



LAGUNA
DESIGN
CENTER

23811 Aliso Creek Rd. Laguna Niguel, CA 92677



About the Laguna Design Center...

THE CENTER

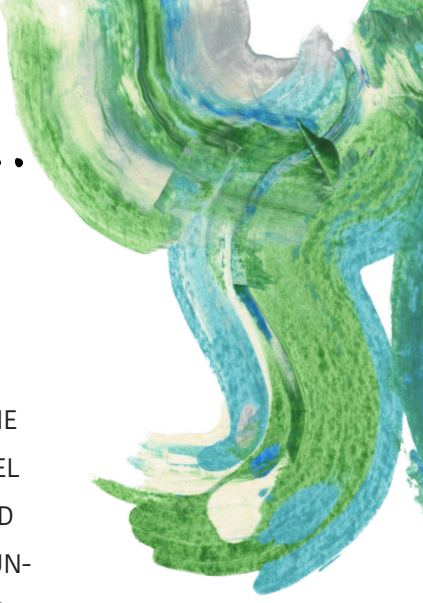
LAGUNA DESIGN CENTER IS SOUTHERN CALIFORNIA'S PREMIER DESTINATION FOR HOME FURNISHINGS AND DESIGN EXPERTISE. THIS SEVEN-BUILDING CENTER PROVIDES A BEAUTIFUL SHOPPING EXPERIENCE FOR DESIGNERS AND CONSUMERS ACROSS ORANGE COUNTY, LOS ANGELES, SAN DIEGO, AND PALM SPRINGS. WE INVITE ALL TO SHOP AND EXPERIENCE THE QUALITY AND VARIETY OF OUR HIGH-END PRODUCTS AND DESIGN SERVICES.

THE LAGUNA DESIGN CENTER HAS 40 SHOWROOMS AND OFFERS TRULY UNIQUE LUXURY PRODUCTS FOR EVERY STYLE FROM CHIC MODERN TO TIMELESS TRADITIONAL. OUR SHOWROOMS PROUDLY CARRY MORE THAN 1500 LINES OF CONTEMPORARY, SOPHISTICATED, AND TRADITIONAL STYLES OF FURNITURE, FABRICS, LIGHTING, WALLCOVERINGS, FLOORING, WINDOW TREATMENTS, MATTRESSES, BEDDING, TILE, FIXTURES, ART, ANTIQUES, AND ACCESSORIES OF THE MOST EXCEPTIONAL QUALITY.

LOCATION

LAGUNA DESIGN CENTER IS LOCATED CLOSE TO THE CENTRAL PORTION OF THE CITY OF LAGUNA NIGUEL AT THE NORTHEAST CORNER OF ALISO CREEK ROAD AND ALICIA PARKWAY IN SOUTHERN ORANGE COUNTY. THE PROPERTY IS BORDERED BY FOUR STREETS, EL LAZO ROAD TO THE NORTH, ALISOCREEK ROAD TO THE SOUTH, DORINEROAD TO THE EAST, AND ALICIA PARKWAY TO THE SOUTH, THE SAN DIEGO (5) FREEWAY TO THE EAST, AND THE PACIFIC OCEAN TO THE WEST. THE AREA IS SURROUNDED BY SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS. THE CITIES OF ALISO VIEJO AND LAGUNA HILLS BORDER LAGUNA NIGUEL TO THE NORTH.

DIRECTLY ACROSS THE STREET FROM THE PROPERTY IS THE ALISO VILLAGE SHOPPING CENTER, WHICH IS ANCHORED BY WHOLE FOODS GROCERY. THE LAGUNA NIGUEL REGIONAL PARK IS LOCATED JUST BEYOND THE SHOPPING CENTER TO THE SOUTH. A MIX OF RESIDENTIAL NEIGHBORHOODS IS LOCATED TO THE SOUTH AMONG THE ROLLING HILLS.

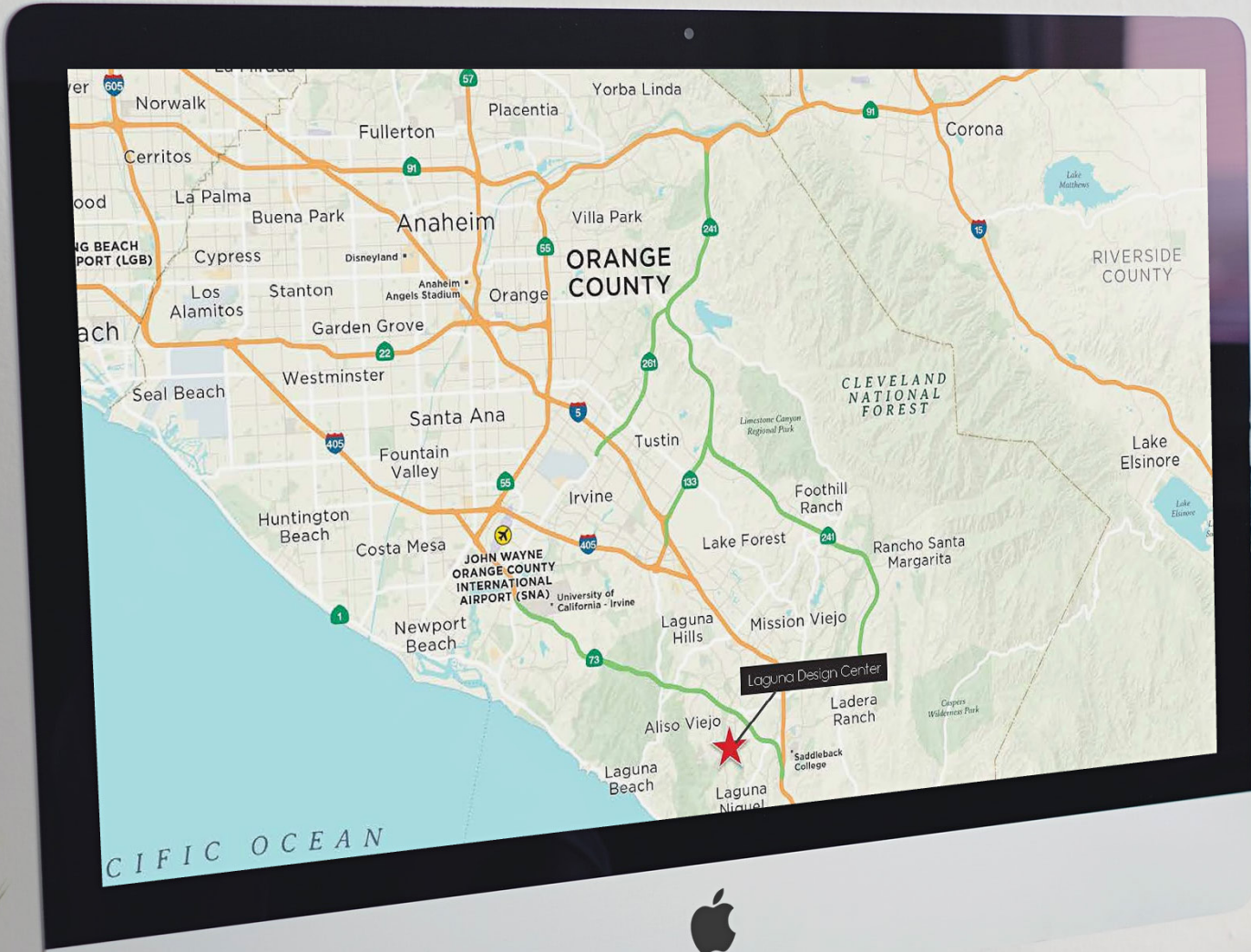


Site Plan



ALISO CREEK ROAD

HAYLEE ANIGIAN
 (214) 525-3515
 HANIGIAN@DUNHILLPARTNERS.COM



LDC on the Map



24-Hour Fitness

Whole Foods

Dorine Road

LAGUNA
DESIGN
CENTER

El Lazo

Aliso Creek Road

33,000 VPD

Alicia Parkway

43,095 VPD





SHOWROOMS

- Baker
- Bernhardt at Bassman Blaine
- California Style Home Collections
- Circa Lighting
- CODARUS
- Ebanista
- Exquisite Surfaces
- Gina B & Company
- Harsey & Harsey
- Interiors Fine Flooring
- J Geiger
- J.D. Staron + J.D. Staron Instant
- Jade Lighting & Furniture
- Jalan Jalan Collection
- Kravet/Lee Jofa/Brunschwig & Fils
- Markowicz Fine Art
- Palecek
- Pirch
- Pirnar Doors
- Schumacher
- Shine by S.H.O
- Sutherland Perennials Studio
- The Shade Store
- Thomas Lavin
- Trendy Surfaces
- Window Visions
- Witford Laguna



UPGRADE ANY SPACE

DEMOGRAPHICS



INCOME

2 MI: \$143,846
 5 MI: \$143,348
 10 MI: \$148,316



HOUSEHOLDS

2 MI: 24,383
 5 MI: 110,632
 10 MI: 267,033



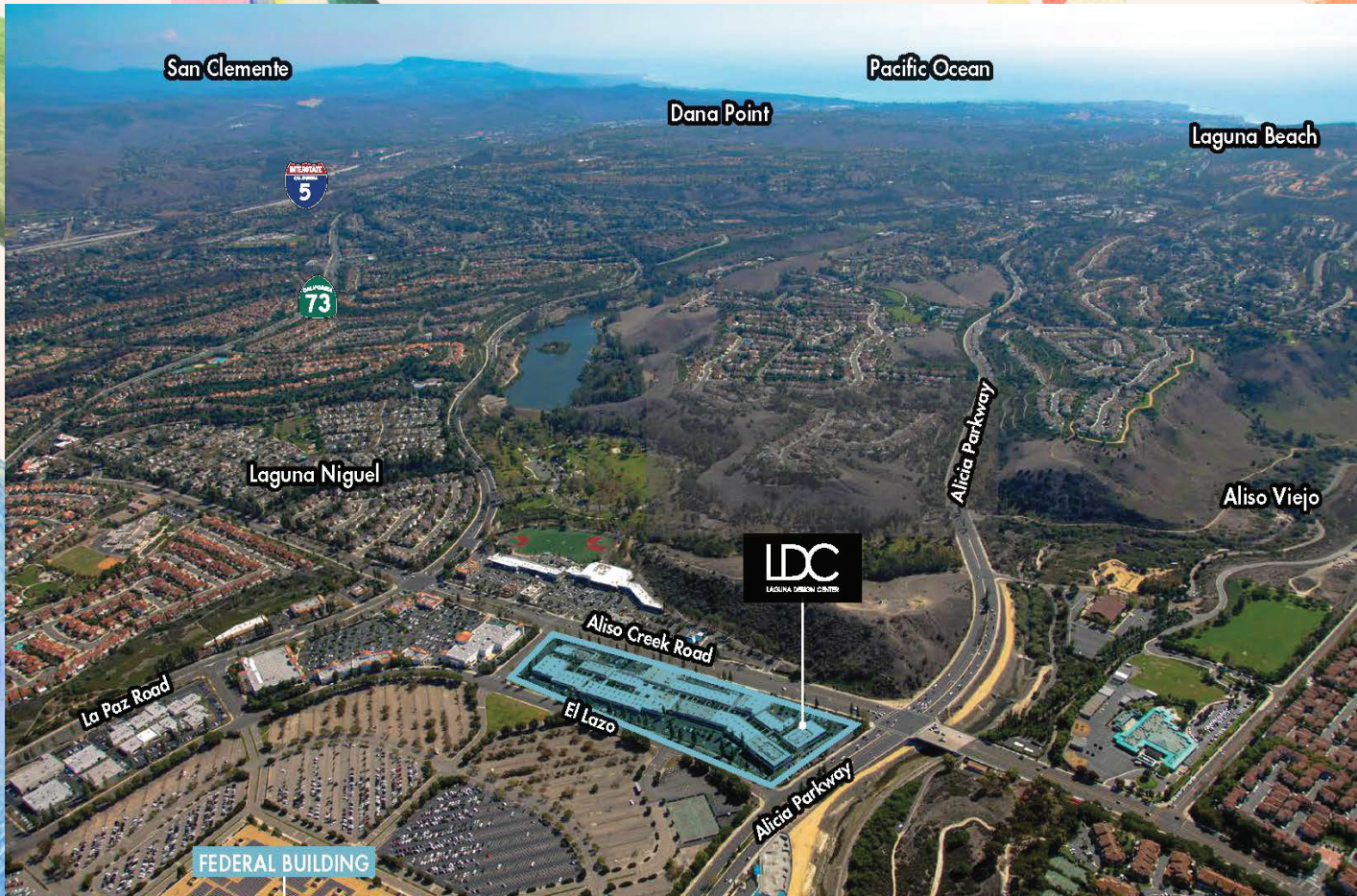
POPULATION

2 MI: 62,807
 5 MI: 292,609
 10 MI: 723,204



TRAFFIC

ACCESS DRIVE TO PARK
 NW
 35,984 VPD



SUPERIOR LOCATION

Laguna Design Center is located in Laguna Niguel and is conveniently accessed from all the main arteries that traverse southern Orange County: Interstate 5, 405 San Diego Freeway, 73 Toll Road, 241 Toll Road, and Pacific Coast Highway.