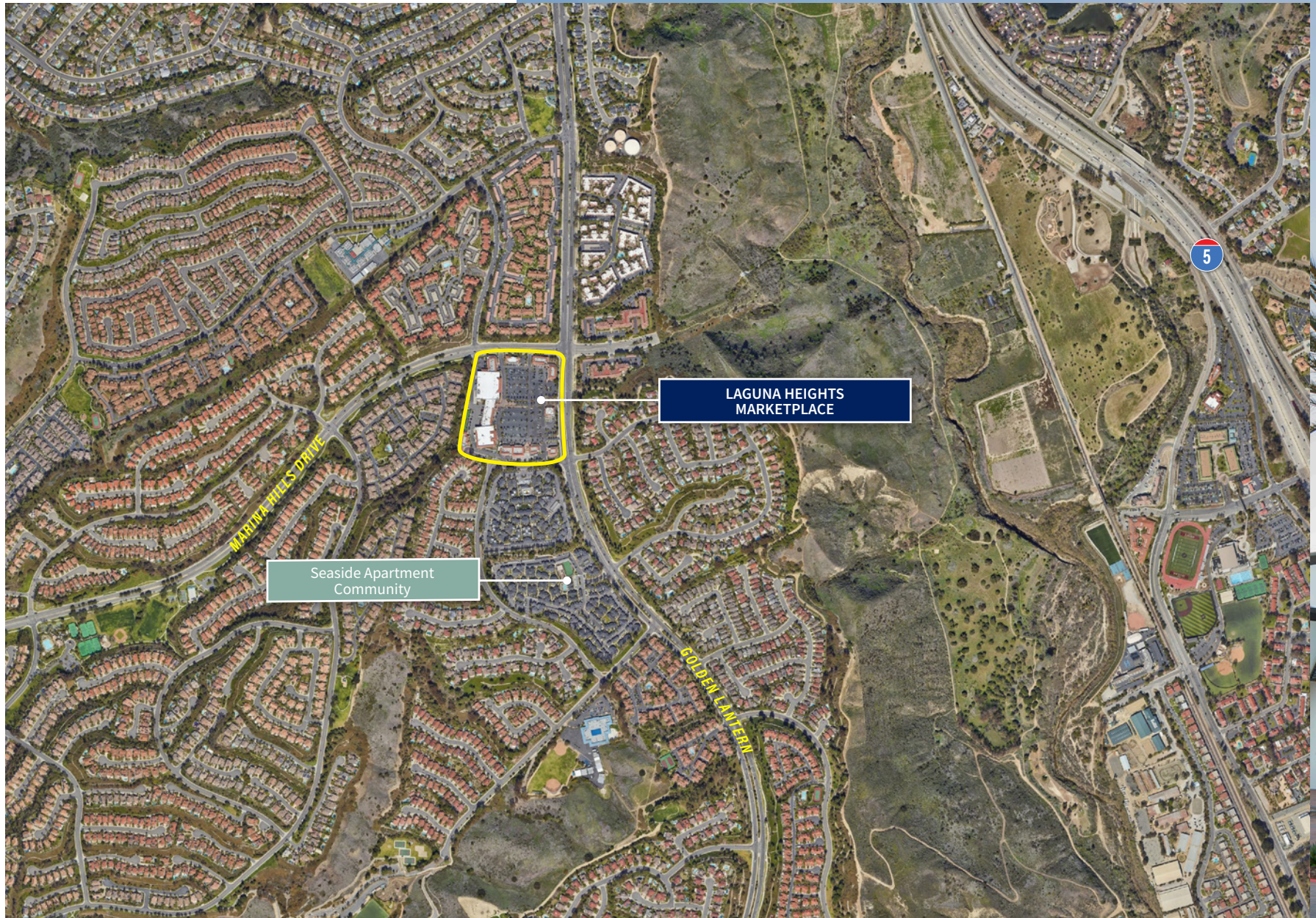




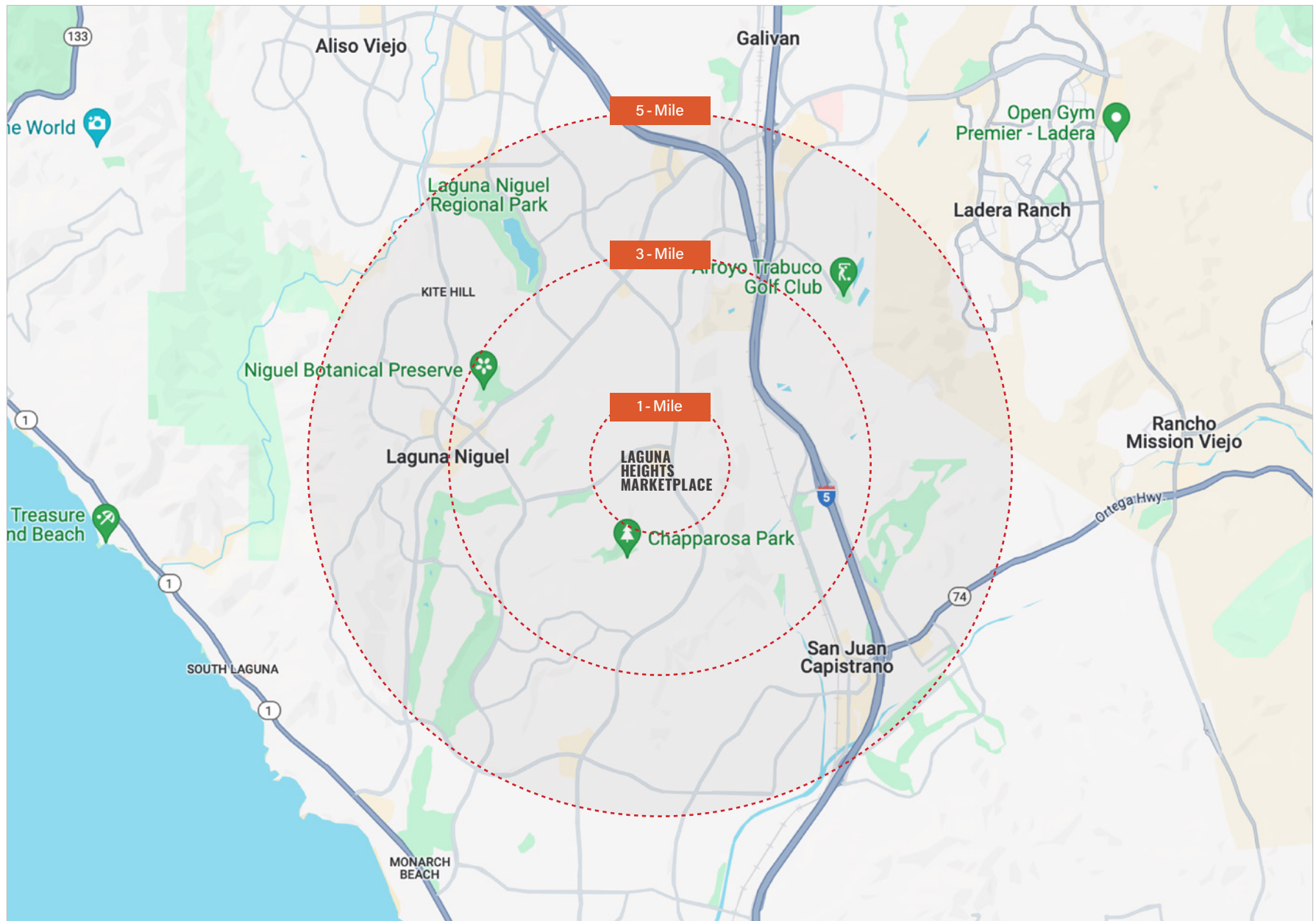
Shea Properties.





WHY LAGUNA HEIGHTS

Laguna Heights Marketplace is a 151,016 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 248,013 within five miles**, with an **average household income of \$156,981 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

\$156,981

Avg. Household Income
Within 1 Mile

248,013

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	16,111	105,392	248,013
Median Age	42.5	45.6	44.5
Number of Households	6,248	40,294	96,649
Average Household Income	\$156,981	\$166,966	\$167,342
Daytime Population	1,600	34,755	84,007

Source: Kalibrate, 2026



TENANTS

BUILDING 30211

- A Menchie's Frozen Yogurt
- B Sharkey's Cuts for Kids
- C Kaz Jewlers
- D **AVAILABLE (1,200 SF)**
Do not disturb tenant.
- 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)**
- 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 **AVAILABLE (2,253 SF)**

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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