

Entitled Drive-Thru Available

Alicia & Hon, Laguna Hills



MIKE GETZ
mg@retailwestinc.com
609.731.7263
DRE 01429915

LEE ANN ROSENBLUM
LA@retailwestinc.com
310.621.4952
DRE 01429915

High-Volume Traffic & Unmatched Accessibility

A drive-thru thrives on convenience and visibility. This site features premium traffic counts and multi-directional access:

Massive Traffic Exposure:

The property sits right off Alicia Parkway, which sees an exceptional 53,098 to 54,909 vehicles per day (2025). Even more lucrative is its proximity to the Interstate 5 (I-5) freeway ramps (just 0.22 to 0.24 miles away), which command over 320,000–342,000 vehicles per day.

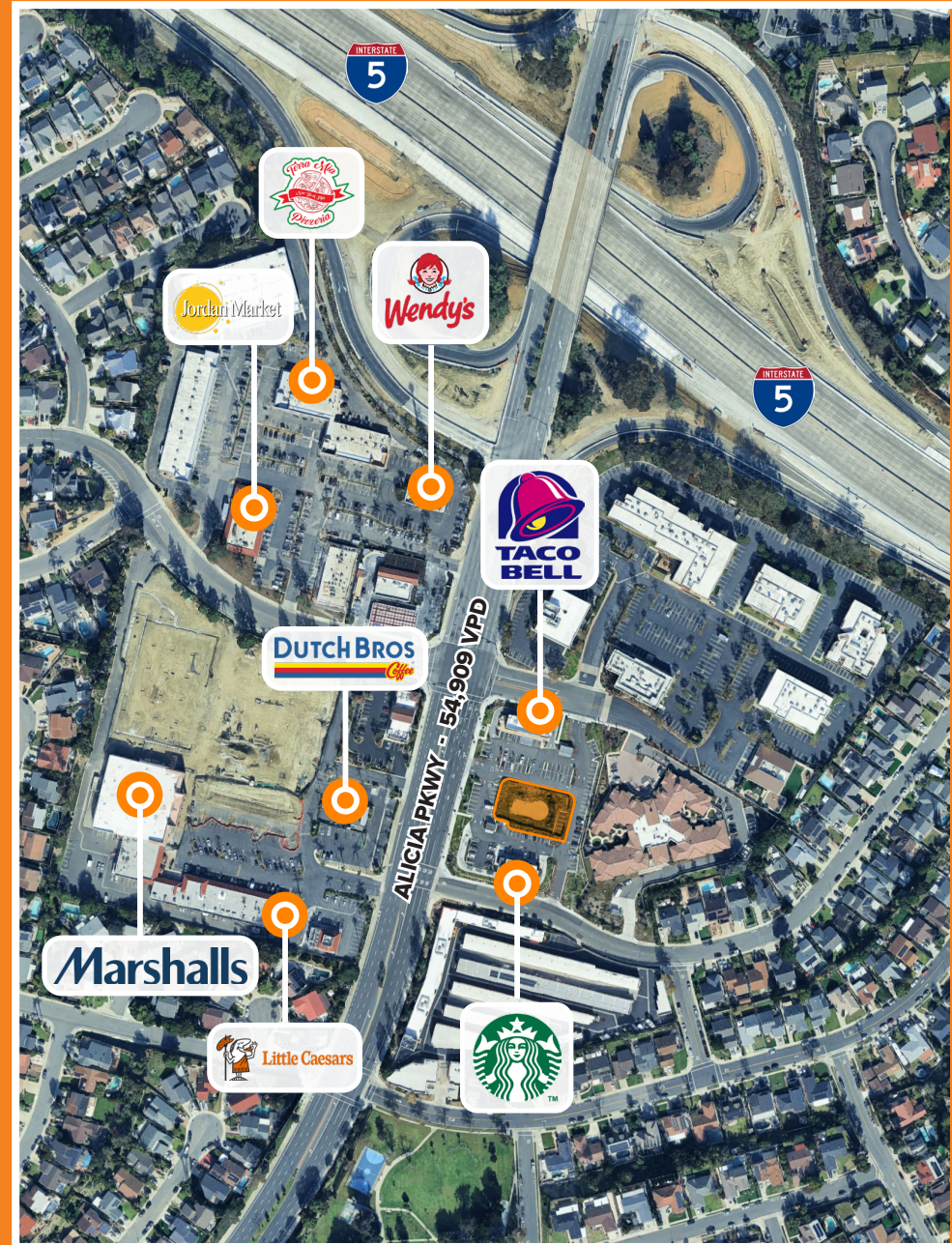
Three-Street Frontage & Access:

The site boasts 300 feet of frontage on three separate streets: Alicia Parkway, Paseo de Alicia, and Bentley. Crucially for drive-thru stacking and traffic flow, it includes 1 curb cut on each of these three streets, allowing for multiple ingress/egress points.

Car-Friendly Rating:

Reflecting its ideal vehicular setup, the location is rated 90/100 (Exceptionally friendly) for cars.

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Site Readiness & Approved Use

Speed-to-market is critical for retailers. This site minimizes entitlement and site-prep risks:

Zoning & Pre-Approvals:

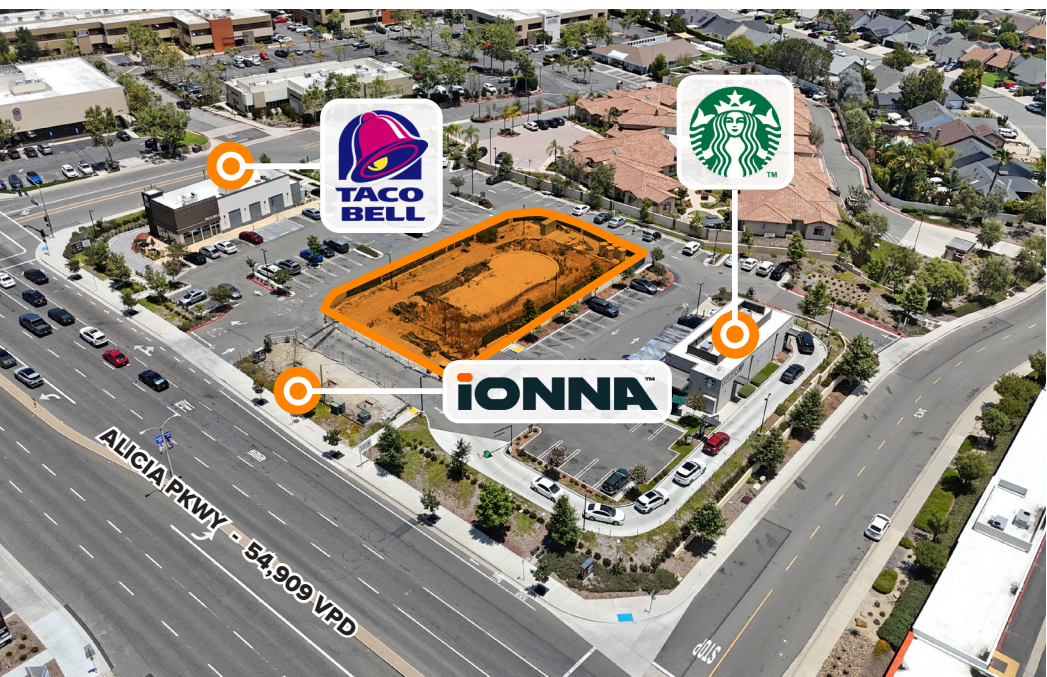
The zoning is NEC, and the property has an Approved Plan for a Restaurant/Convenience Store.

Site Preparation:

It is a level, “finished lot” with all common areas and driveways already in place. All key utilities (water, sewer, electricity, gas, and irrigation) are already hooked up or available on-site.

Lot Size:

The property provides a 34,229 SF Gross Lot (30,000 SF Net Lot), providing an ample footprint to handle a standard drive-thru lane, proper car stacking, and necessary parking spaces.



Address	Alicia Pkwy & Hon Ave
Lot Size	34,229 SF Gross
Utilities	Water, Sewer, Electricity, Gas, Irrigation Available
Site Condition	Finished Lot with Common Areas and Driveways Installed
Approved Use	Restaurant / Convenience Store
Zoning	NEC

Strong Suburban Demographics & Daytime Traffic

A successful drive-thru needs a strong mix of neighborhood residents and daytime workers (for breakfast/lunch rushes):

Affluent Customer Base:

The median household income within a 1-to-3-mile radius is highly attractive, ranging from \$113,589 to \$115,755.

Dense Population:

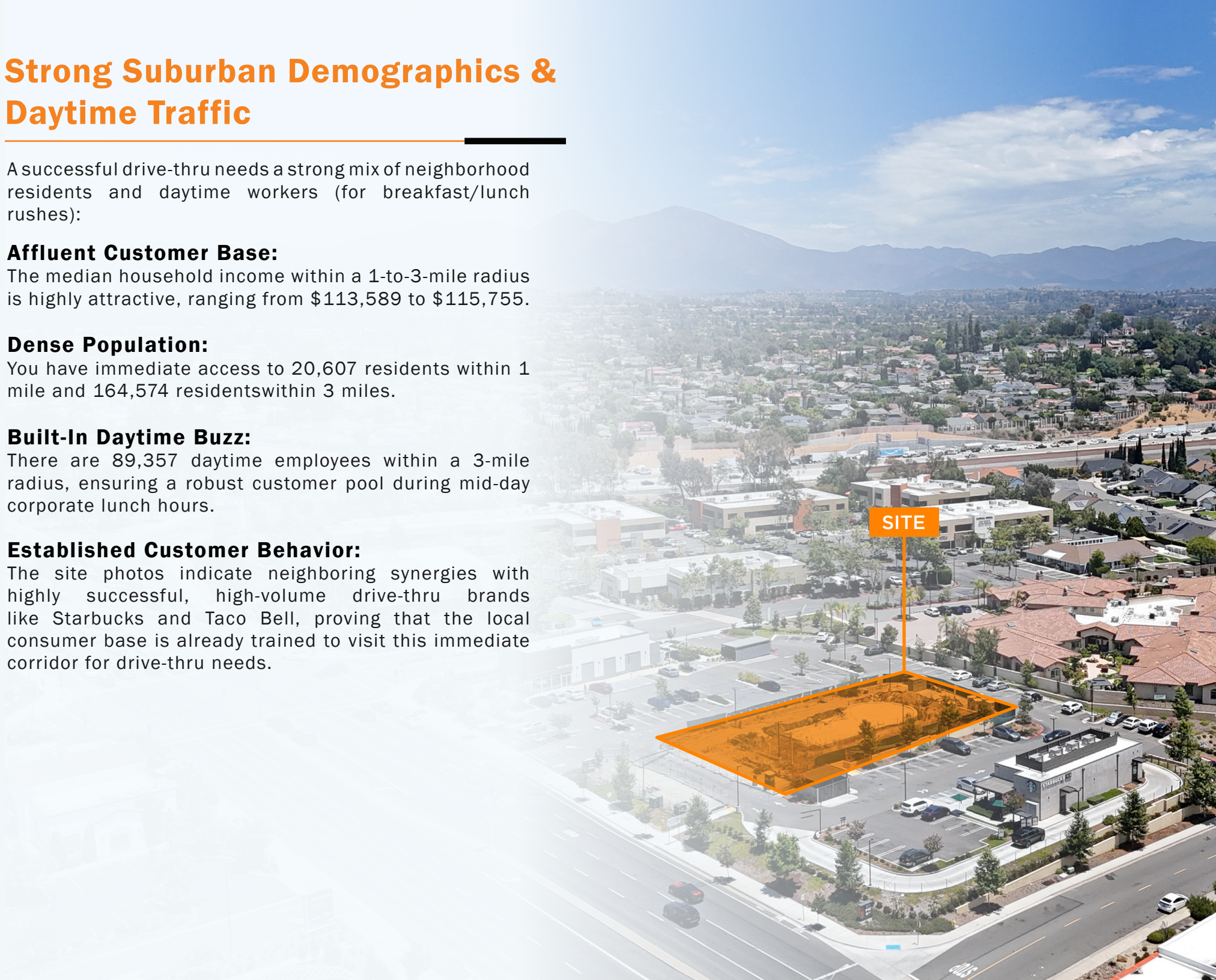
You have immediate access to 20,607 residents within 1 mile and 164,574 residents within 3 miles.

Built-In Daytime Buzz:

There are 89,357 daytime employees within a 3-mile radius, ensuring a robust customer pool during mid-day corporate lunch hours.

Established Customer Behavior:

The site photos indicate neighboring synergies with highly successful, high-volume drive-thru brands like Starbucks and Taco Bell, proving that the local consumer base is already trained to visit this immediate corridor for drive-thru needs.





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retailwest

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