

SUB-LEASE OPPORTUNITY

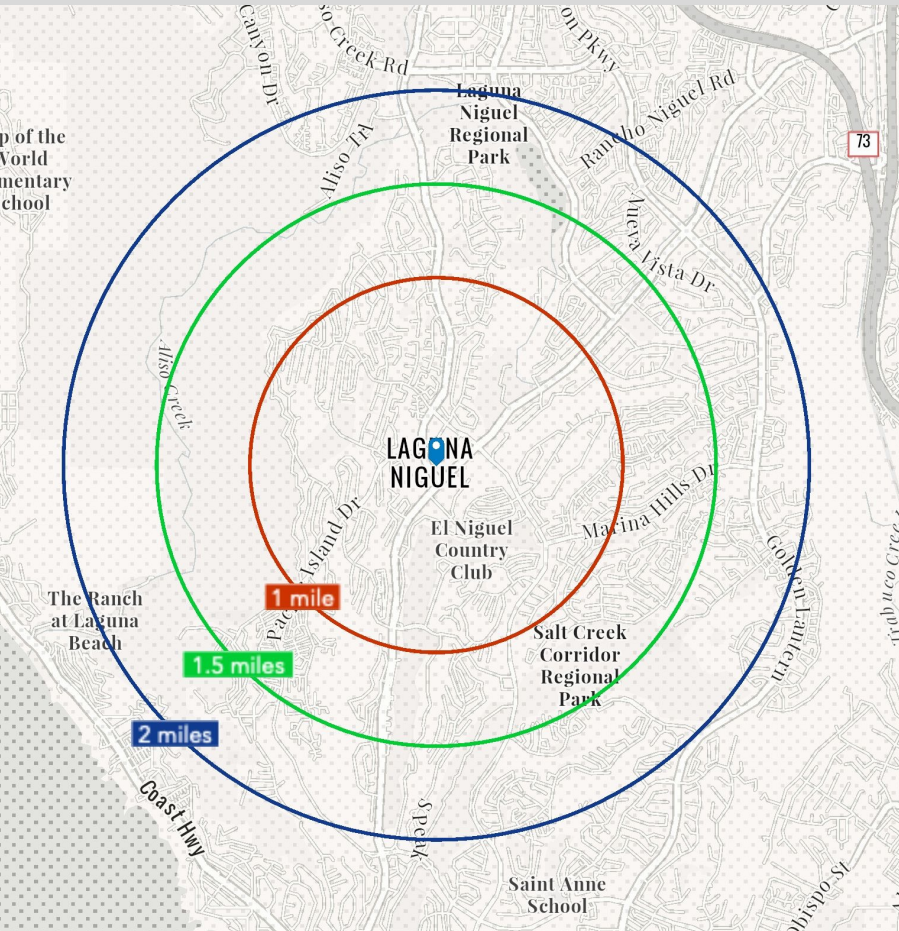


LAGUNA NIGUEL, CA
Walgreens #10852

± 13.3K SF + DT | \$185,000/yr, MG | April '28

30192 TOWN CENTER DR





'24 Estimates	1 miles	1.5 miles	2 miles
Population	11,664	25,754	40,058
Households	4,808	10,159	15,831
Avg. HH Inc.	\$187,514	\$189,143	\$182,607
Alicia Pkwy – Daily Traffic Count Estimate			21.5K VPD
Crown Valley Pkwy– Daily Traffic Count Estimate			17K VPD

Property Overview

- **Rent.** \$185,000
- **Master Lease Expiration.** 4/30/28
- **Walgreens Premises.** ±13,284 SF (±10,636 SF – 1st floor) + drive-through
- **Signage.** Building + shared monument
- **Year Built.** 2007
- **Intersection.** Alicia + Crown Valley (±37K VPD)
- **Access.** Extended FI/FO on Alicia Pkwy & Niguel Rd
- **Zoning.** Community Commercial CC – [Permitted Uses](#)
- **Prohibited Uses.** Pharmacy & [Shopping Center Restrictions](#)

Location Overview

- Hard corner outparcel within Laguna Niguel Town Center
- Adjacent and nearby uses include WaBa Grill, Wells Fargo, Ace Hardware, US Bank & OC Local Tap Room
- Captured market; high-end trade area with limited commercial sites
- Across from Laguna Niguel City Hall & El Niguel Country Club





Alicia Pkwy - 21,500 VPD

Crown Valley Pkwy - 36,000 VPD



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SUB-LEASE TERMS

SUGGESTED RENT*

\$185,000

TERM

4/30/28 *(Co-terminus with master lease)*

DELIVERY


“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111  mark@retailnetrealestate.com

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