



✈ NEIGHBORHOOD SHOPPING CENTER · LAGUNA NIGUEL, CALIFORNIA

La Paz Shopping Center

27932-28022 La Paz Road at Aliso Creek Road

3.76 AC

THREE PARCELS

12

SUITES AND PADS, ALL
LEASED

14,000

VEHICLES A DAY, LA PAZ RD

\$172.3K

AVG HOUSEHOLD INCOME, 3
MI

Center overview

A neighborhood center at the northeast corner of La Paz Road and Aliso Creek Road, with a ten-suite shop building and two freestanding pads occupied by Walgreens and Wild Fork.

● Fully leased. New tenant coming soon to Suite A.

ADDRESS	27932-28022 La Paz Rd
CITY	Laguna Niguel, CA 92677
BUILDINGS	Shop building (Suites A-M), 2 pads
LAND	3.76 AC across 3 parcels
PARCELS	634-044-02, -03, -04
YEAR BUILT	1981
ZONING	CN, Neighborhood Commercial
ACCESS	3 driveways on La Paz Rd, 1 on Aliso Creek Rd

The main La Paz Road driveway has a left turn in from La Paz. The north driveway is exit only. The SR-73 ramps at La Paz Road are about 1.1 miles from the center.



The shop building from the parking field, and Walgreens with the greenbelt slope behind.

Suites, pads and access

Ten shop suites run from Suite A at the Walgreens end to Mollie's Country Kitchen at the north end. Walgreens and Wild Fork sit on freestanding pads toward the Aliso Creek Road corner.



Illustrative site plan, not to scale. Suite lines follow the 2018 leasing site plan. Traffic counts: OCTA Traffic Flow Map (2022 counts).



The same plan over the drone survey of the center, September 2026. Aerial digitally enhanced.

3
driveways on La Paz Road, including a left turn in at the main entrance and an exit-only drive at the north end

1
driveway on Aliso Creek Road, beside Wild Fork

A
Suite A, at the Walgreens end of the shop building: new lease signed, tenant coming soon

Who is here

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Walgreens, 27982 La Paz Rd



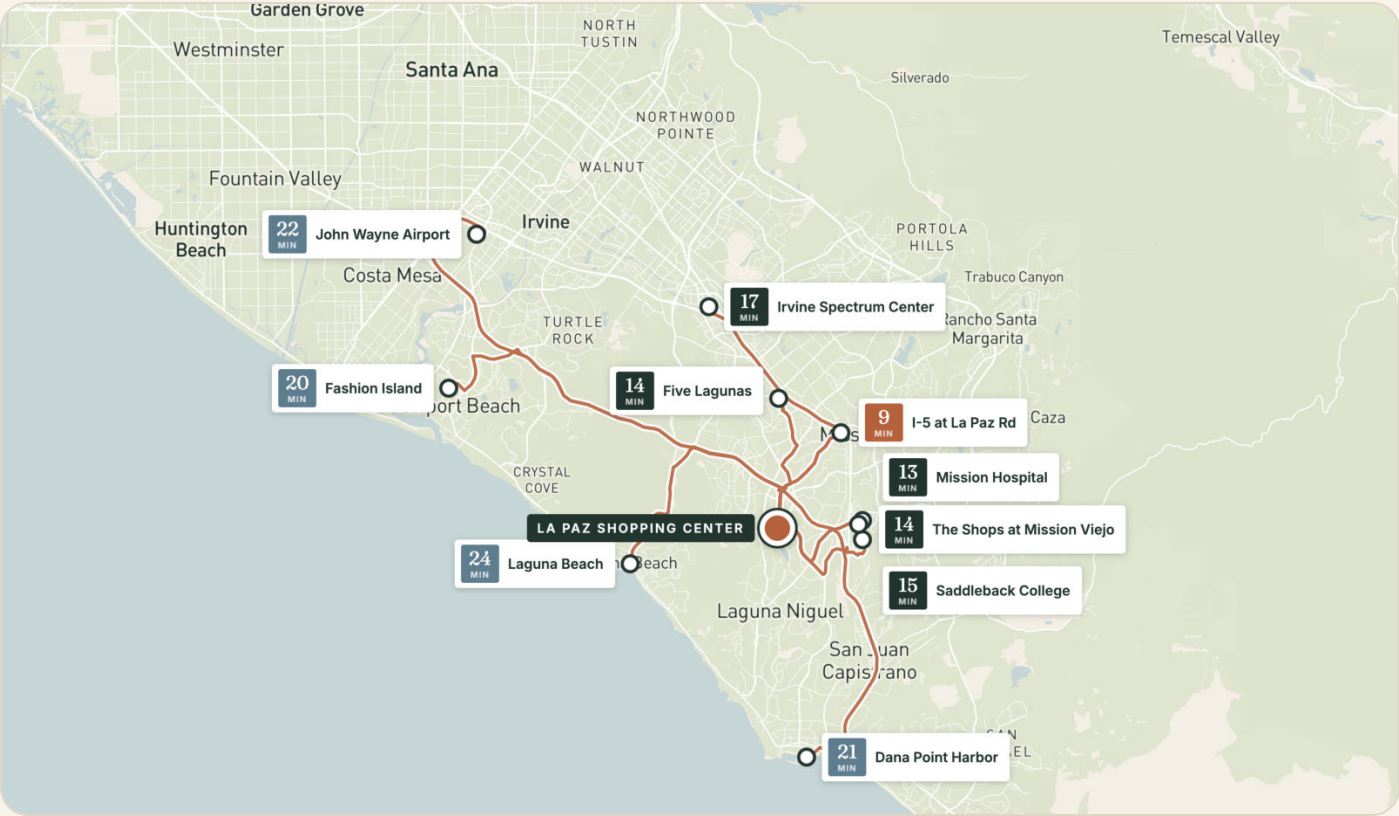
Wild Fork, 28022 La Paz Rd, formerly a Carl's Jr.

Storefronts and pads



From the top: the north end of the shop building, the south endcap at Suite A, Walgreens and its parking field, and the center below the greenbelt and the homes of Laguna Niguel. Photos digitally enhanced; eye-level views are AI-assisted.

La Paz Road at Aliso Creek Road



Actual driving routes from the center. © Mapbox, © OpenStreetMap.

DRIVE TIMES FROM THE CENTER

● SR-73 at La Paz Rd	3 MIN · 1.1 MI	● Irvine Spectrum Center	17 MIN · 9.5 MI
● I-5 at La Paz Rd	9 MIN · 3.6 MI	● Fashion Island VIA SR-73 TOLL	20 MIN · 13.4 MI
● Mission Hospital Mission Viejo	13 MIN · 4.4 MI	● Dana Point Harbor VIA SR-73 TOLL	21 MIN · 12.0 MI
● The Shops at Mission Viejo	14 MIN · 4.2 MI	● John Wayne Airport VIA SR-73 TOLL	22 MIN · 17.3 MI
● Five Lagunas	14 MIN · 4.4 MI	● Laguna Beach, Main Beach VIA SR-73 TOLL	24 MIN · 8.8 MI
● Saddleback College	15 MIN · 4.8 MI		

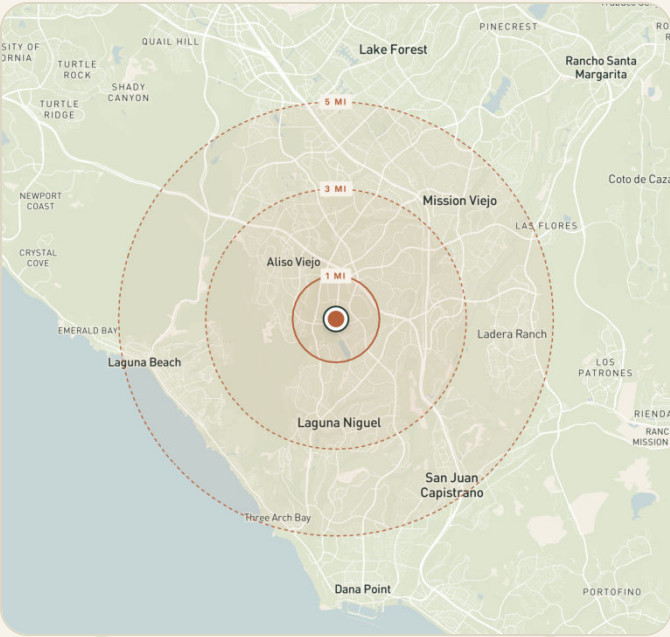
Mapbox driving times without traffic, from the La Paz Road driveway.

AVERAGE DAILY TRAFFIC

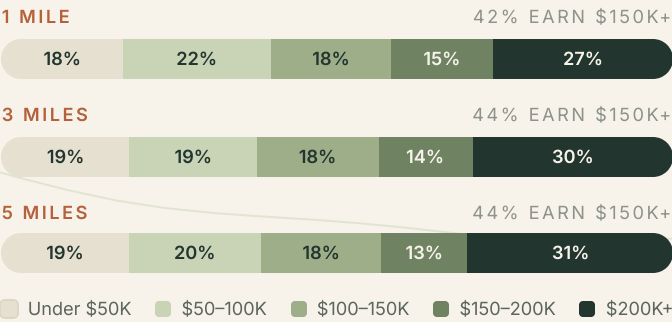
14,000 La Paz Rd at the center	16,000 La Paz Rd south of Aliso Creek	15,000 Aliso Creek Rd east of La Paz	20,000 Aliso Creek Rd west of La Paz
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OCTA Traffic Flow Map, 2022 counts.

Demographics



About 126,000 people live within three miles of the center, in 49,000 households with an average income of \$172,300.



	1 MILE	3 MILES	5 MILES
People	15,594	126,276	292,181
Households	6,290	49,263	114,288
Average household income	\$161,600	\$172,300	\$178,700
Median household income	\$125,700	\$133,300	\$130,400
Median age	41.7	42.3	45.6
Households earning \$200K+	27.0%	29.9%	30.6%

U.S. Census Bureau, ACS 2020-2024 5-year estimates, block-apportioned radius rings. Laguna Woods Village, a 55+ community 3 to 5 miles north, is included in the 5-mile ring.



✈ LEASING

Upcoming availability

Every suite at La Paz Shopping Center is leased. Contact us to hear when space opens up.



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The information here was obtained from sources deemed reliable, including public records, the U.S. Census Bureau and OCTA, but Parker & Associates, Inc. makes no representation or warranty as to its accuracy, including land area, zoning, tenancy, demographic and traffic figures, drive times and imagery. The site plan is illustrative and not to scale. Photographs have been digitally enhanced for lighting and pavement and to remove temporary signage; eye-level views are AI-assisted. Tenant names and logos belong to their owners and identify current occupants. Nothing here is an offer to lease. © 2026 Parker & Associates, Inc., California DRE 00836385.