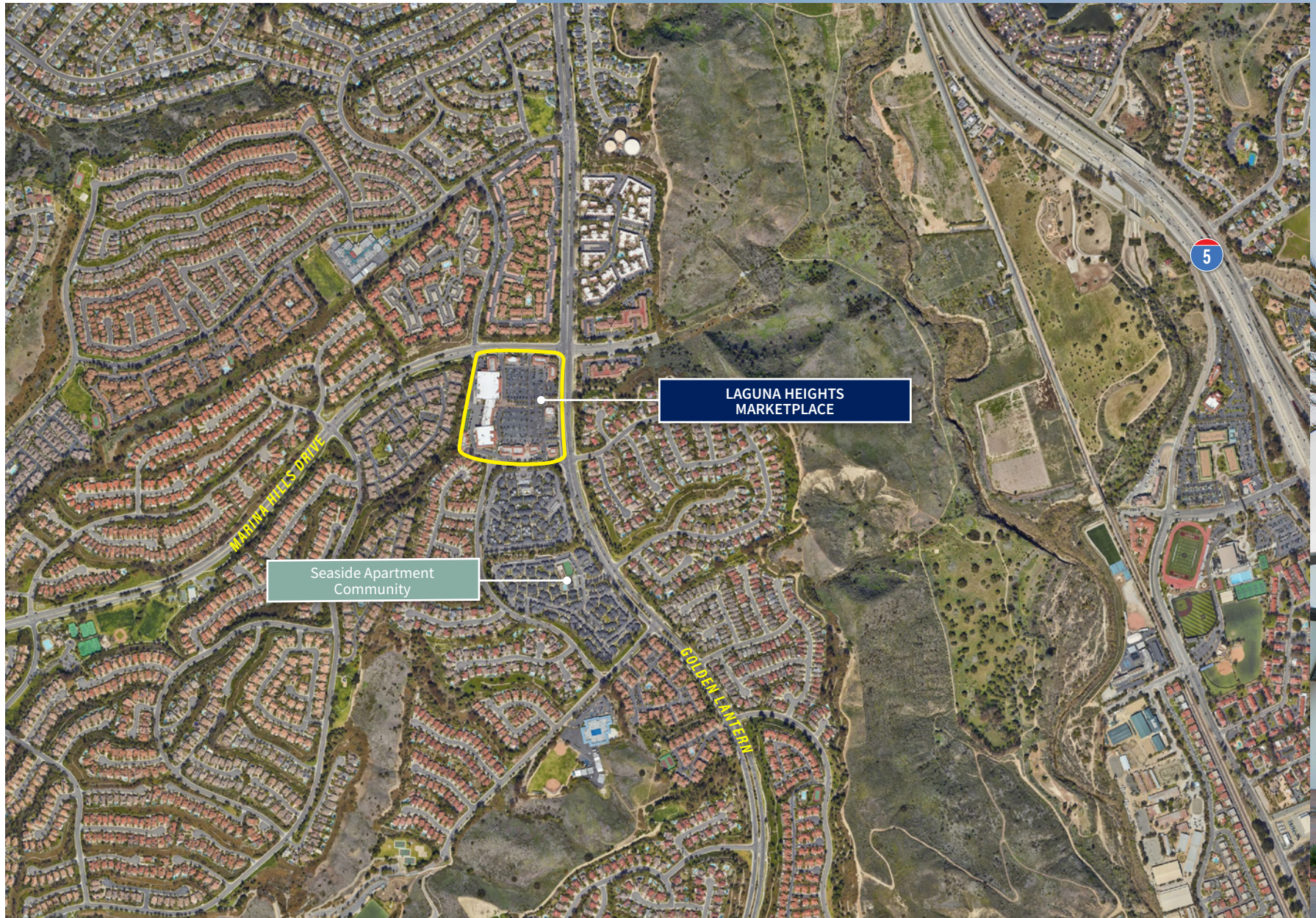




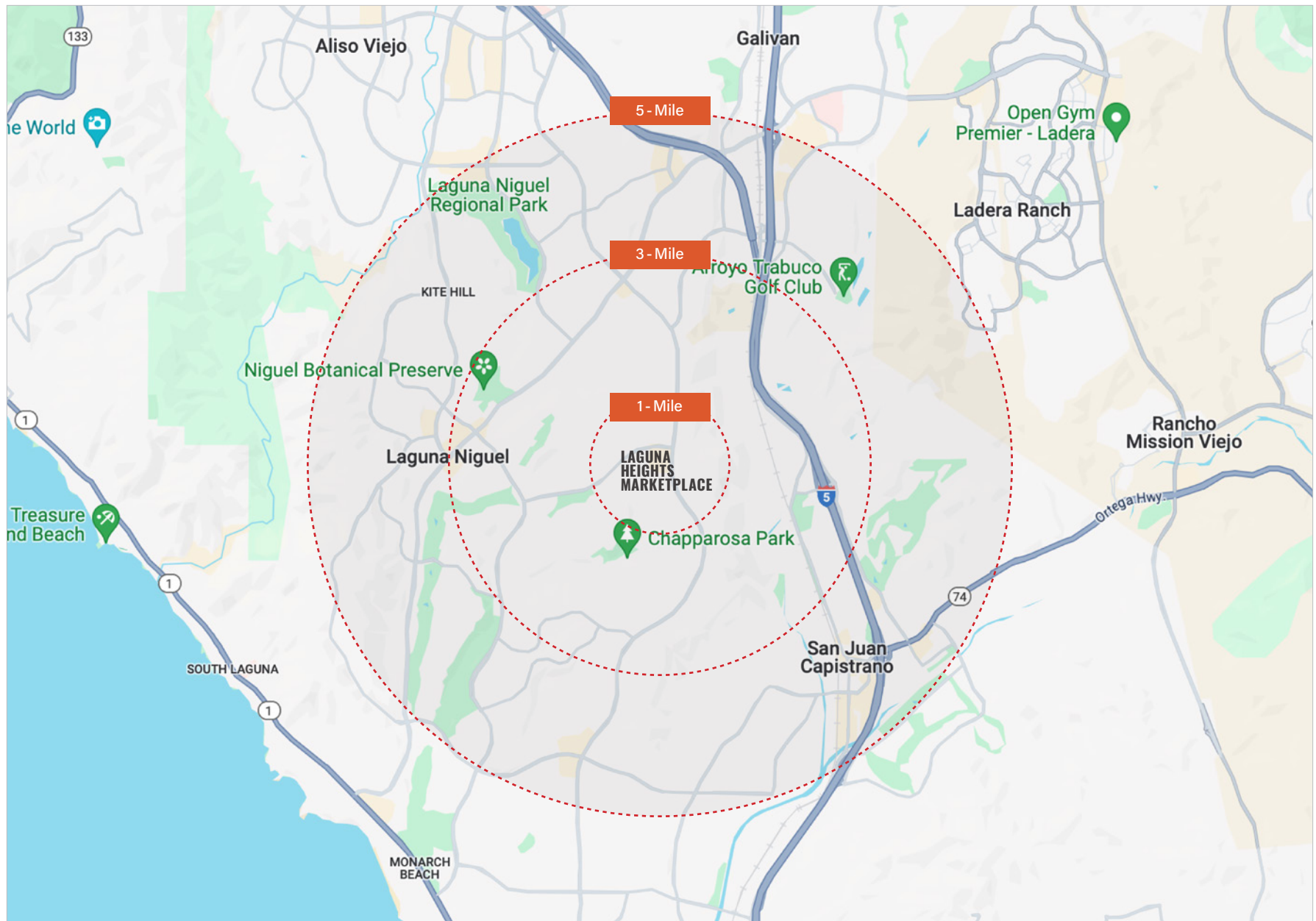
Shea Properties.





WHY LAGUNA HEIGHTS

Laguna Heights Marketplace is a 150,452 SF Albertsons and CVS Pharmacy anchored neighborhood center located in the prestigious Laguna Niguel, CA. Siting along the highly traveled Golden Lantern, Laguna Heights Marketplace offers great visibility, and caters to an affluent demographic which includes a **population of 253,848 within five miles**, with an **average household income of \$150,990 within a one-mile radius**. Adjacent to Shea Properties' Seaside Apartment Community, and with proximity to landmarks like Dana Point Harbor and the Ritz Carlton, it underscores its status as a key destination for locals and tourists alike.



KEY DEMOGRAPHICS

\$150,990

Avg. Household Income
Within 1 Mile

253,848

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	15,838	106,145	253,848
Median Age	43.0	45.0	44.0
Number of Households	6,037	40,176	97,647
Average Household Income	\$150,990	\$166,556	\$168,766
Daytime Population	2,339	45,242	110,475

Source: eSite Analytics, 2025



TENANTS

BUILDING 30211

A	Menchie's Frozen Yogurt
B	Sharkey's Cuts for Kids
C	Subway
D	Kaz Jewlers (coming soon)
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	AVAILABLE (1,600 SF) <i>Do not disturb tenant.</i>
D	Marina Cleaners & Laundry
E	The UPS Store
F	Good Choice Sushi
G	Happy Nails & Spa
H	F45 Training
I	Verizon Wireless

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

Marina View Preschool

McDonald's

OC Dermatology

Optum Medical Group



LAGUNA HEIGHTS MARKETPLACE

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