

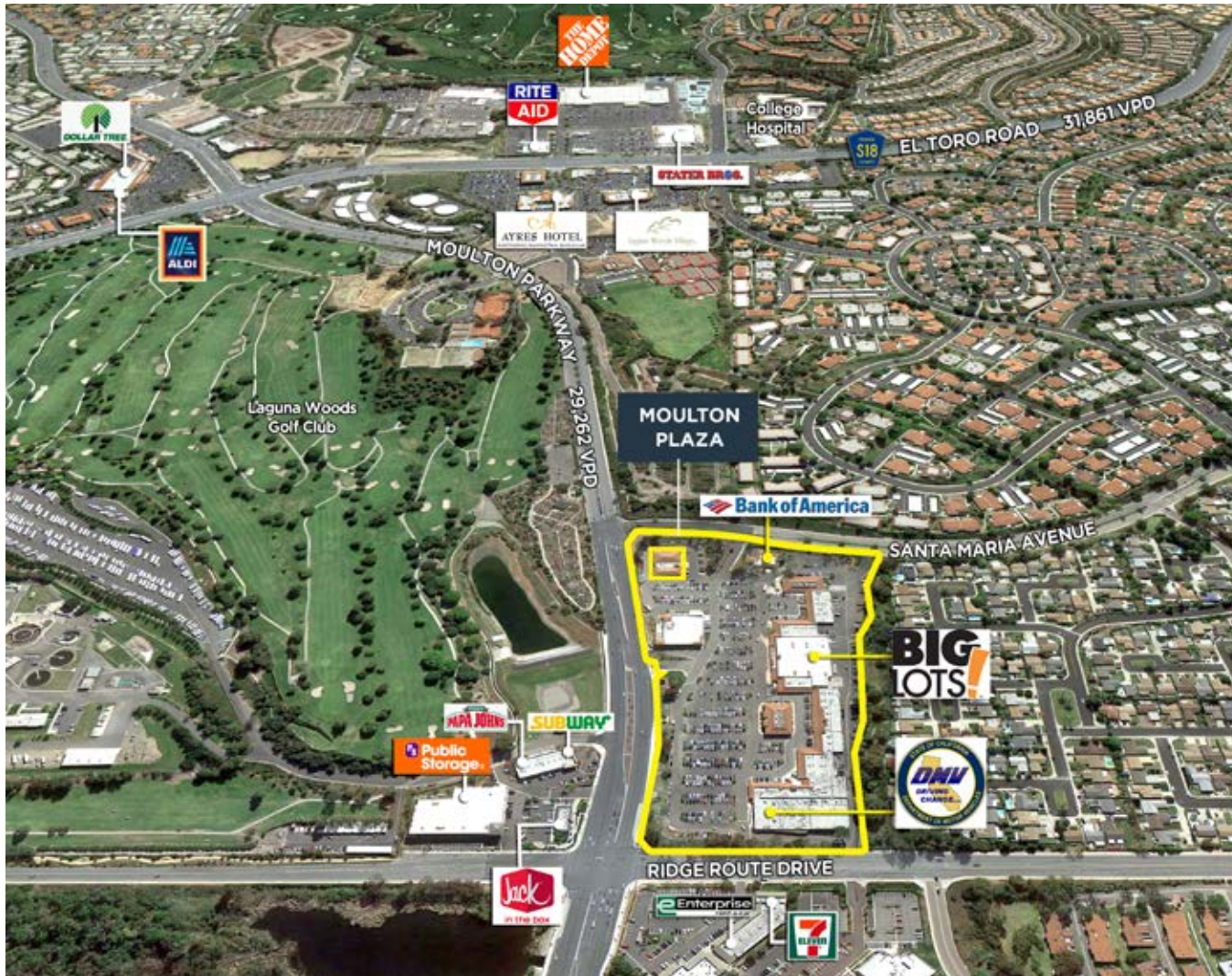


MOULTON PLAZA LAGUNA HILLS, CALIFORNIA



MOULTON PLAZA

23535-23601 Moulton Parkway, Laguna Hills, CA 92653



PROPERTY DETAILS

Land Area	18.28 Acres
GLA	147,205 Sq. Ft.
Parking	475 Stalls

KEY HIGHLIGHTS

- Ideal Location – Servicing Laguna Beach, Laguna Woods, Aliso Viejo, Laguna Woods, Aliso Viejo, Laguna Hills and Irvine Spectrum
- Cotenants include Bank of America, DMV, Polly's Pies and Valor Health
- High Profile South Orange County Location
- Over 290,000 people in a 5-mile radius with an average HH income of approximately \$144,000

SURROUNDING DEMOGRAPHICS

	3 mile	5 mile
Population	117,927	292,435
Avg. Income	\$128,970	\$143,946

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TENANT SUMMARY

Unit	Tenant	Square Feet
235 Buildings (north end of center)		
23535	Department of Motor Vehicles	13,324
23537	Laguna Pacific Insurance	1,100
23547-200A/B	Westwind Realty	737
23547-201A	Easy Living	365
23547-201B	Available	405
23547-201C	Available	499
23547-202	BodiCare Technologies	4,084
23547-203	Available	111
23547-204	Jennifer Fabian-Verzosa (Law)	111
23547-205	RMT Design Group	197
23547-206	Available	111
23547-207	Casitas Security	111
23547-208	Your OC Bookkeeper	111
23547-209	Richard M. Vogel, MFT	222
23547-210	La Paz Landscape Concepts	111
23547-212	Available	120
23547-213 (215)	Aloha Maids	111

23547-214	Aloha Maids	111
23547-300	Saddleback Valley Tailoring	527
23551	Pacific Hills Banquet Hall	17,648
23555	Saddleback Beauty Academy	1,893
23565-A	Pacific Hills Bistro	2,584
23565-B	Saddleback Beauty Academy	4,754
23565-C	Classic Chinese Restaurant	2,380
23595-A	Classic Chinese Restaurant	1,500
23595-B	Classic Chinese Restaurant	1,200
23595-C, D/E	Nifty After Fifty	3,881
23595-F	Leisure World Consignments	3,000
23595-H	Kosher Bite Deli	1,440
23595-I	Elite Dental Group	1,327
23595-J	Church (Coming Soon)	2,007
2-Story Pad Building		
23601-220	Brower Law Group	2,155
23601-220B	Brower Law Group	408
23601-221A	Brower Law Group	954
23601-221B	Brower Law Group	844
23601-A	Available	531

23601-B	Edward Jones	1,250
23601-D	H&K Beauty	750
23601-E	Gracie Jiu-Jitsu	3,344
236 Buildings (middle portion of center)		
23621	SoCal Fencing Academy	4,000
23641	Big Lots - Available	26,270
23665-A & C	El Toro Pharmacy	4,122
23665-B	Michael P. Sedigh, DDS	990
23665-D	Chabad of Aliso Viejo	1,338
23685-A	Leisure World Barbers	1,200
23685-B	Emerald Spa	1,200
23685-B-1	Sonus Hearing Care	1,200
23685-C	Available	900
23685-D	Available	1,500
23685-E	Starfish Nails and Spa	1,200
23685-F	Available	1,524
237 Buildings (south end pads)		
23701	Polly's Pies	6,755
23711	Bank of America	4,648
Ground Lease		
23719	Valor Healthcare, Inc.	13,929



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