



LAGUNA HEIGHTS MARKETPLACE • 30201-30311 GOLDEN LANTERN • LAGUNA NIGUEL, CALIFORNIA

**261,514**

Population

**\$156,613**

Average HH Income

**343,395**

Drive-Time Population

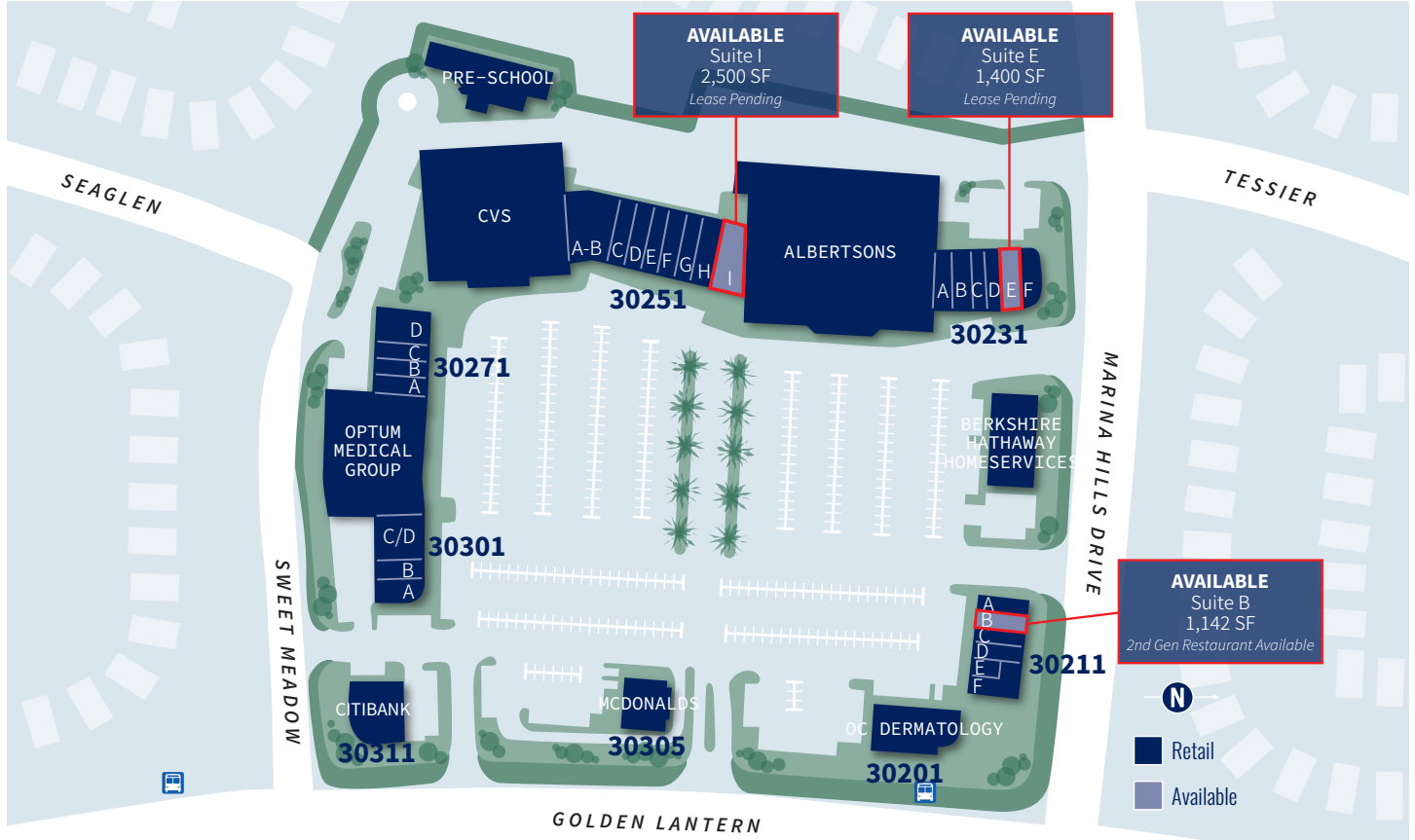
This 151,016 square foot neighborhood retail center is located on the southwest corner of Marina Hills Drive and Street of the Golden Lantern, and serves the surrounding, affluent neighborhoods in Laguna Niguel and Dana Point. It is also adjacent to Shea aProperties' Seaside Apartment Community. The center has excellent visibility from the highly travelled Golden Lantern with easy access and ample surface parking.

Major tenants include Albertsons and CVS/pharmacy. Additional tenants at the center include Baja Fresh, Citibank, Marina View Preschool, McDonald's, OC Dermatology, Optum Medical Group, Starbucks and Wells Fargo.

For more about Laguna Heights Marketplace or any of our other outstanding properties, visit [SheaProperties.com](https://www.sheaproperties.com).



*CVS/pharmacy, one of center's anchors.*



**LAGUNA HEIGHTS MARKETPLACE - 30201-30311 GOLDEN LANTERN - LAGUNA NIGUEL, CALIFORNIA**

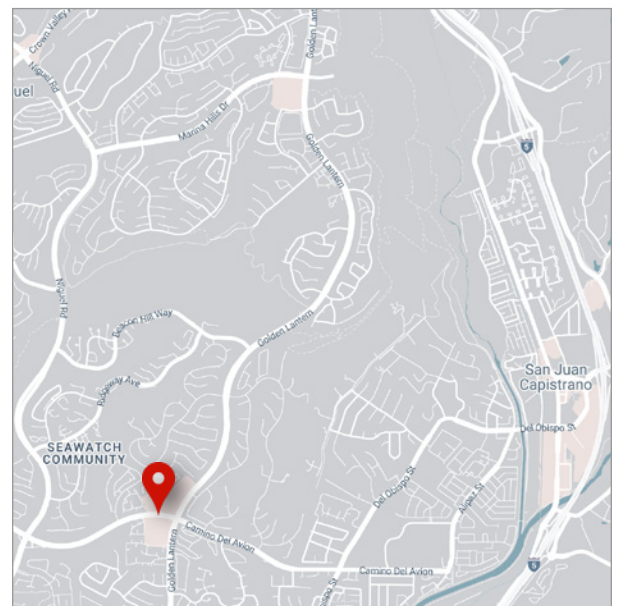
**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	17,815	112,152	261,514
Average HH Income	\$133,523	\$156,613	\$153,904
Median HH Income	\$99,786	\$111,304	\$111,270

Source: CBRE 2018

	5 Mins	10 Mins	15 Mins
Drive-Time Population	45,966	170,047	345,395

Source: CBRE 2018



Location Map



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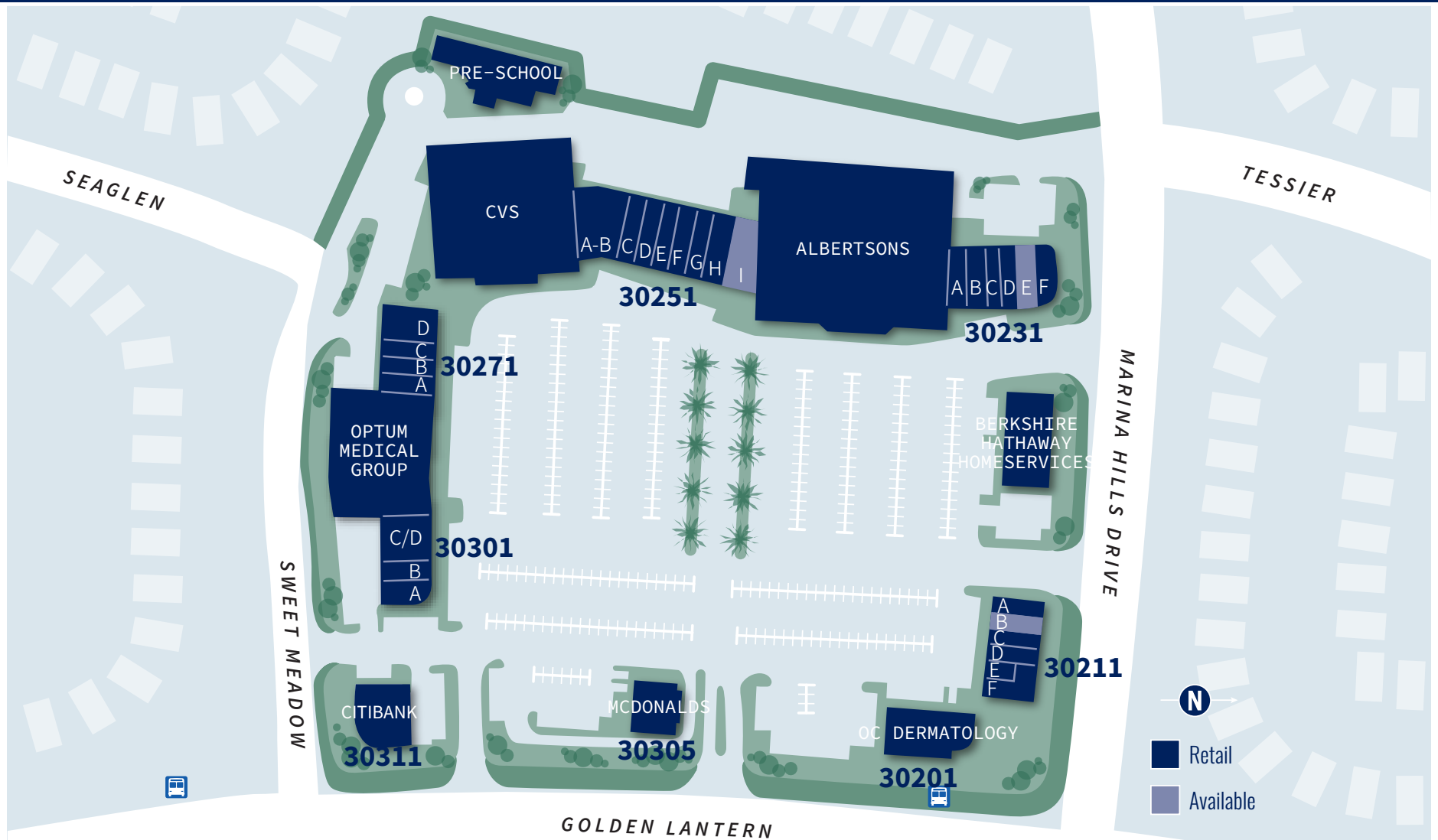
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AERIAL

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SITE PLAN

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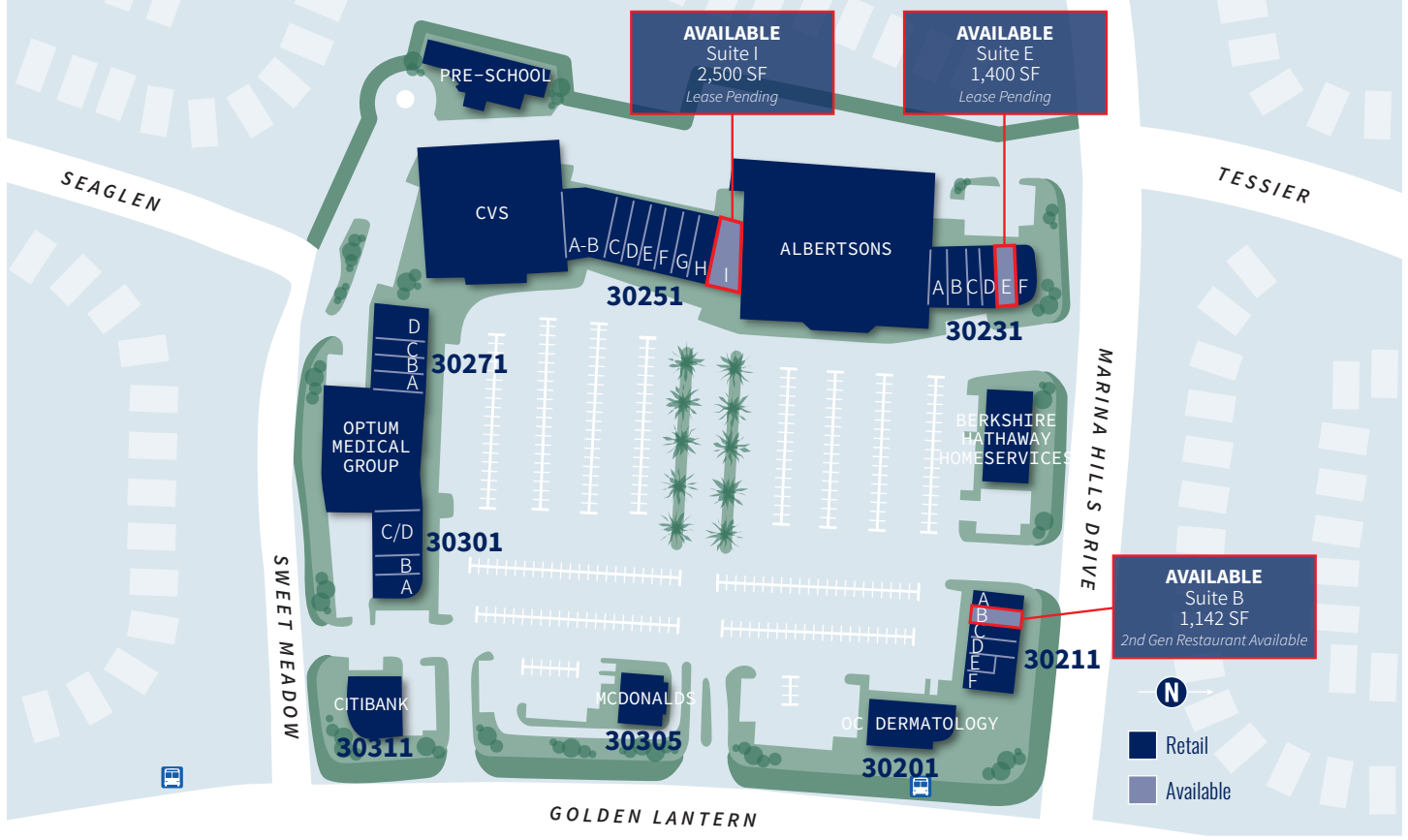


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**LAGUNA HEIGHTS MARKETPLACE - 30201-30311 GOLDEN LANTERN - LAGUNA NIGUEL, CALIFORNIA**

**BUILDING 30211**

- A Menchie's Frozen Yogurt
- B AVAILABLE (1,142 SF)**
- C Sharkey's Cuts for Kids
- D Subway
- E Parks Salon
- F Starbucks Coffee

**BUILDING 30231**

- A Cold Rush Wellness
- B Laguna Heights Optometry
- C Balance Massage Spa
- D Laguna Heights Dental
- E AVAILABLE (1,400 SF)**
- F Baja Fresh Mexican Grill

**BUILDING 30251**

- A-B Marina Hills Animal Hospital
- C Sunny Side Up Doughnuts
- D Marina Cleaners & Laundry
- E The UPS Store
- F Good Choice Sushi
- G Happy Nails & Spa
- H F45 Training
- I AVAILABLE (2,500 SF)**

**BUILDING 30271**

- A Mathnasium
- B HearUSA
- C Stretch Lab
- D Asian Kitchen

**BUILDING 30301**

- A Thrive Juice Lab
- B Pure Pilates
- C 100% Chiropractic

**OTHER TENANTS**

- Albertsons
- Berkshire Hathaway HomeServices
- Citibank
- CVS/pharmacy
- OC Dermatology
- Marina View Preschool
- McDonald's
- Optum Medical Group



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As of July 2024  
**TENANT LIST**