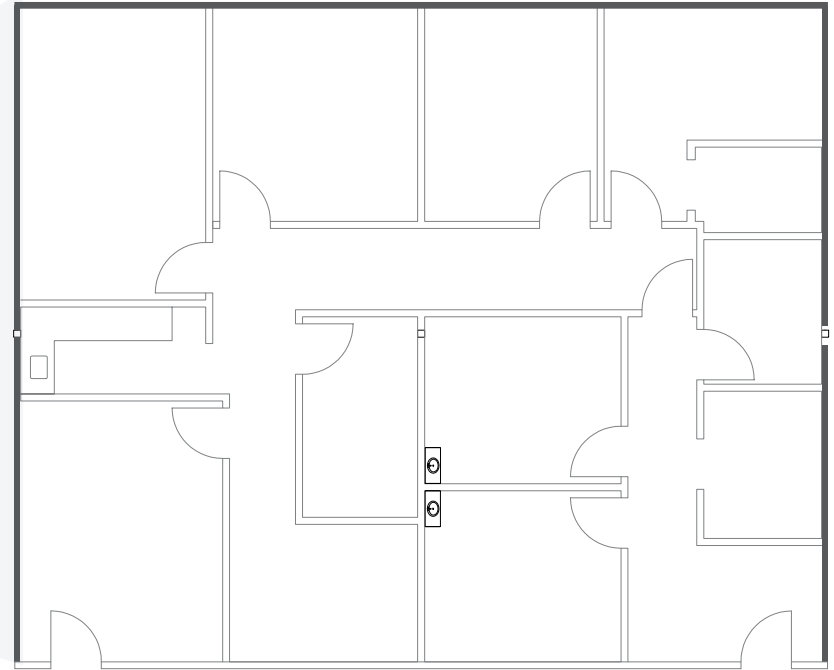
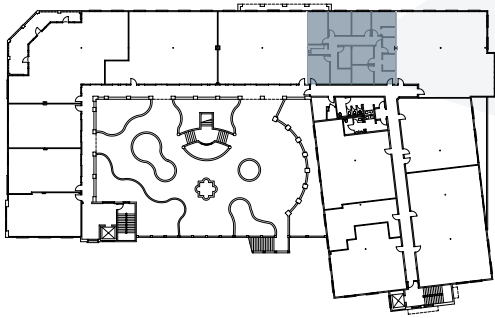
24361
EL TORO ROAD

Office/Medical Office
For Sublease

LAGUNA WOODS, CA | ± 2,200 SF

Suite 150

2,200 SF



Sublease Through 12/31/27



Furnished Sublease Space



\$2.00/sf FSG
Below Market Rate



Elevator Served



Situated on El Toro Road, a major thoroughfare providing excellent visibility and accessibility.



Convenient Access to 73 & 5 Freeways



Directly adjacent to the highly desirable Laguna Woods Village, a large and active retirement community



Close proximity to various retail, dining, and service establishments

DEMOGRAPHICS



2024 POPULATION CURRENT YEAR EST.

3 Miles	118,914
5 Miles	266,484
7 Miles	599,207

2024 DAYTIME POPULATION

3 Miles	157,678
5 Miles	335,196
7 Miles	638,694

55+ POPULATION

3 Miles	40.30%
5 Miles	35.90%
7 Miles	31.80%

2024 AVERAGE HOUSEHOLD INCOME

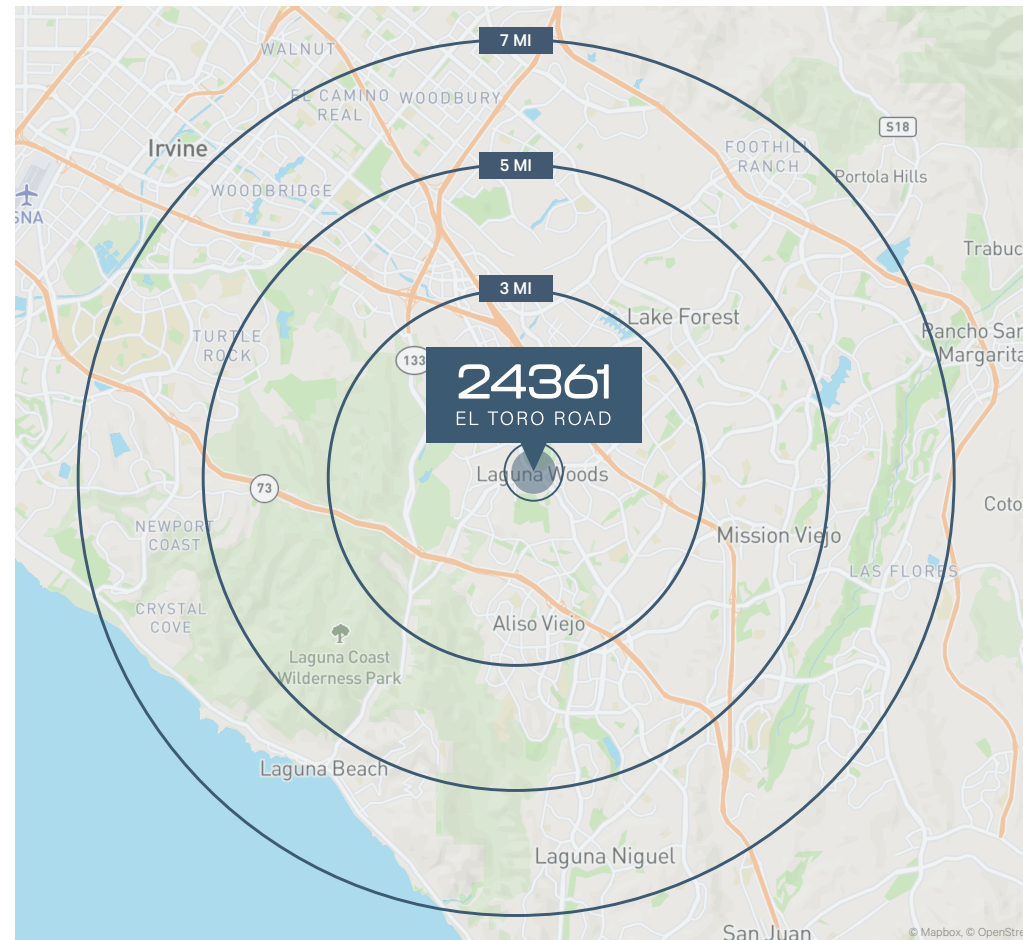
3 Miles	\$149,216
5 Miles	\$169,193
7 Miles	\$179,924

2024 MEDIAN AGE

3 Miles	46.6
5 Miles	44
7 Miles	41.3

2024 HOUSEHOLDS

3 Miles	50,017
5 Miles	105,719
7 Miles	227,621





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