



LAGUNA HEIGHTS MARKETPLACE

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

261,514

Population

\$156,613

Average HH Income

343,395

Drive-Time Population

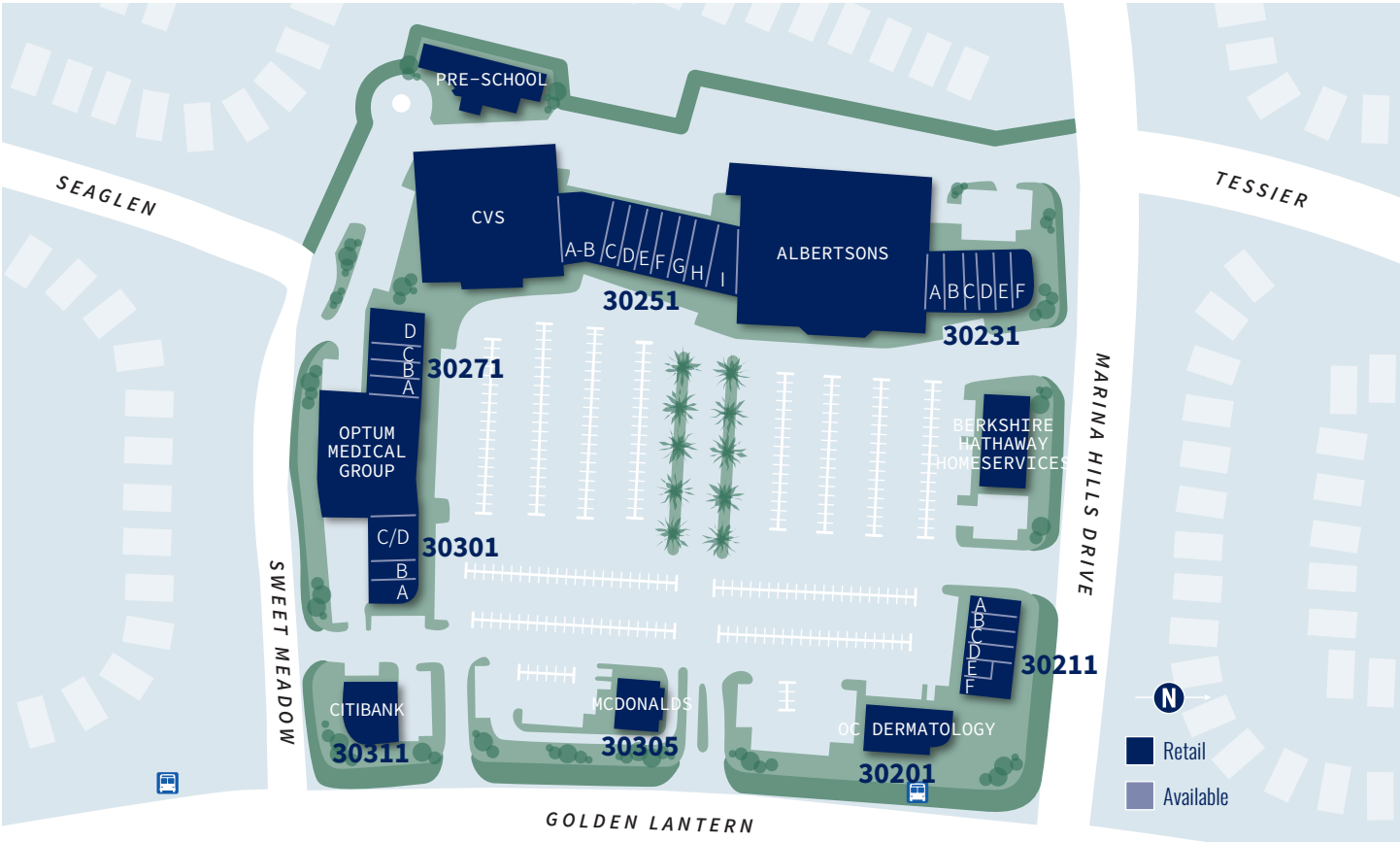
This 151,016 square foot neighborhood retail center is located on the southwest corner of Marina Hills Drive and Street of the Golden Lantern, and serves the surrounding, affluent neighborhoods in Laguna Niguel and Dana Point. It is also adjacent to Shea aProperties' Seaside Apartment Community. The 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.



CVS/pharmacy, one of center's anchors.



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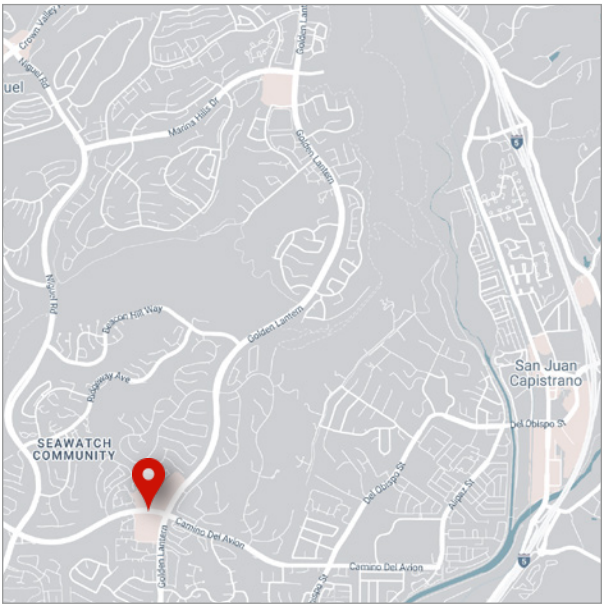
DEMOGRAPHICS

	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

CBRE

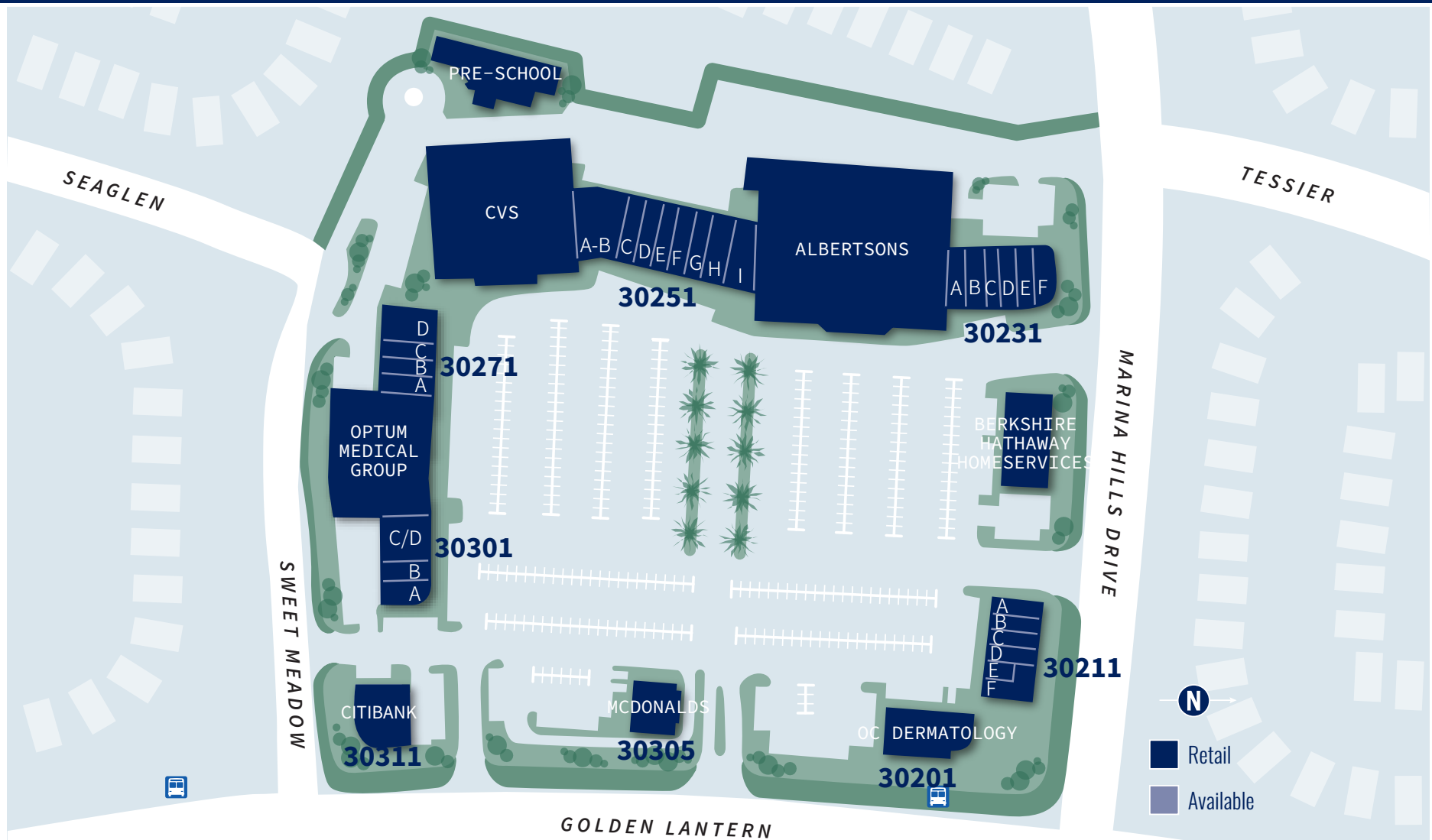
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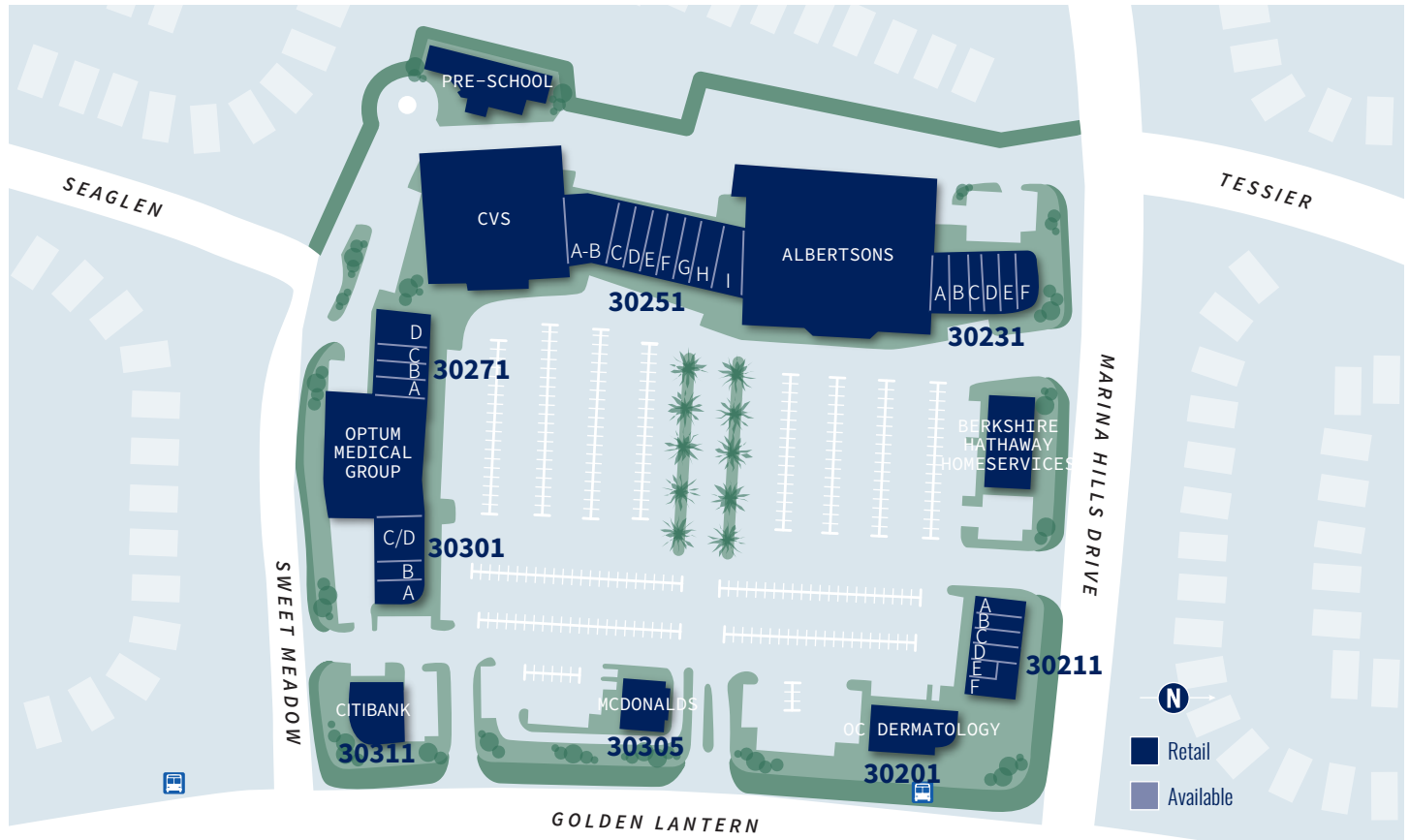
SITE PLAN

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BUILDING 30211

- A Menchie's Frozen Yogurt
- B Kaz Jewelry
- 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 Woof Gang Bakery
- 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 Verizon

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

CBRE

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As of April 2025

TENANT LIST