

Plans Unveiled for New City Center in Laguna Niguel

Laguna Niguel Town Center Partners plan for vibrant retail and residential spaces with country mart feel

LAGUNA NIGUEL, CA – July 24, 2019 – Development plans were recently announced for a new city center in Laguna Niguel at the property owned by the County of Orange adjacent to Laguna Niguel City Hall at Crown Valley Pkwy and Alicia Pkwy. The project, led by Laguna Niguel Town Center Partners, a partnership between [Burnham Ward Properties](#) and [Sares-Regis Group](#), would feature approx. 200,000 sq. feet of vibrant mixed-use commercial space and 275 stylish apartment homes along with a series of public open spaces to create a long-awaited gathering place for local residents, neighboring communities, patrons and visitors.

“The new city center in Laguna Niguel is going to bring a wealth of opportunity to the community,” said Chairwoman Lisa Bartlett, Orange County Board of Supervisors, 5th District. “This Public-Private Partnership with the County and Laguna Niguel Town Center Partners, LLC, is going to set an example for surrounding cities on how we can all work together to expand our local economies and bring a welcomed mix of housing, dining, and entertainment options to residents.”

“The residents of Laguna Niguel have desired a downtown gathering spot for some time,” said John Mark Jennings, mayor of Laguna Niguel. “I am proud to help make this vision a reality and confident we have the right partners on board to turn this property into a best-in-class city center not just for locals but all of South Orange County.”

The new city center will provide a food-focused destination for locals and foodies to find curated culinary delights. It will feature open outdoor spaces filled with family friendly activities and programmed events, including farmers markets, live music, yoga and movies in the park. The new County of Orange library will also be reimaged for the modern era and provide students, families and intellectuals a gathering place to learn and share ideas through modern technologies. Finally, the 275 new residences will include both single level apartments and two-story townhomes that will offer residents amenities such as a state-of-the-art exercise and fitness facilities, rooftop decks, clubrooms, game rooms, outdoor dining, pet facilities, and pool and spa.

“The development plan was driven by the desire to best serve the residents and guests of South Orange County and to provide Laguna Niguel their long-awaited city center” said Bryon Ward, president and partner of Burnham Ward Properties. “The strong emphasis on architecture, great outdoor spaces and a focus on independent food driven concepts and boutique retail spaces will fill the gap in the current market and provide a variety of communal spaces for people to come together.”

“We are excited to bring Laguna Niguel a city center where people want to work, play and live,” said Chris Payne, managing director and partner at Sares-Regis Group. “The residential experience will provide an intimate, community feeling with resort-like amenities that will be unrivaled in the city. With this complementary combination of retail and residential, residents will

have the ability to walk to an exciting array of restaurants, shops and office without the need to get in a car, which is a unique experience in Orange County and a desirable lifestyle that does not exist in the current marketplace.”

With the mission of building community through properties, the new city center will have an architectural design that merges modern country and coastal style. The buildings will be pedestrian scale and materials will feature a mix of wood, stone, brick and steel with standing seam metal roofs to provide visitors with a comfortable, familiar feeling with a timeless quality. A high level of attention will be given to the spaces between the buildings to pay homage to Laguna Niguel’s commitment to open spaces, natural landscape and utilizing the natural topography of the land. The new library will pull inspiration from the current City Hall boasting a modern, Spanish architecture, allowing it to have a distinct look among the other buildings.

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Together, Burnham Ward Properties and Sares-Regis Group bring extensive experience developing, operating, and owning high-quality retail and multi-family properties on the coast and are ideally suited to bring the vision of a new city center for Laguna Niguel to life.

About BWP

[Burnham Ward Properties](#) is one of the leading firms for developing experiential retail properties with an emphasis on culinary and food-related venues, especially local chef-driven concepts. Driven by the mission to create community through property, it brings a uniquely creative and disruptive approach to traditional retail space and a portfolio of properties that best serve the community, are environmentally conscious and add long-term value. Over the last 30 years, Burnham Ward Properties, together with its affiliates, has acquired or developed millions of square footage in commercial property throughout the United States. Recent projects include SOCO and the OC Mix in Costa Mesa and LBX and the Hangar in Long Beach. They are also leading the Commercial Core re-development as part of the New Dana Point Harbor revitalization.

About Sares-Regis Group

[Sares-Regis Group](#) specializes in developing and investing in multi-family projects in infill locations with the need for creative design solutions for complex, mixed-use environments. As a developer, investor, contractor and property manager, the vertically integrated platform gives us insight into all aspects of a new multi-family development and allows us to add value throughout the life cycle of a community. With over 25 years of experience in community building, we have a long-term investment horizon and offer a product and design vision for each new residential community that complements and elevates its surroundings. We have recently completed projects in mixed-use environments with the Royce in Irvine, Boardwalk in Huntington Beach and The Linden in Long Beach.

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