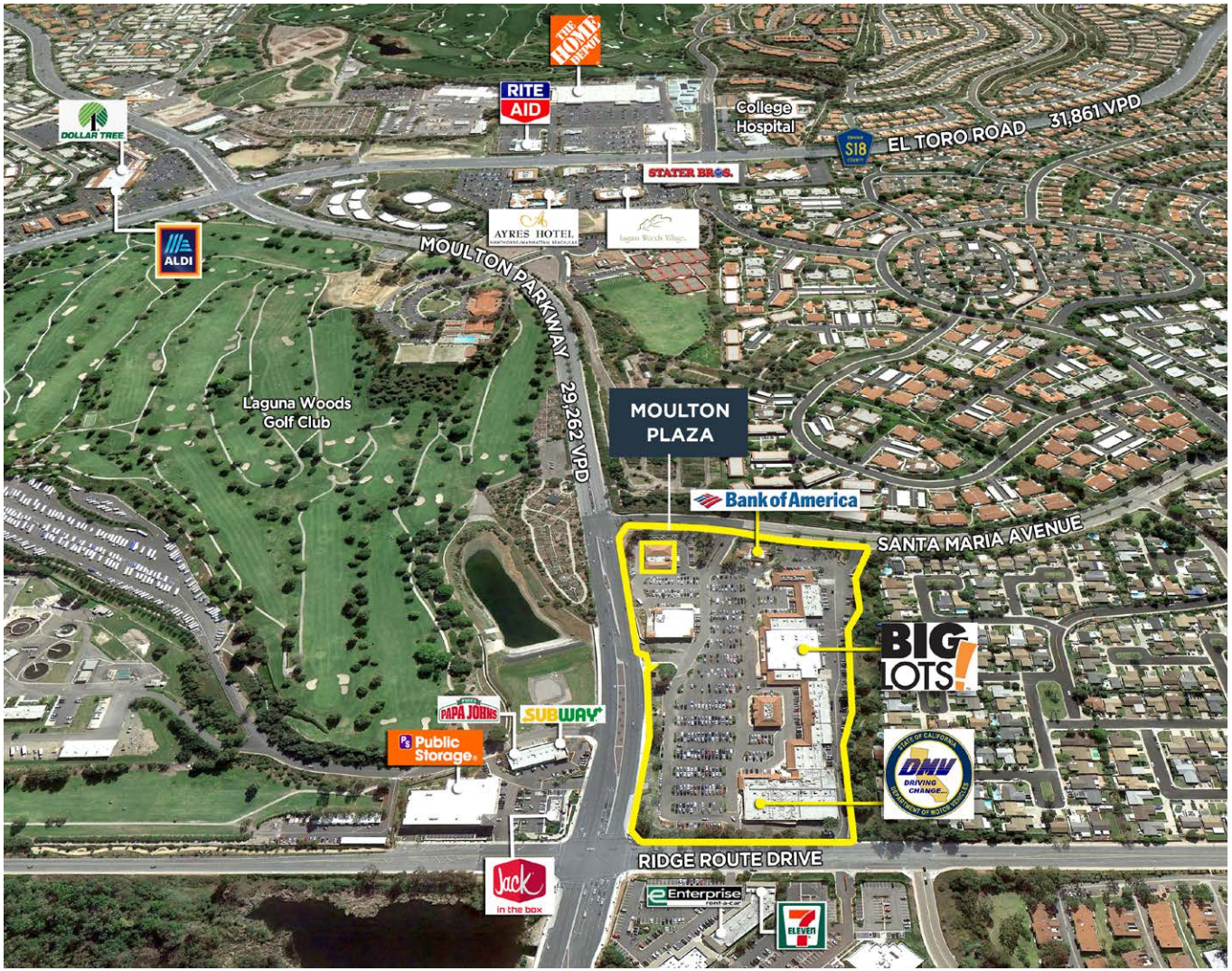
MOULTON PLAZA LAGUNA HILLS, CALIFONIA

VALUEROCK

MOULTON PLAZA

23535-23601 Moulton Parkway, Laguna Hills, CA 92653



PROPERTY DETAILS

Land Area	18.28 Acres
GLA	147,094 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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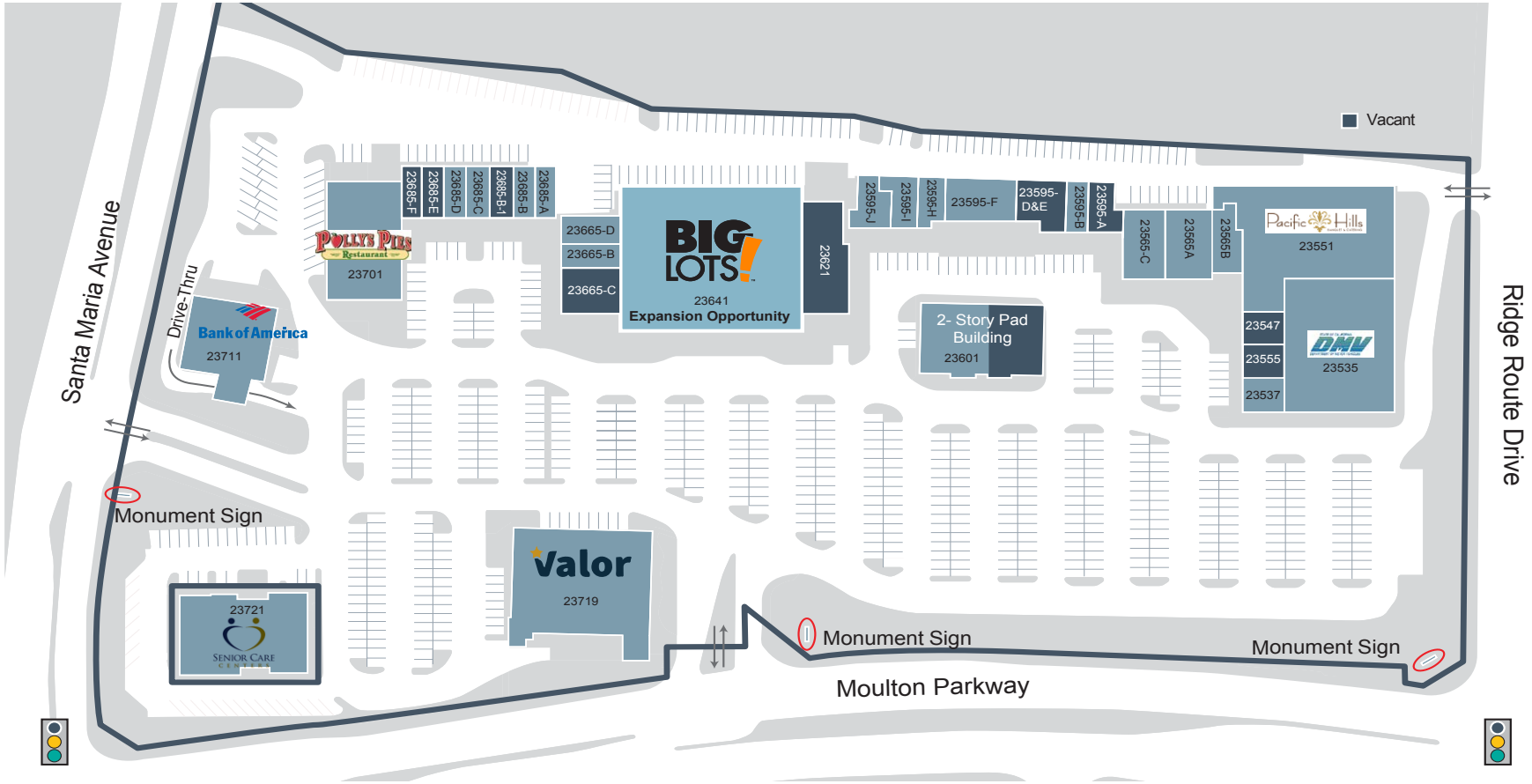

TENANT SUMMARY

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	**Available**	**365**
23547-201B	**Available**	**405**
23547-201C	**Available**	**499**
23547-202	Body Care Technologies	4,084
23547-203	**Available**	**111**
23547-204	Jennifer Fabian-Verzosa	111
23547-205	RMT Design Group	197
23547-206	Grace Macmillan	111
23547-207	Casitas Security	111
23547-208	Cherilyn Collins	111
23547-209	Richard M. Vogel, M.F.T	222
23547-210	Jack Locker	111
23547-212	**Available**	**120**
23547-213 (215)	MJB Services	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	Golden Bay Beach Restaurant	2,380
23595-A	Golden Bay Beach Restaurant	1,500
23595-B	Golden Bay Beach Restaurant	1,200
23595-C, D/E	Nifty After Fifty	3,881
23595-F	Leisure World Consignments	3,000
23595-H	Kosher Bite	1,440
23595-I	Elite Dental Group	1,327
23595-J	Fit Body Boot Camp	2,007
2-Story Pad Building		
23601-220	Brower Law Group	2,155
23601-220B	**Available**	**408**
23601-221A	**Available**	**954**
23601-221B	**Available**	**844**
23601-A	Sunny Shoe Repair	531
23601-B	**Available**	**1,250**
23601-D	Edward D Jones	750
23601-E	**Available**	**3,344**
236 Buildings (middle portion of center)		
23621	**Available**	**4,000**
23641	Big Lots - Available in 2021	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	Serendipity Hearing	1,200
23685-C	Live Life at Home	900
23685-D	Harlequin Hair	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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