



23601 Moulton Pkwy

LAGUNA HILLS, CA 92653

±3,329 SF

Vibrant mixed-use location with excellent  
walkable amenities and building signage available.

  
**STREAM**®





## Property Information

Located in the vibrant Moulton Plaza, 23601 Moulton Parkway offers 3,329 SF of flexible, freestanding space ideal for medical, dental, office, or retail use. With the second floor available for occupancy, this an opportunity for tenants seeking immediate use.

Surrounded by desirable amenities including Classic Chinese, Kosher Bite Deli, and additional food tenants coming soon. The property offers strong visibility, ample parking, and Tesla charging stations. It's surrounded by major anchors like Bank of America, Polly's Pies, and a new Savers store—providing consistent foot traffic and convenience.



Prominent  
freestanding office  
building with flexible  
floor plans



Building signage  
available for  
high-visibility



Walking distance  
to various nearby  
retail/restaurant  
amenities

## Retail Center Highlights

- » Part of a vibrant mixed-use project with excellent walkable amenities and a diverse selection of dining options.
- » Large shared parking lot with abundant surface spaces.
- » Across from Laguna Woods Village, the VA Hospital, and Golf Club.
- » High daily foot traffic from nearby homes and medical offices.
- » Retail tenants at this intersection include Starbucks, Bank of America, Polly's Pies, and 7-Eleven.
- » Tesla charging stations recently added.
- » CC zoning allows medical, retail, and office uses.

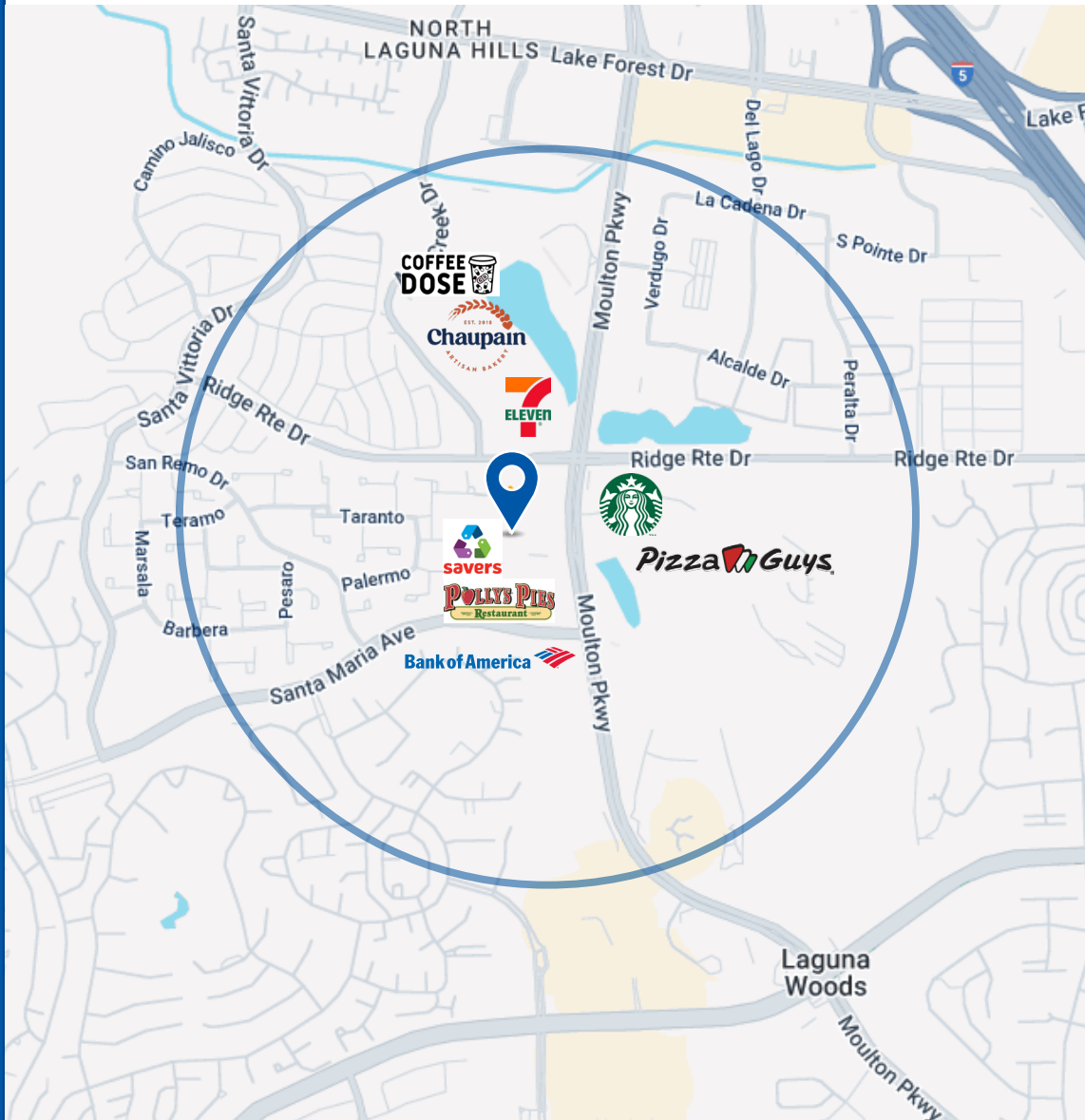






# Amenities (1-mile)

- Moulton Plaza offers a prime location with high visibility and strong foot traffic from nearby residential and medical facilities.
- The center features well-established tenants like Bank of America, Classic Chinese Restaurant, The Kosher Bite Deli, Polly's Pies, along with a new Savers.







# Area Tenancy



## IRVINE SPECTRUM

Apple  
Nordstrom  
Target  
H&M  
Sephora  
Lululemon  
Uniqlo  
Zara  
Hello Kitty Café  
Regal Cinemas  
Nike  
Anthropologie  
Urban Outfitters  
Brandy Melville  
Drybar



## LAGUNA WOODS VILLAGE GOLF COURSE

23601 MOULTON PKWY



**MOULTON PLAZA**  
Savers  
Bank of America  
Classic Chinese Restaurant  
Optum  
Polly's Pies  
The Kosher Bite Deli  
VA Medical





# Floor Plans

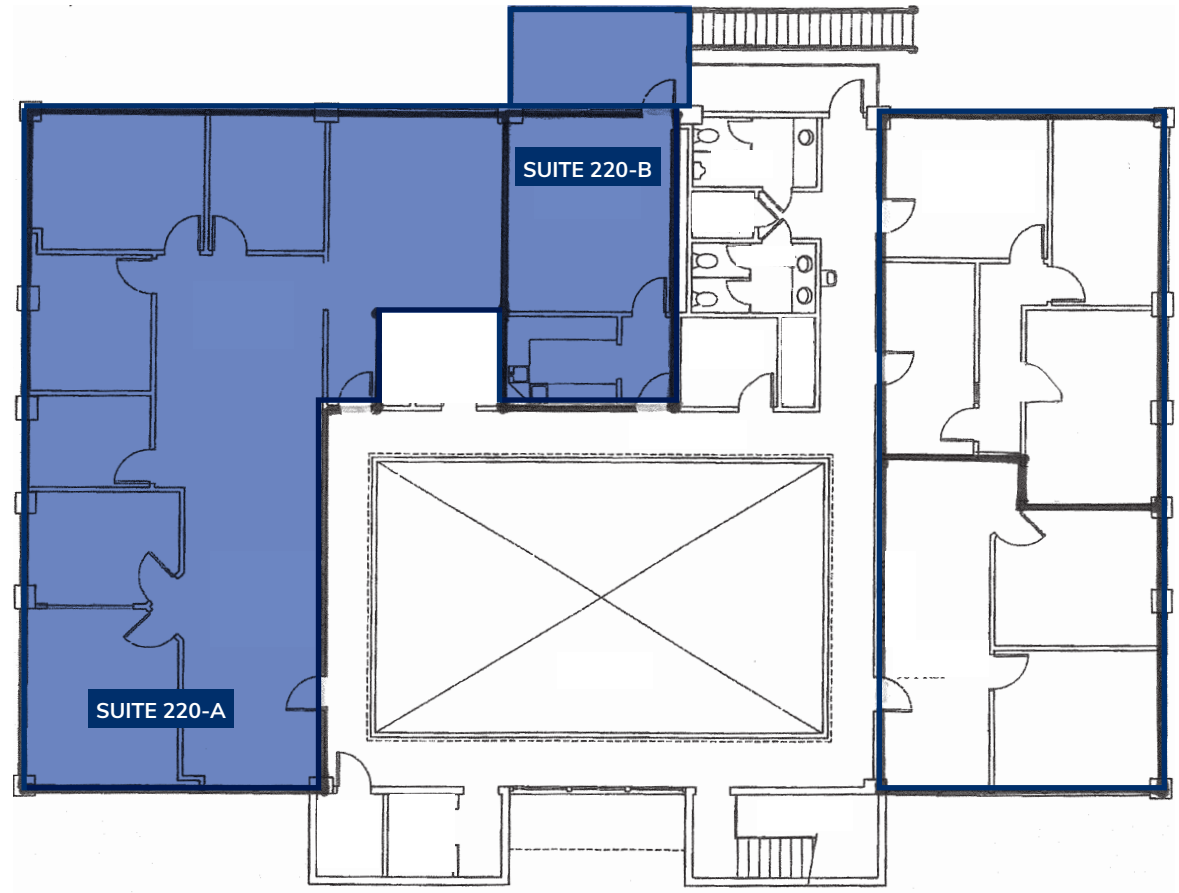
## Second Floor

±3,329 SF

### HIGHLIGHTS

Select second-floor suites offer stunning views of Saddleback Mountain and are filled with abundant natural light, creating a bright and inviting workspace. The building is fully elevator-served for easy access, and the second floor is equipped with convenient men's and women's restrooms.

- **Suite 220-A | ±2,794 SF**  
Open area with six private offices. Two separate entrances.
- **Suite 220-B | ±535 SF**  
Single office and contains in-suite kitchen. Balcony with walk-up access in rear of building.

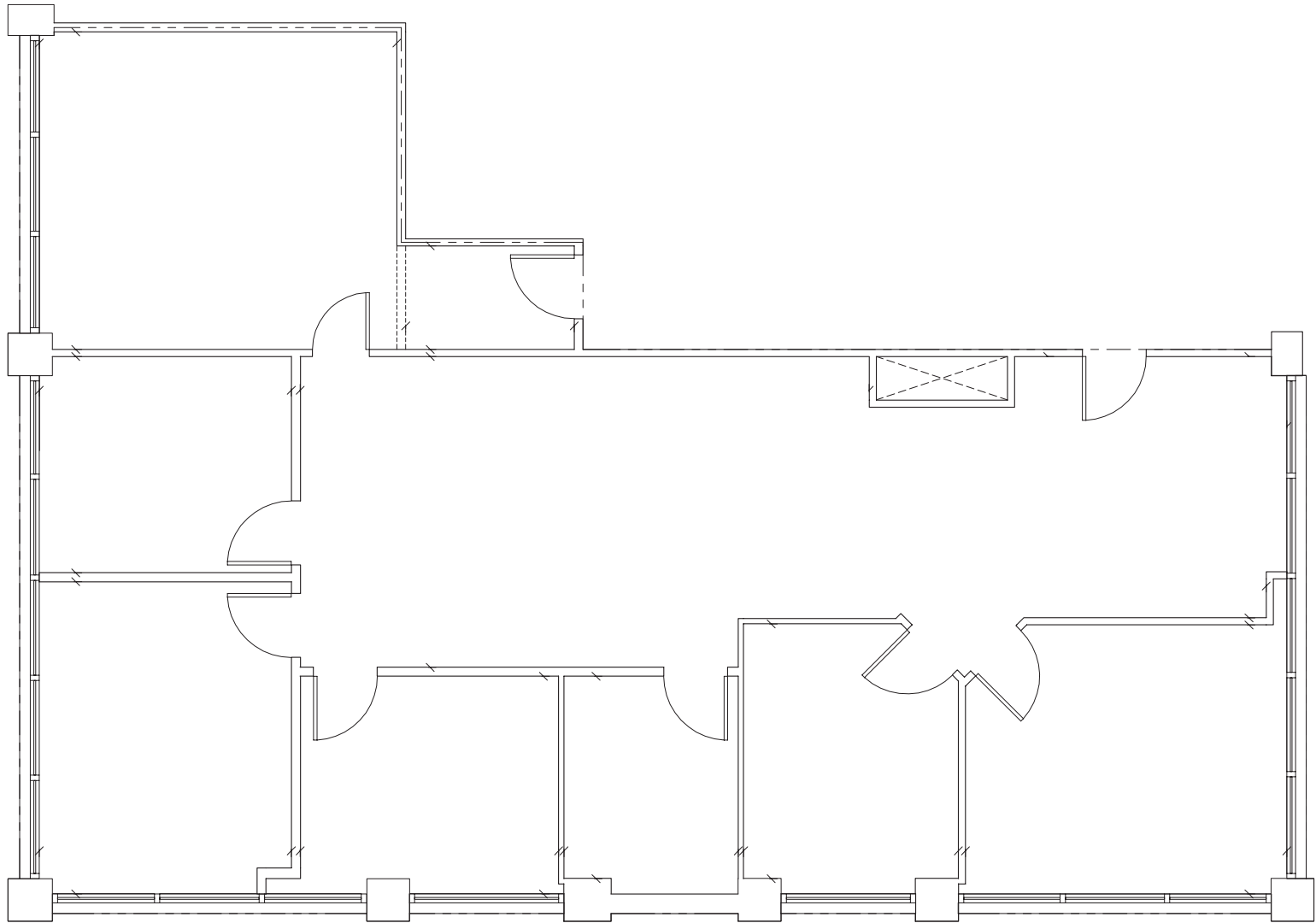




# Floor Plans

## Suite 220-A

±2,794 SF

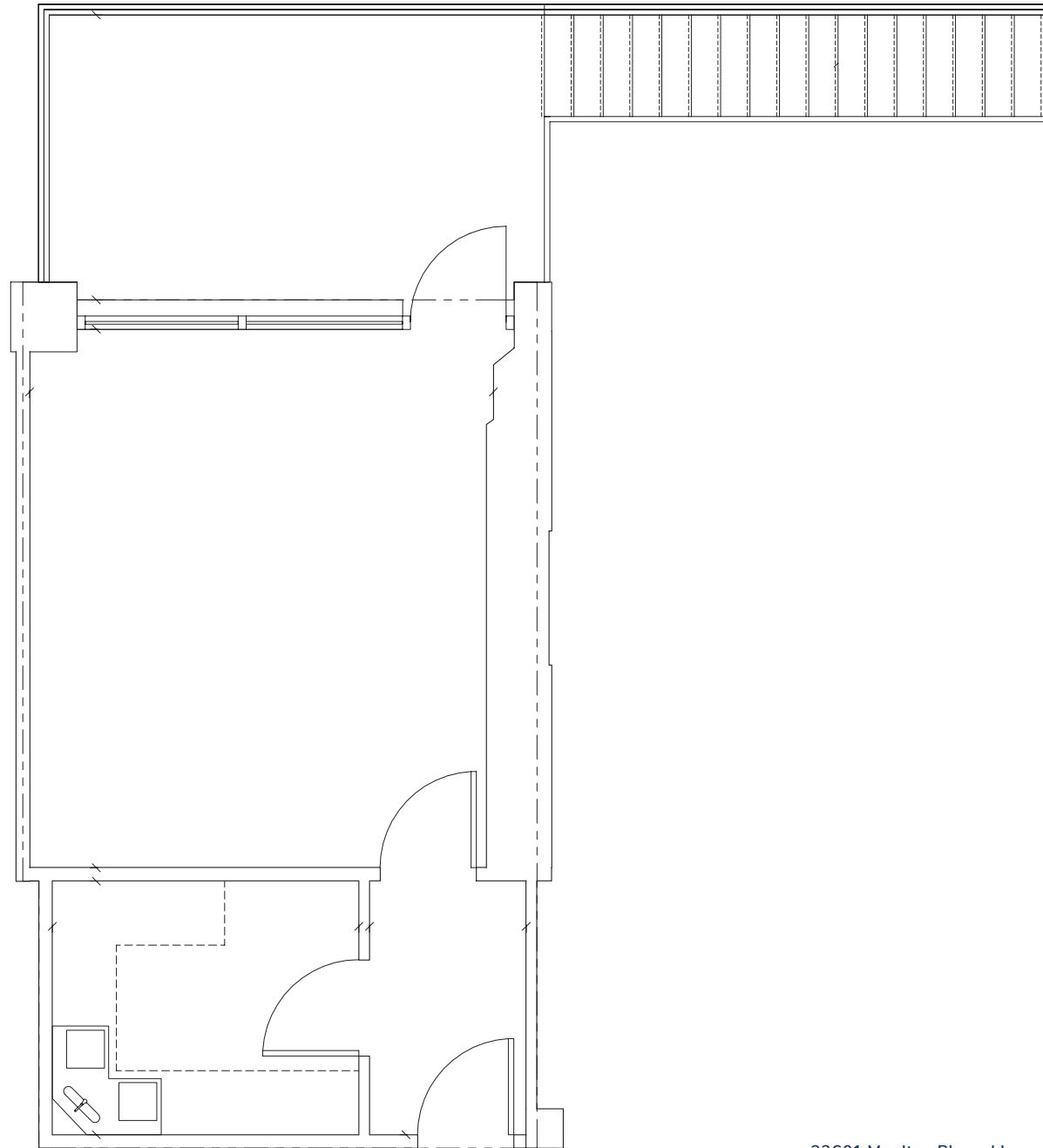




# Floor Plans

## Suite 220-B

±535 SF





# Property Photos





## Suite Photos





## Let's Connect

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