

# Mission Hills Plaza

25250-25260 La Paz Rd., Laguna Hills, CA, 92653

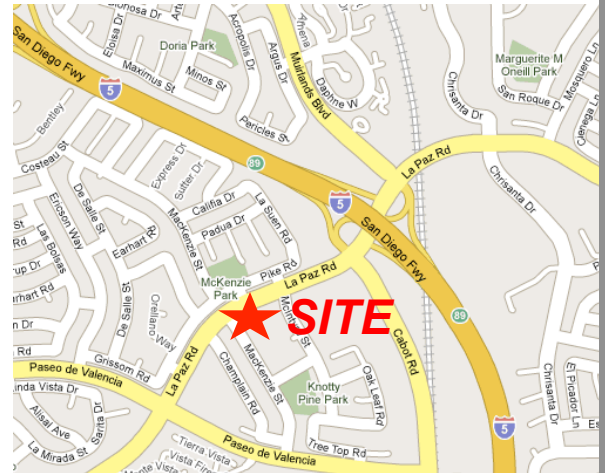
## AVAILABLE RETAIL SPACE

**Suite J-K-L: 900-3,882 S.F. (+/-), Divisible from 900 S.F. Improved office, medical, or other retail use.**

**Suite E: 1,140 S.F. (+/-)**

## Highlights

- ❖ Close proximity to 5, 405, & 73 Freeways.
- ❖ \$85,624 Median Household Income. (1-Mile)
- ❖ Immediate trade area includes many “National” tenants: McDonald’s, Starbucks, Claim Jumper, and 24 Hour Fitness, among others.
- ❖ Small shop spaces attract a mix of service, restaurant and professional tenants.



### Select Demographics

	1-Mile	3-Mile	5-Mile
Median Household Income	\$85,124	\$73,363	\$80,026
Average Household Income	\$112,179	\$101,441	\$109,687
Adult Population	11,418	119,119	241,215

**BOARDWALK**  
DEVELOPMENT, INC.

Ben Longwell  
16909 West Bernardo Dr. San Diego.CA.92127  
PH 858.485.9300 FX 858.487.1099  
ben@boardwalkdevelopment.com

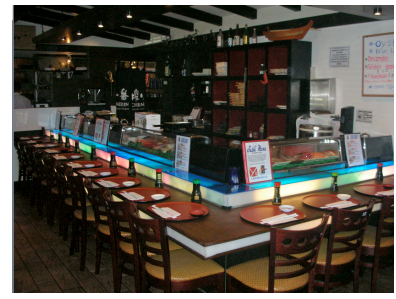
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## AVAILABLE PAD LOCATION

**5,835 Square Foot (+/-) Improved Restaurant Space**



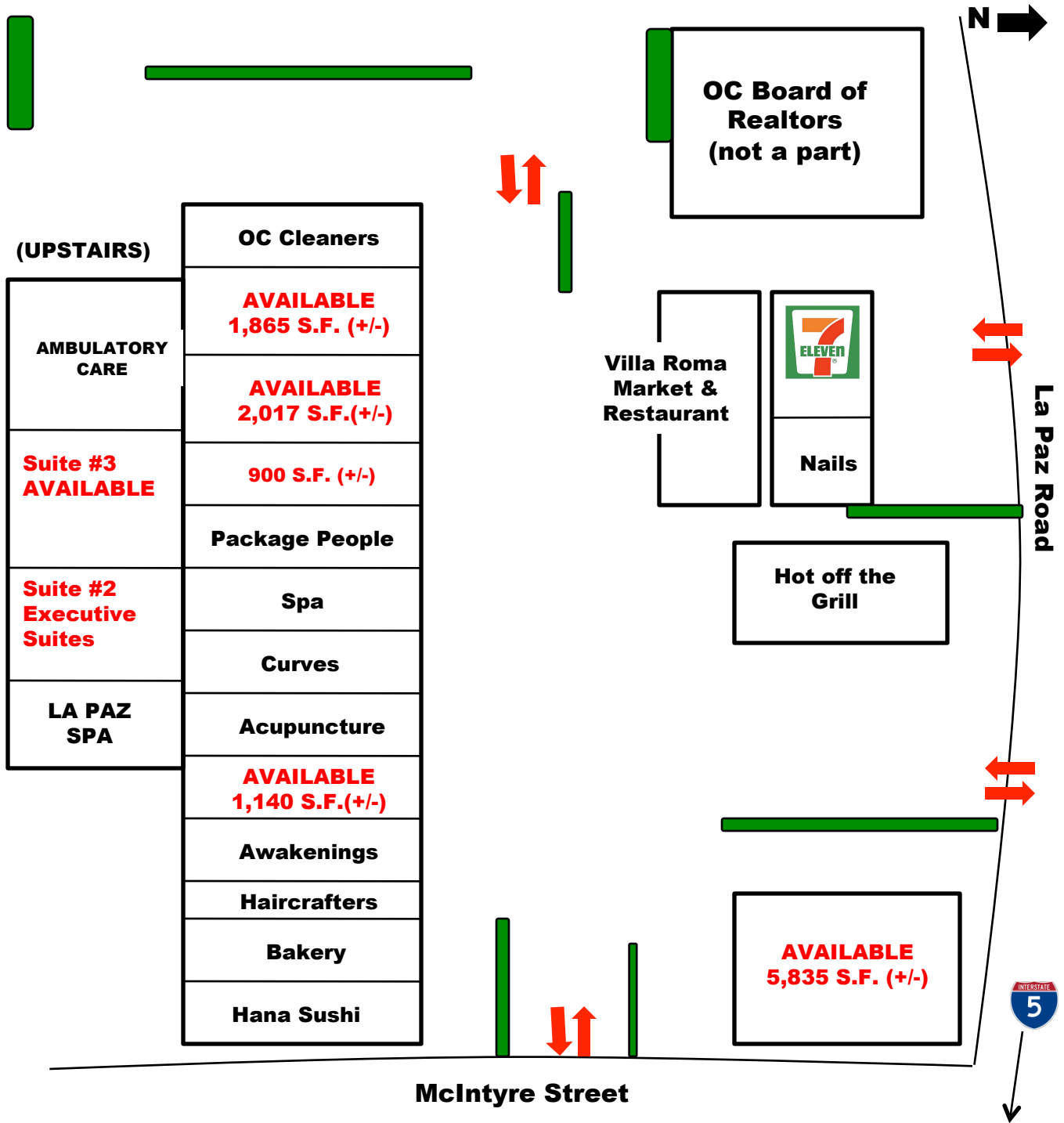
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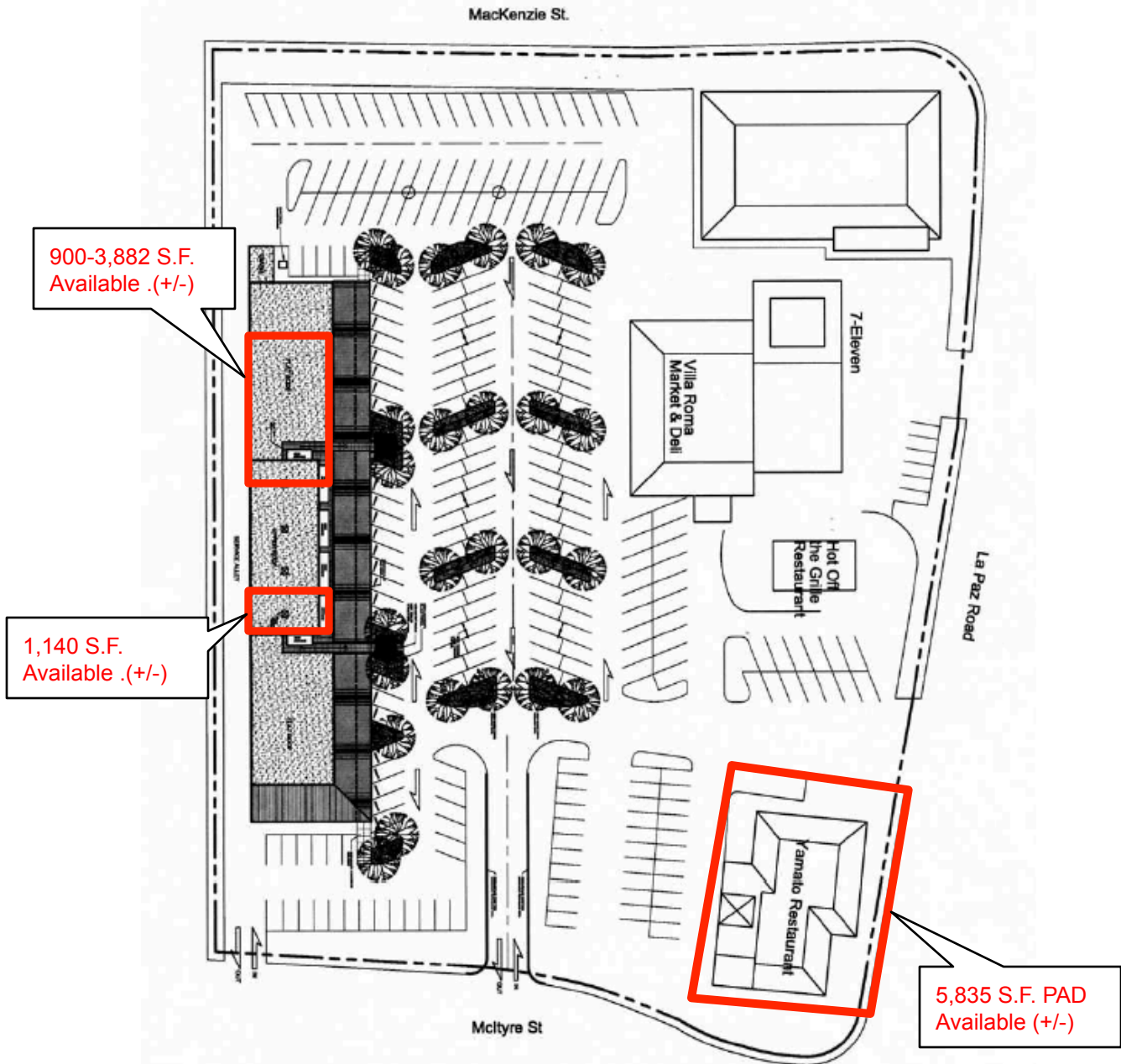
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## Site Plan



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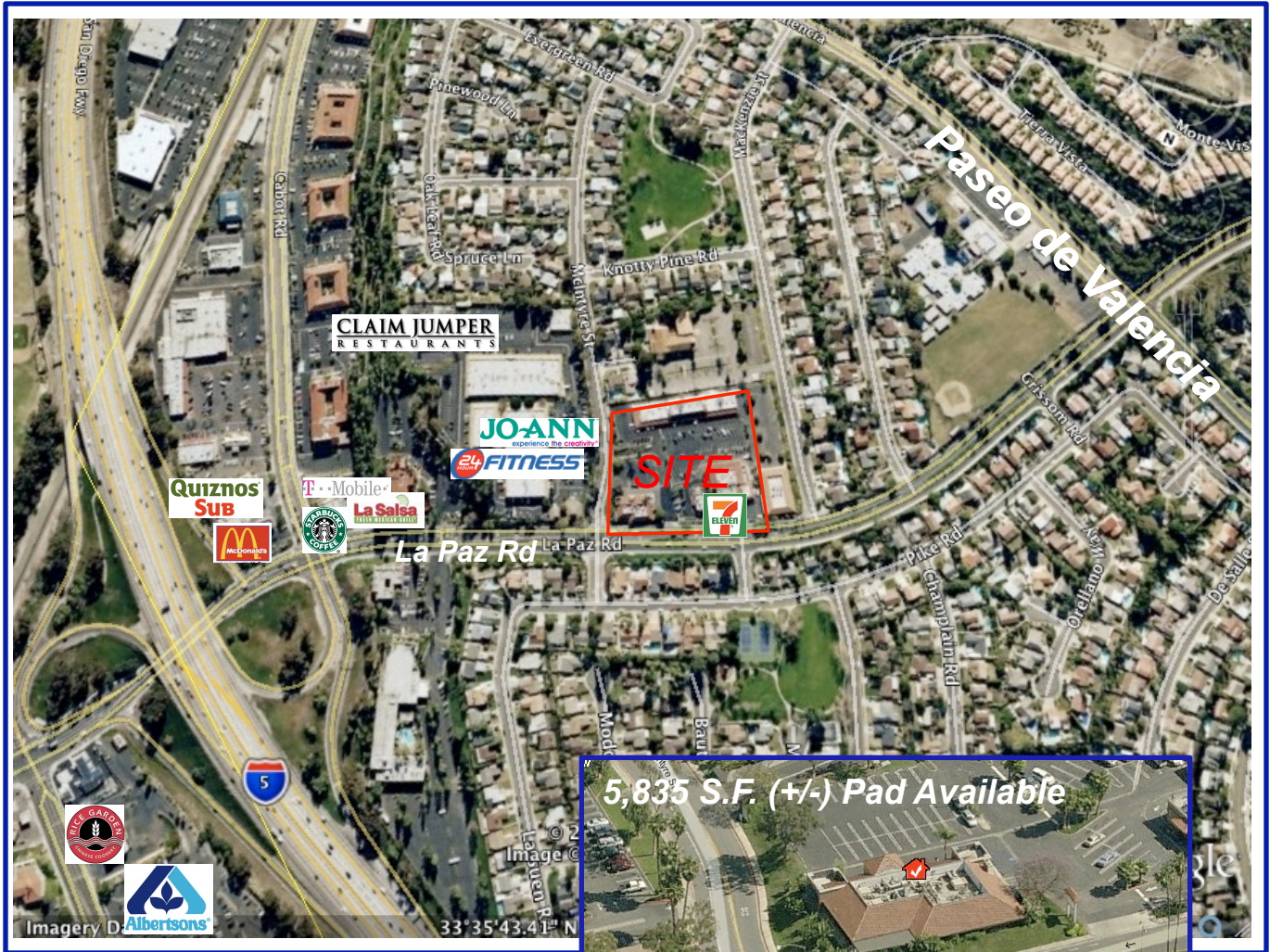
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## Trade Area



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# Demographics

**Mission Hills Plaza**  
25260 La Paz Rd.  
Laguna Hills, CA 92653  
County: Orange

**CONTACT LISTING BROKER**  
**Justin Waiseth** (858) 485-9300



<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2008 Male Population	7,397	74,957	155,356
2008 Female Population	7,920	82,298	167,160
% 2008 Male Population	48.29%	47.67%	48.17%
% 2008 Female Population	51.71%	52.33%	51.83%
2008 Total Adult Population	11,418	119,119	241,215
2008 Total Daytime Population	16,701	162,159	333,571
2008 Total Daytime Work Population	10,072	89,696	190,586
2008 Median Age Total Population	40	38	37
2008 Median Age Adult Population	48	46	44
% 2008 White Population	81.56%	77.37%	78.73%
% 2008 Black Population	1.49%	1.46%	1.58%
% 2008 Asian/Hawaiian/Pacific Islander	10.76%	11.18%	11.13%
% 2008 American Indian/Alaska Native	0.28%	0.33%	0.32%
% 2008 Other Population (Incl 2+ Races)	5.91%	9.66%	8.24%
% 2008 Hispanic Population	14.12%	19.05%	16.37%
% 2008 Non-Hispanic Population	85.88%	80.95%	83.63%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2008 Median Household Income	\$85,624	\$73,363	\$80,026
2008 Per Capita Income	\$36,451	\$40,097	\$43,125
2008 Average Household Income	\$112,179	\$101,441	\$109,687
2008 Household Income < \$10,000	101	1,729	2,881
2008 Household Income \$10,000-\$14,999	39	1,818	2,882
2008 Household Income \$15,000-\$19,999	71	2,179	3,428
2008 Household Income \$20,000-\$24,999	71	2,003	3,493
2008 Household Income \$25,000-\$29,999	111	1,797	3,166
2008 Household Income \$30,000-\$34,999	126	2,053	3,614
2008 Household Income \$35,000-\$39,999	162	2,226	3,682
2008 Household Income \$40,000-\$44,999	164	2,406	4,118
2008 Household Income \$45,000-\$49,999	154	2,468	4,947
2008 Household Income \$50,000-\$59,999	365	5,089	9,059
2008 Household Income \$60,000-\$74,999	550	8,208	16,297
2008 Household Income \$75,000-\$99,999	1,353	14,018	29,008
2008 Household Income \$100,000-\$124,999	769	6,365	15,939
2008 Household Income \$125,000-\$149,999	422	4,528	11,728
2008 Household Income \$150,000-\$199,999	257	2,877	6,520
2008 Household Income \$200,000-\$249,999	101	821	1,803
2008 Household Income \$250,000-\$499,999	156	1,510	4,082
2008 Household Income \$500,000+	6	67	153
2008 Household Income \$200,000+	263	2,397	6,038