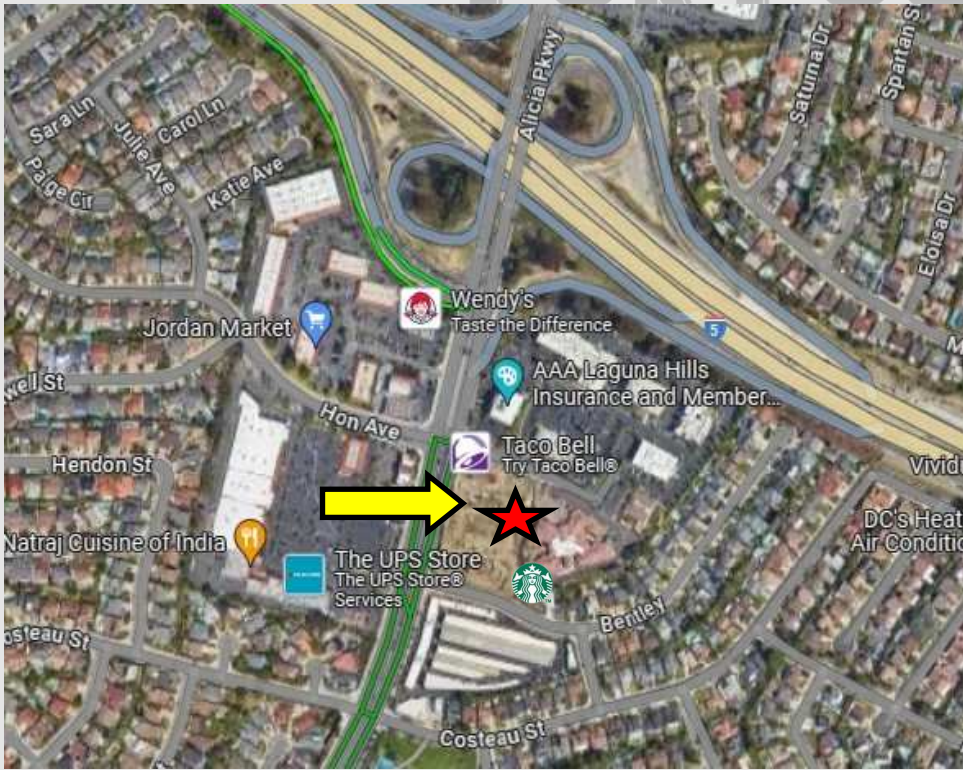


For Lease

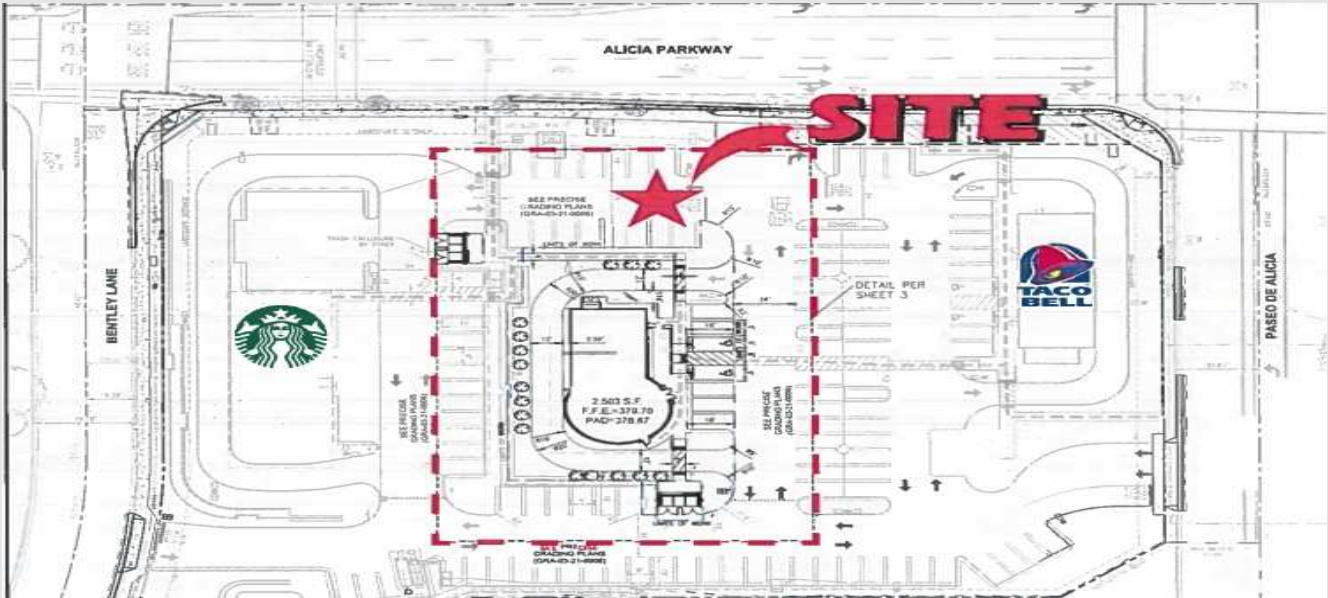
24892 Alicia Pkwy Laguna Hills CA



1. Finished 34,229 square foot (+/-) pad between Starbucks and taco bell.
2. Fully entitled drive-thru approved by the city of Laguna Hills. 2503 sq ft poured foundation with on and off site utilities. May go with the foundation or re poor new foundation.
3. Abundant parking
4. High income & dense demographic community
5. Desirable location in south Orange County near the 5 freeway on & off ramp, Alicia Pkwy has a heavy traffic of approximately 48,000 cars per day with unobstructed visibility.
6. Asking base land lease of \$16,666.67 per month.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION	20,953	77,359	169,763
MEDIAN H/H INCOME	\$110,325	\$101,639	\$174,470
DAYTIME POPULATION	18,109	76,366	174,470
PRINCIPAL PSYCHOGRAPHIC	SAVVY SUBURBANTES		
TRAFFIC	48,000 CPD		

AVAILABLE NOW!!!!!!



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