



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

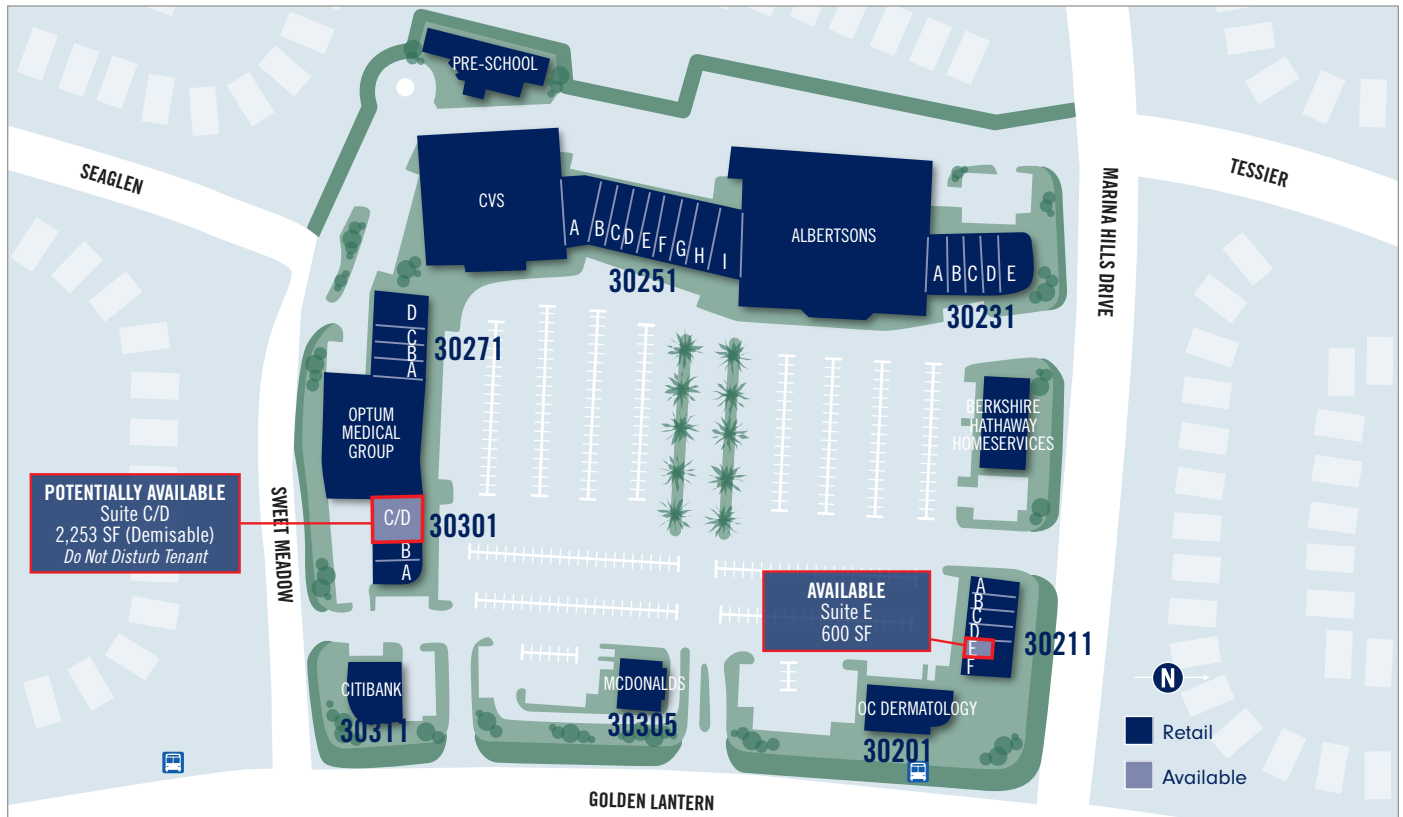
This 151,016 square foot neighborhood retail center is located on the southwest corner of Marina Hills Drive and Street of the Golden Lantern, and serves the surrounding, affluent neighborhoods in Laguna Niguel and Dana Point. It is also adjacent to Shea Properties' Seaside Apartment Community. The center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



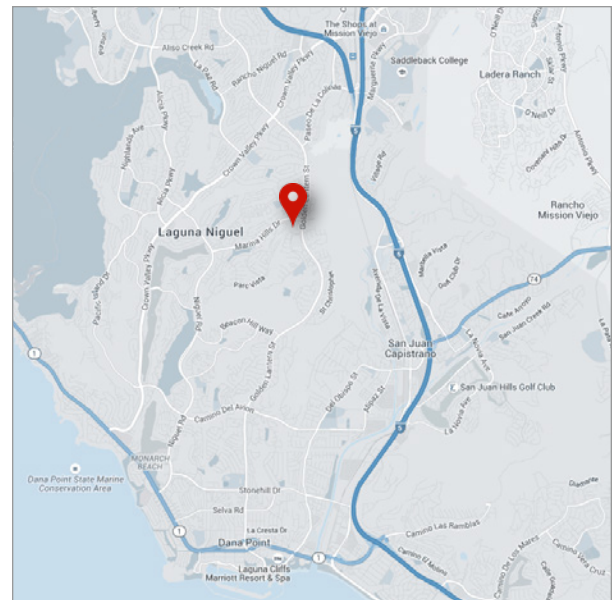
Demographics

	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



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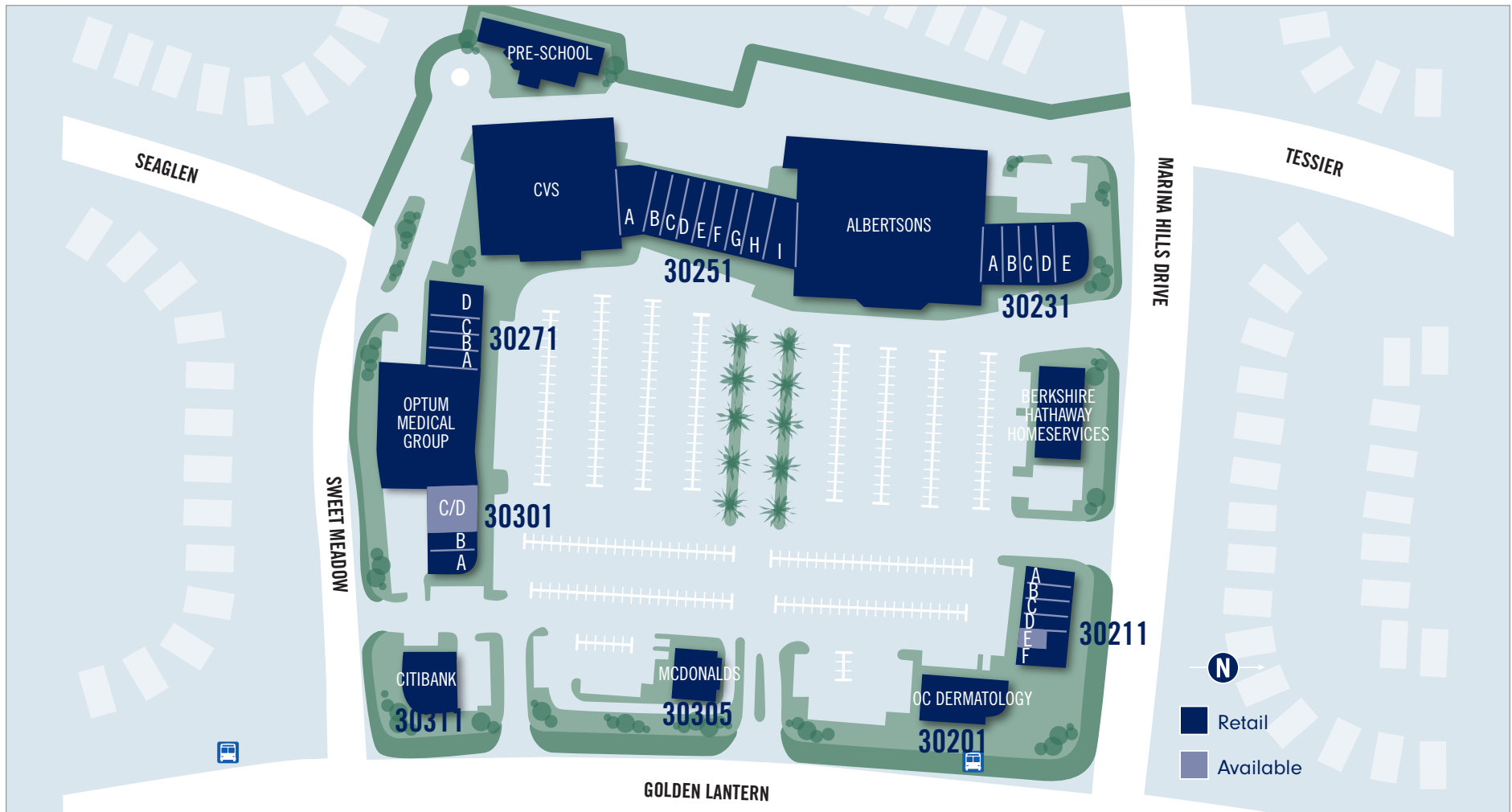
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AERIAL

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SITE PLAN

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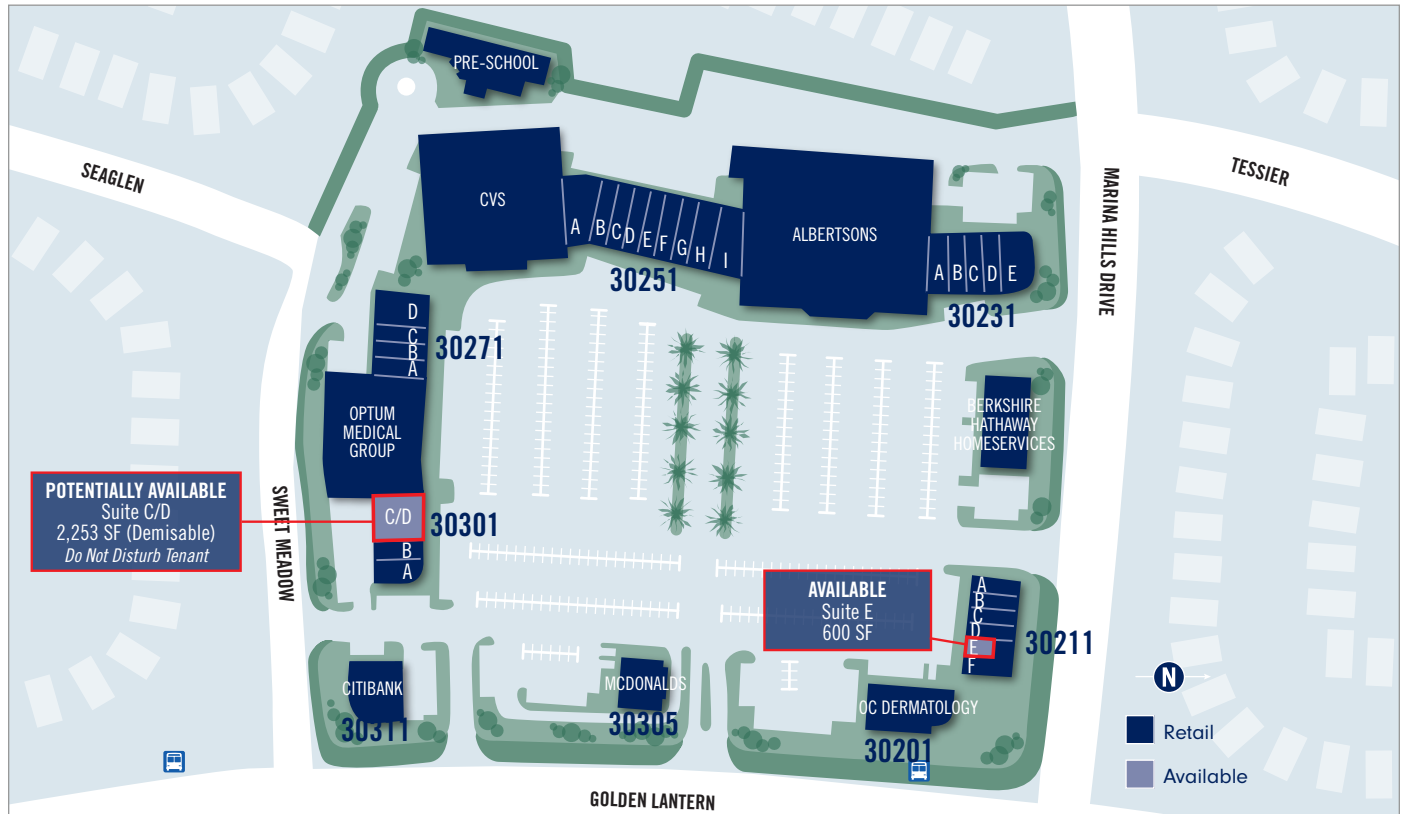


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BUILDING 30211

- A Menchie's Frozen Yogurt
- B NY's Upper Crust Pizza
- C Fab Beauty
- D Subway
- E **AVAILABLE (600 SF)**
- F Starbucks Coffee

BUILDING 30231

- A The Escrow Firm
- B Laguna Heights Optometry
- C Supercuts
- D Laguna Heights Dental
- E Baja Fresh Mexican Grill

BUILDING 30251

- A Marina Hills Animal Hospital
- B Cold Rush Wellness
- C Donut Star
- D Marina Cleaners & Laundry
- E The UPS Store
- F Good Choice Sushi
- G Happy Nails & Spa
- H F45 Training
- I US Blackbelt Academy

BUILDING 30271

- A Wells Fargo Bank
- B HearUSA
- C Stretch Lab
- D Asian Kitchen

BUILDING 30301

- A Thrive Juice Lab
- B Pure Pilates
- C/D Parks Salon
- POTENTIALLY AVAILABLE (2,253 SF - DEMISABLE)**

OTHER TENANTS

- Albertsons
- Berkshire Hathaway HomeServices
- Citibank
- CVS/pharmacy
- OC Dermatology
- Marina View Preschool
- McDonald's
- Optum Medical Group



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As of January 2020
TENANT LIST