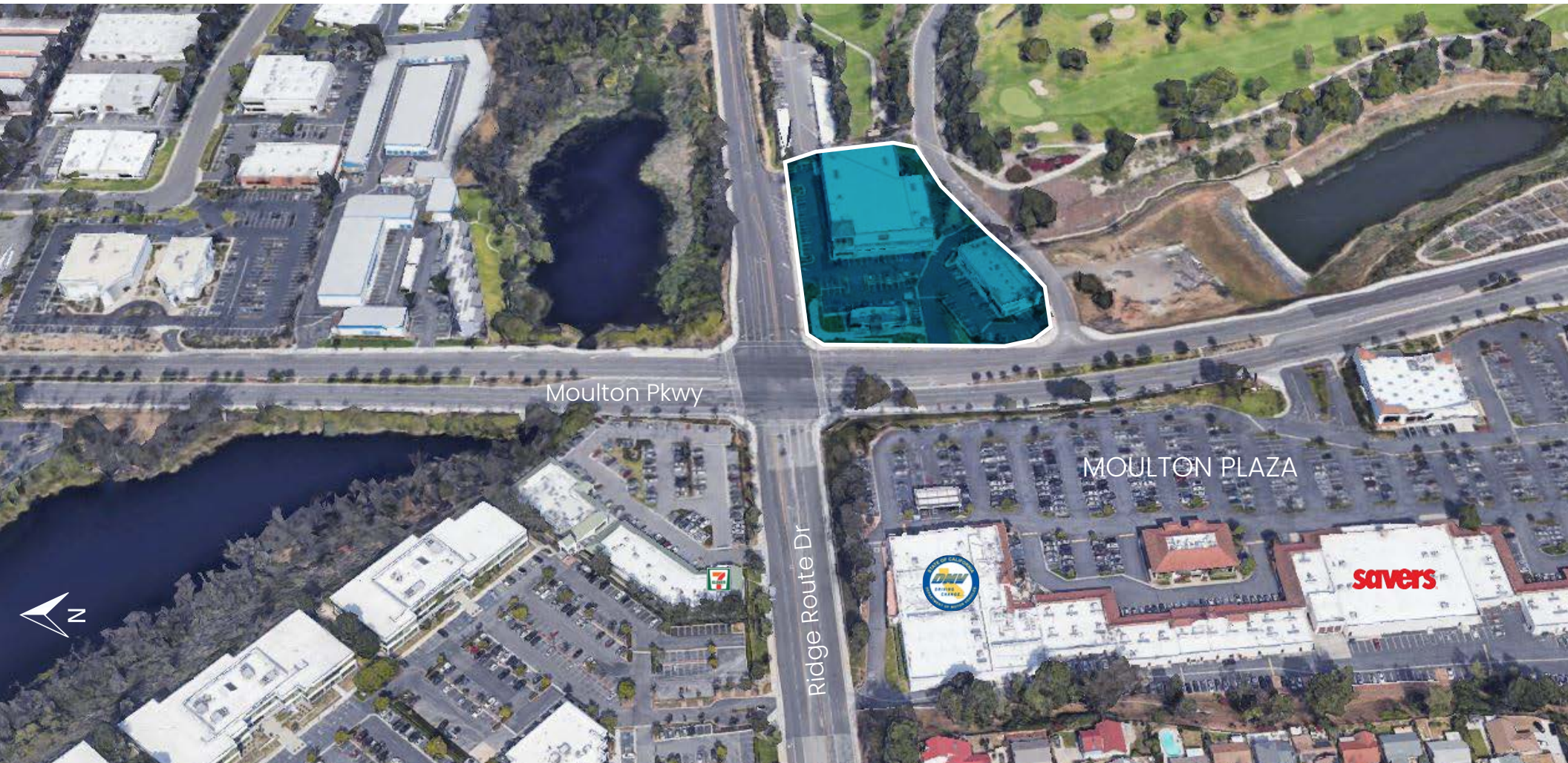


Plaza Laguna Woods

SEC Moulton Parkway & Ridge Route Dr, Laguna Woods, CA



Property Highlights

- Shop space for Lease
- 15,000 sf ft of shops; part of Public Storage facility
- Over 50,000 cars/day on Moulton Parkway
- Move-in ready spaces - vanilla shell condition
- Over 100,000 daytime employees within 3 miles

For further information please contact:

Austin Cole
BRE# 02099736
(310) 451-8171 ext. 251
acole@epsteen.com

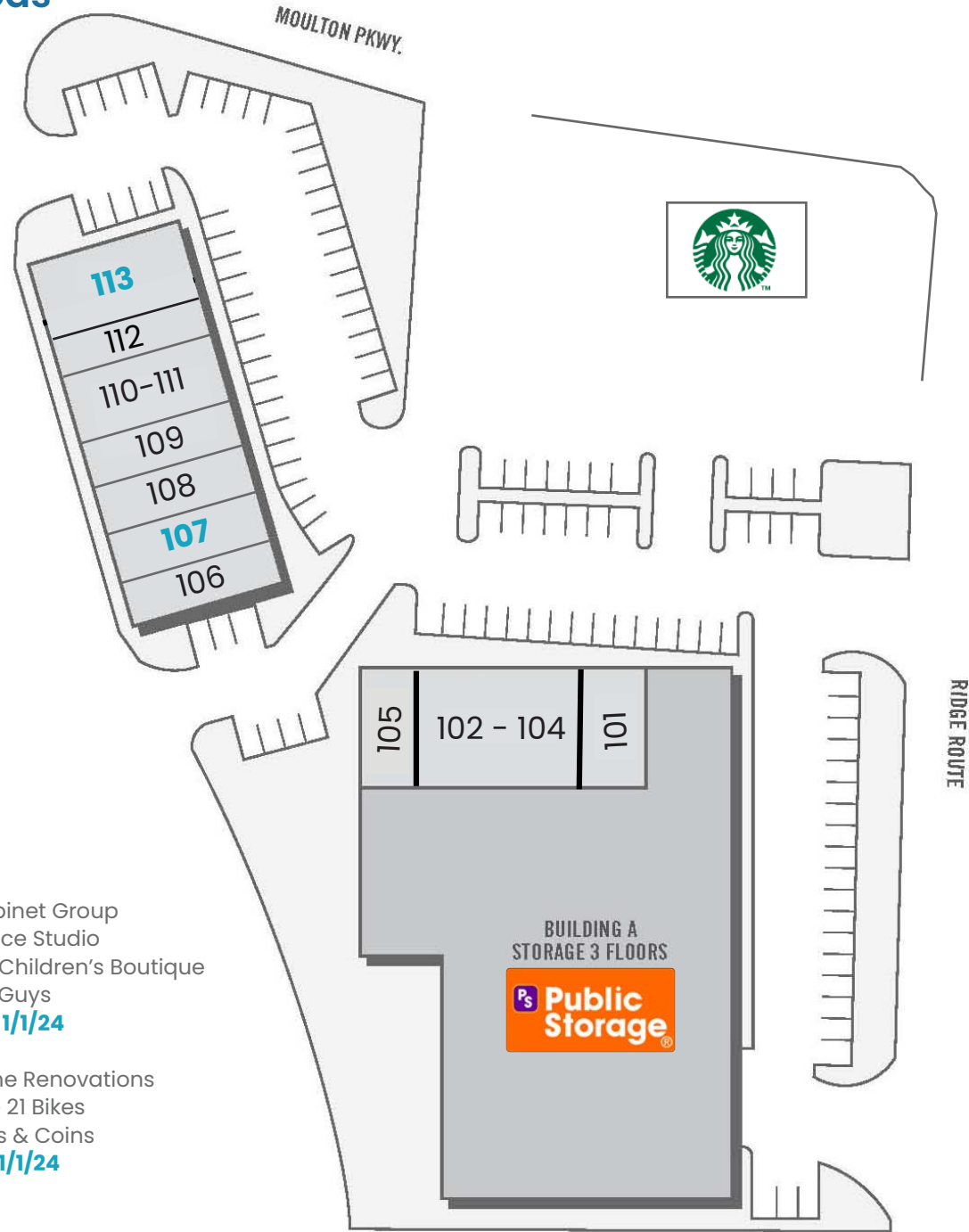
Cameron Crowner
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(310) 451-8171 ext. 240
ccrowner@epsteen.com



FOUNDING MEMBER | CHAINLINKS
RETAIL ADVISORS

Plaza Laguna Woods

SITE PLAN



- Suite 101 – 1,732 SF – Maple Cabinet Group
- Suite 102 + 104 – 3,519 SF – Dance Studio
- Suite 105 – 1,497 SF – Jolly Tots Children’s Boutique
- Suite 106 – 1,403 SF – The Pizza Guys
- Suite 107 – 1,220 SF – **Available 1/1/24**
- Suite 108 – 976 SF – Elite Bridal
- Suite 109 – 976 SF – Prime Home Renovations
- Suite 110 + 111 – 1,952 SF – Stage 21 Bikes
- Suite 112 – 1,220 SF – Gold Cards & Coins
- Suite 113 – 1,403 SF – **Available 1/1/24**



Public Storage

DANCE CODE

Clara Boutique



THE BRIDAL

STAGE 21

GO! MERIS

Public Storage
ELITE
DANCE CODE
STAGE 21
COINS

Moulton Parkway
50,000 + CPD



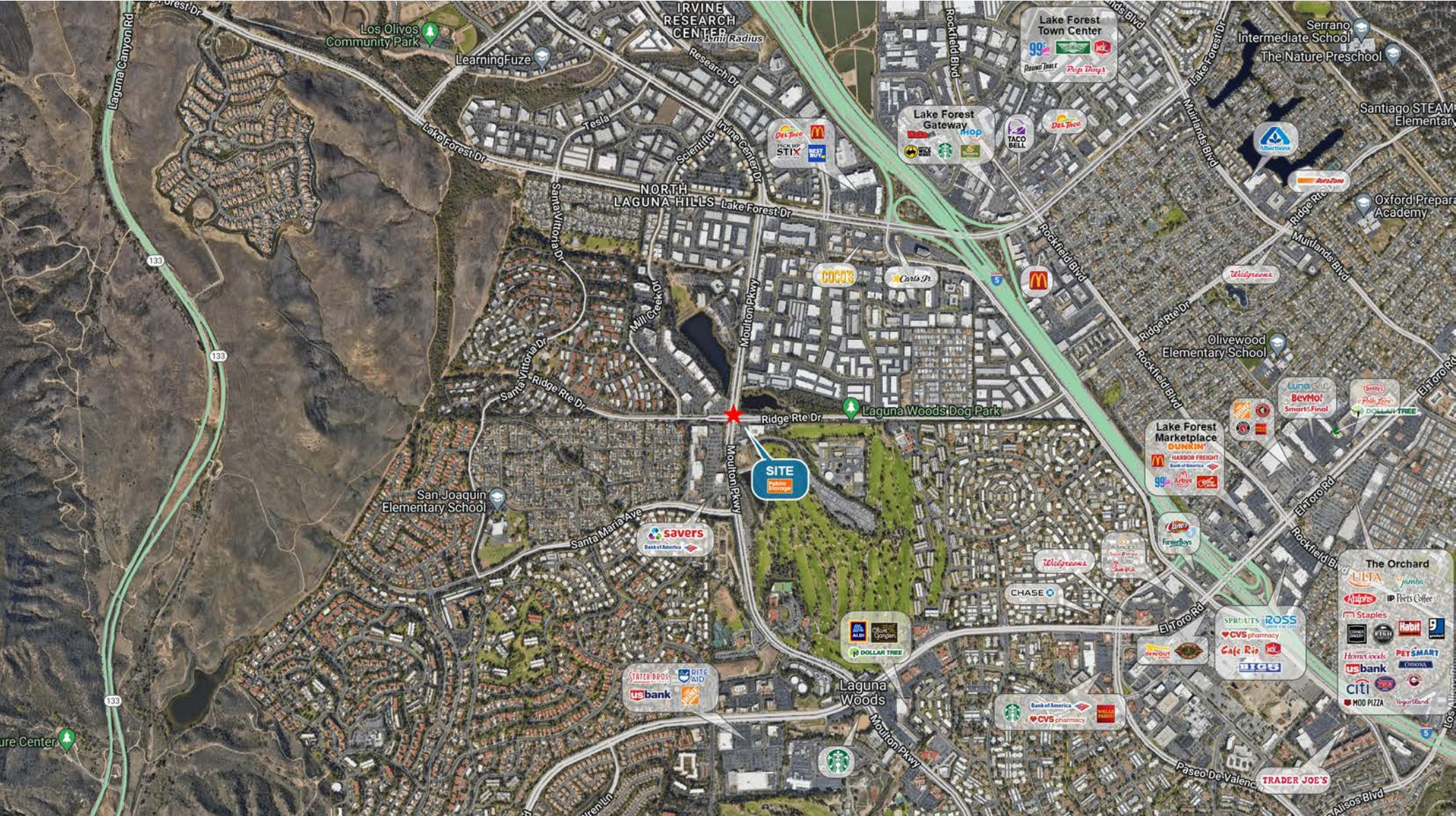
Plaza Laguna Woods



- End cap position facing Moulton Parkway
- Building signage on front and side of the space
- Plentiful parking
- Existing FF&E included with space
- Monument signage available

Plaza Laguna Woods

SEC Moulton Parkway & Ridge Route Dr, Laguna Woods, CA



Demographics

	1 Mile	10,929		1 Mile	27,348		1 Mile	\$66,964
	2 Mile	50,197		2 Mile	51,844		2 Mile	\$79,151
	3 Mile	119,044		3 Mile	111,880		3 Mile	\$93,880

Traffic Counts

	Moulton Pkwy	(North)	26,000 CPD
		(South)	29,000 CPD
	Ridge Route Dr	(East)	7,000 CPD
		(West)	4,000 CPD

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.