



2ND-GENERATION QSR DRIVE-THRU · SOUTH ORANGE COUNTY

Drive-Thru Restaurant Opportunity

30071 Alicia Parkway · Laguna Niguel, CA 92677

SALE PRICE

\$2,999,000

±\$1,250 / SF

LEASE RATE

\$190,000 /yr

NNN

BUILDING · LAND

±2,400 SF

±0.325-acre parcel

JON DAVIS

Senior Vice President · CalDRE #1885959

949.558.0302 · jon.davis@svn.com

The Offering

SVN | VANGUARD

SALE PRICE **\$2,999,000**

PRICE / SF **±\$1,250**

LEASE RATE **\$190,000/yr NNN**

BUILDING SIZE **±2,400 SF**

LOT SIZE **±0.325 AC**

PRODUCT **2nd-Gen QSR Drive-Thru**



PROPERTY DESCRIPTION

30071 Alicia Parkway is a ±2,400 SF second-generation quick-service restaurant building with an existing drive-thru, located within Laguna Niguel Plaza. The building retains its food-service infrastructure — hood system, walk-in coolers, menu board and drive-thru window — which may allow a new operator to reduce build-out time and upfront capital. The ±0.325-acre parcel provides vehicle stacking, dedicated parking and multiple points of ingress and egress, with reciprocal parking easements within the center. The site fronts Alicia Parkway (±20,436 VPD) and is surrounded by established residential neighborhoods.

PROPERTY HIGHLIGHTS

Drive-thru in place

Existing window, menu board and stacking lane.

Kitchen infrastructure

Hood system and walk-in coolers remain.

Sale or lease

Available to investors, owner-users or operators.

Access & parking

Multiple access points; reciprocal parking in the plaza.

Established trade area

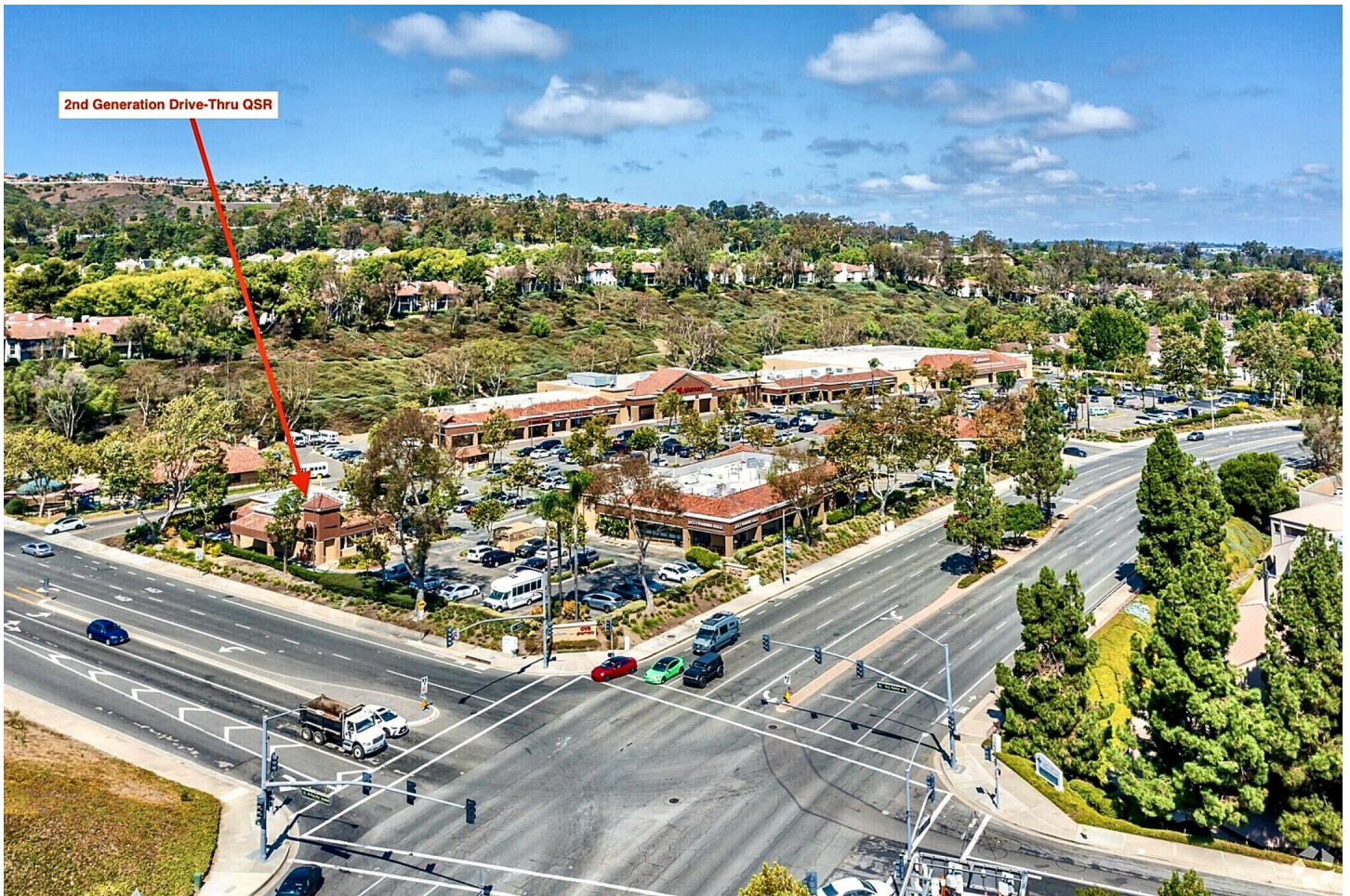
±\$178K average household income within 1 mile.

Planned City Center nearby

±25-acre mixed-use downtown planned. See page 5.

Frontage on Alicia Parkway

SVN | VANGUARD



THE SITE

The building sits on a pad within Laguna Niguel Plaza with direct visibility to Alicia Parkway. The surrounding area includes grocery, pharmacy, banking and fitness users, along with Laguna Niguel City Hall and the planned City Center mixed-use development.

Regional access is provided via the I-5 and SR-73 corridors.

TRAFFIC COUNTS

Alicia Pkwy	20,436 VPD
-------------	------------

Crown Valley Pkwy	20,005 VPD
-------------------	------------

Niguel Rd	18,584 VPD
-----------	------------

Source: AlphaMap

Built for Quick Service

SVN | VANGUARD



IN PLACE TODAY

- 01 Kitchen hood system
- 02 Walk-in coolers
- 03 Drive-thru window
- 04 Menu board & stacking lane
- 05 Dedicated parking field

Buyer or tenant to independently verify the condition, capacity and code compliance of all equipment and improvements.

Laguna Niguel City Center

Crown Valley Pkwy, Alicia Pkwy & Pacific Island Dr • Laguna Niguel

SVN | VANGUARD

Laguna Niguel City Center is a planned mixed-use downtown on approximately 25 acres at Crown Valley and Alicia Parkways, adjacent to Laguna Niguel City Hall and within the subject property's trade area. Plans call for approximately 175,000 SF of commercial and civic space, 275 apartments and a new county library, organized around a central plaza.



Conceptual site plan. Subject to change.

±25 AC

Mixed-use downtown

**±175,000
SF**

Commercial & civic

275

Apartments, two buildings

±16,300 SF

New county library

Approved by the Laguna Niguel City Council in June 2022.

Central plaza planned for community events such as farmers markets, live music and outdoor movies.

Public-private partnership on County of Orange land under a long-term ground lease.

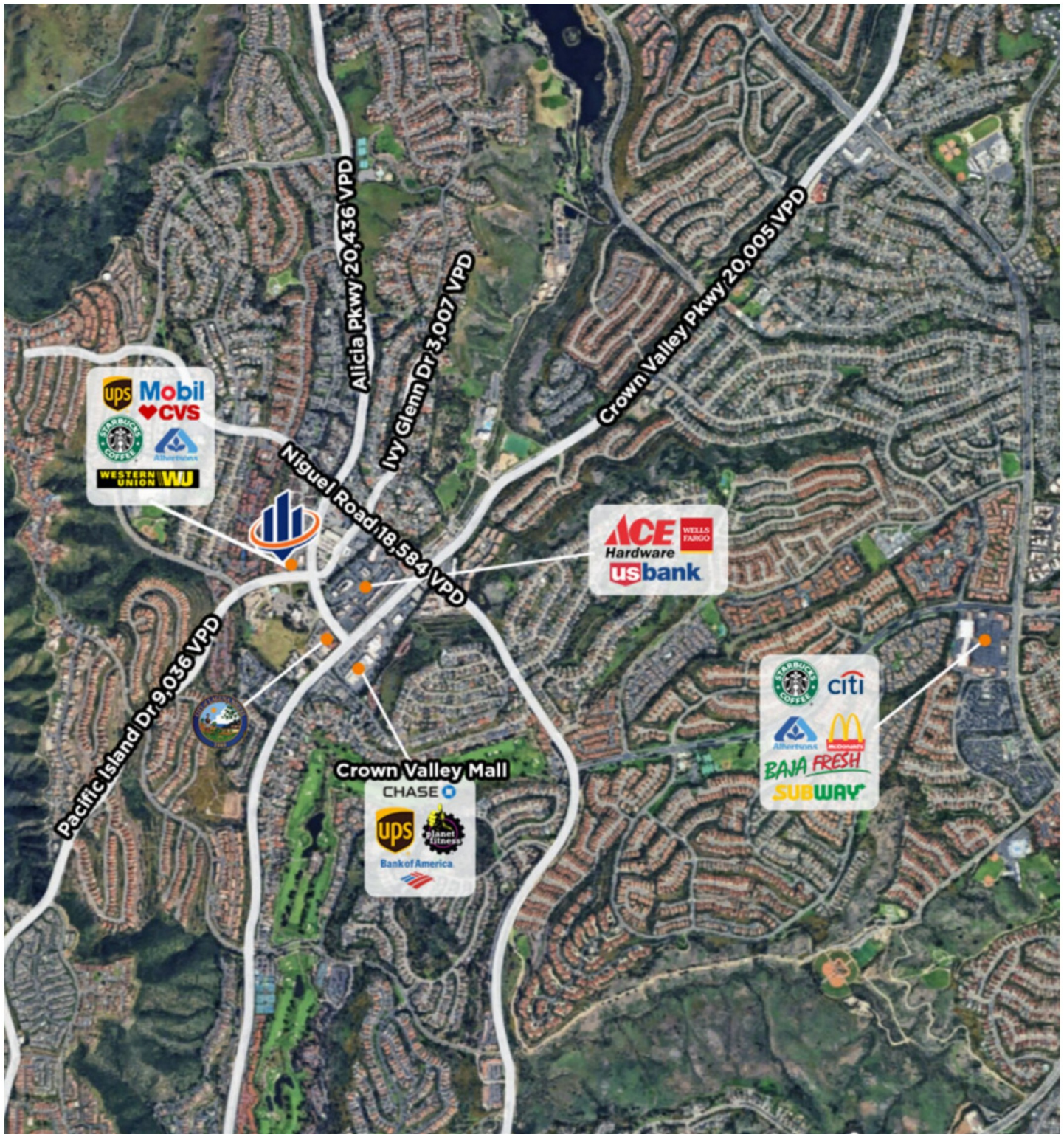
Source: City of Laguna Niguel. Project details are subject to change and are not part of this offering.

Retail, restaurant, wellness & office space, plus a library with outdoor program space.

Developer: Laguna Niguel Town Center Partners, LLC (Burnham-Ward Properties / Sares Regis Group).

Status: Final Tract Map approved June 2026; City lists groundbreaking for 2026.

Surrounding Retail



● Retail and civic nodes Traffic counts shown in vehicles per day (VPD)

The Trade Area

SVN | VANGUARD



	1 MILE	2 MILES	3 MILES
Total Population	11,011	41,024	100,498
Average Age	47	46	45
Total Households	4,456	16,197	39,349
Average HH Income	\$178,175	\$177,619	\$181,108
Average House Value	\$1,310,072	\$1,304,644	\$1,316,026

Demographic data derived from AlphaMap.

FOR MORE INFORMATION

Jon Davis

Senior Vice President · CalDRE #1885959

O: 949.558.0302

jon.davis@svn.com

SVN | VANGUARD

The information contained herein was obtained from sources believed reliable; however, SVN Vanguard makes no guarantees, warranties or representations as to its completeness or accuracy. All square footages, measurements and figures are approximate and should be independently verified. Buyers and tenants should consult their own legal, tax and financial advisors. Subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice.