

CHARGING STATIONS

Optum

POLLYS PIES
Restaurant

savers™

CLASSIC CHINESE

BANK OF AMERICA

VA MEDICAL



MOULTON PLAZA LAGUNA HILLS, CALIFORNIA



VALUEROCK

PROPERTY HIGHLIGHTS

- Savers now open and Tesla charging stations recently installed
- Ideal Location – Servicing Laguna Beach, Laguna Woods, Aliso Viejo Laguna Woods, Aliso Viejo, Laguna Hills and Irvine Spectrum
- Cotenants include Savers, Bank of America, Optum, Polly's Pies and VA Medical
- High Profile South Orange County Location
- Over 260,000 people in a 5-mile radius with an average HH income of nearly \$119,400

PROPERTY SUMMARY

LOT SIZE:

18.28 Acres

BUILDING SIZE:

147,205 SF

PARKING SPACES:

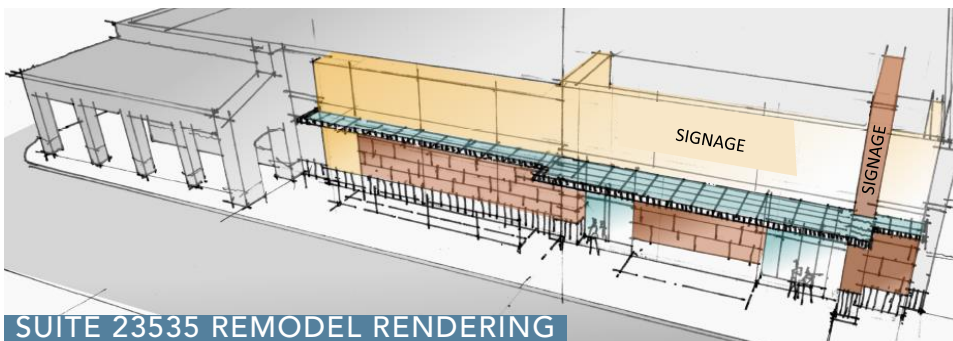
771 spaces

LOCATION:

23535-23719 Moulton Pky, Laguna Hills, CA 92653

DEMOGRAPHICS

	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	113,628	260,402
AVG HHI:	\$102,254	\$119,398





College Hospital



EL TORO ROAD 36,544 VPD

STATER BROS.

AYRES HOTEL
HAWTHORNE/MANHATTAN BEACH/LAS

Laguna Woods Village

MOULTON PARKWAY 43,824 VPD

Laguna Woods Golf Club

MOULTON PLAZA

Bank of America

SANTA MARIA AVENUE

POLLY'S PIES Restaurant

TESLA

savers

Optum

SUBWAY

Public Storage

RIDGE ROUTE DRIVE

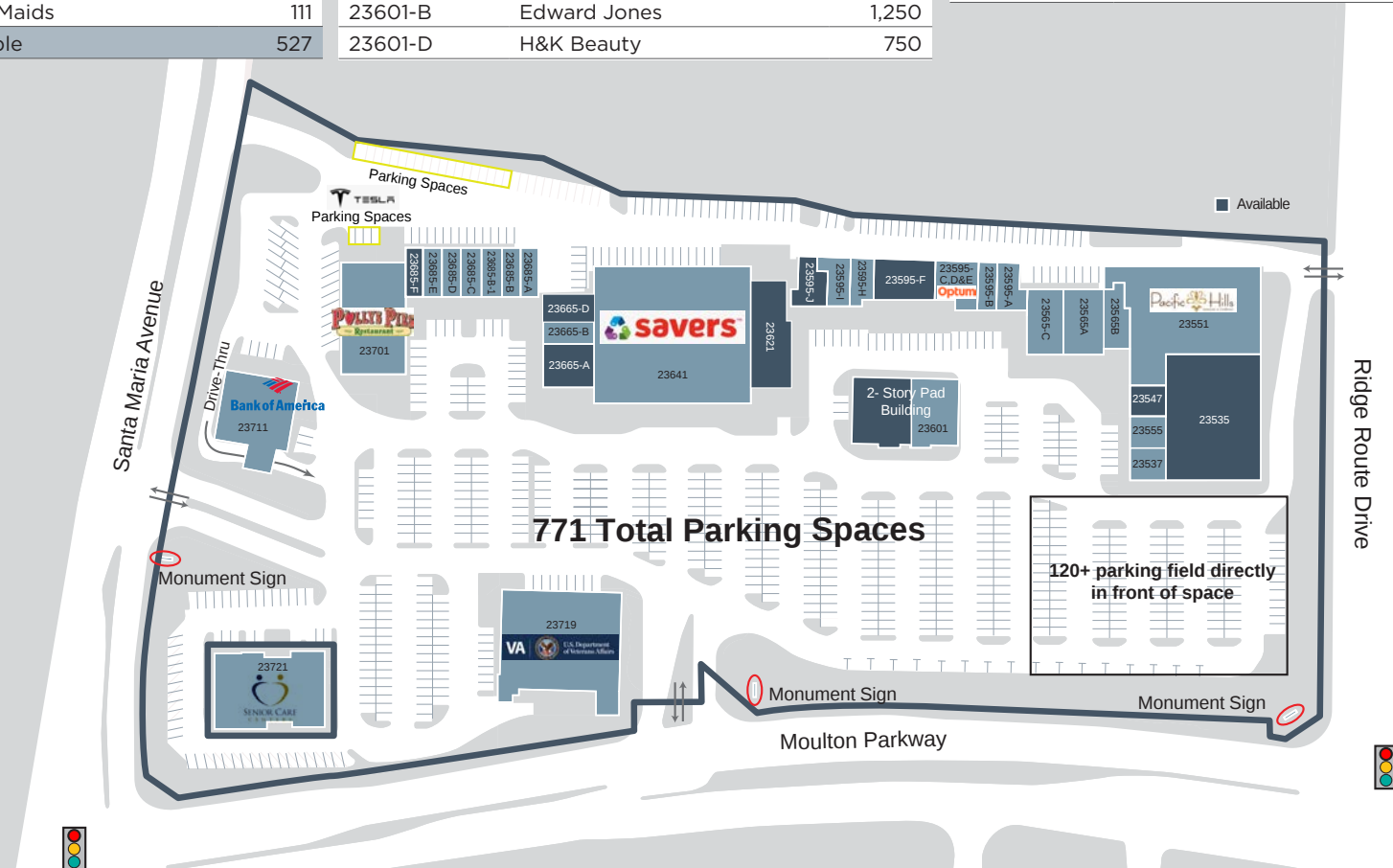
Enterprise rent-a-car



	Tenant	SF
235 Buildings	(north end of center)	
23535	Available	13,324
23537	Laguna Pacific Insurance	1,100
23547-200A/B	Easy Living	737
23547-201A	Available	365
23547-201B	Available	405
23547-201C	Available	499
23547-202	BodiCare Technologies	4,084
23547-203	Shared Conference Room	111
23547-204	Available	111
23547-205	RMT Design Group	197
23547-206	Law Office of Laurence Posner	111
23547-207	Casitas Security	111
23547-208	Available	111
23547-209	Richard M. Vogel, MFT	222
23547-210	Lina Ponder (Psychology)	111
23547-212	Mountain West Landscape	120
23547-213	Available	111
23547-214	Aloha Maids	111
23547-300	Available	527

	Tenant	SF
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	Optum	3,881
23595-F	Consignments (Available)	3,000
23595-H	Kosher Bite Deli	1,440
23595-I	Elite Dental Group	1,327
23595-J	Church (Available)	2,007
2-Story Pad Building		
23601-220	Available	2,155
23601-220B	Available	408
23601-221A	Available	954
23601-221B	Available	844
23601-A	Pirate Acupuncture	531
23601-B	Edward Jones	1,250
23601-D	H&K Beauty	750

	Tenant	SF
23601-E	Gracie Jiu-Jitsu (Available)	3,344
236 Buildings	(middle portion of center)	
23621	Available	4,000
23641	Savers	26,270
23665-A	Available	4,122
23665-B	Michael P. Sedigh, DDS	990
23665-D	Chabad of Aliso Viejo (Available)	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	Orange Sculpting	900
23685-D	Minjoo Hair	197
23685-E	Starfish Nails and Spa	1,200
23685-F	Available	1,524
237 Buildings	(south end of center)	
23701	Polly's Pies	6,755
23711	Bank of America	4,648
Ground Lease		
23719	VA Medical	13,929



EXCLUSIVE LEASE ADVISOR:

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TESLA CHARGING STATIONS

