

Moulton Plaza

23535 Moulton Pkwy.
Laguna Hills, CA 92653

Savers Now Open

Monument Signage

Abundant Parking



RENDERING CONCEPT



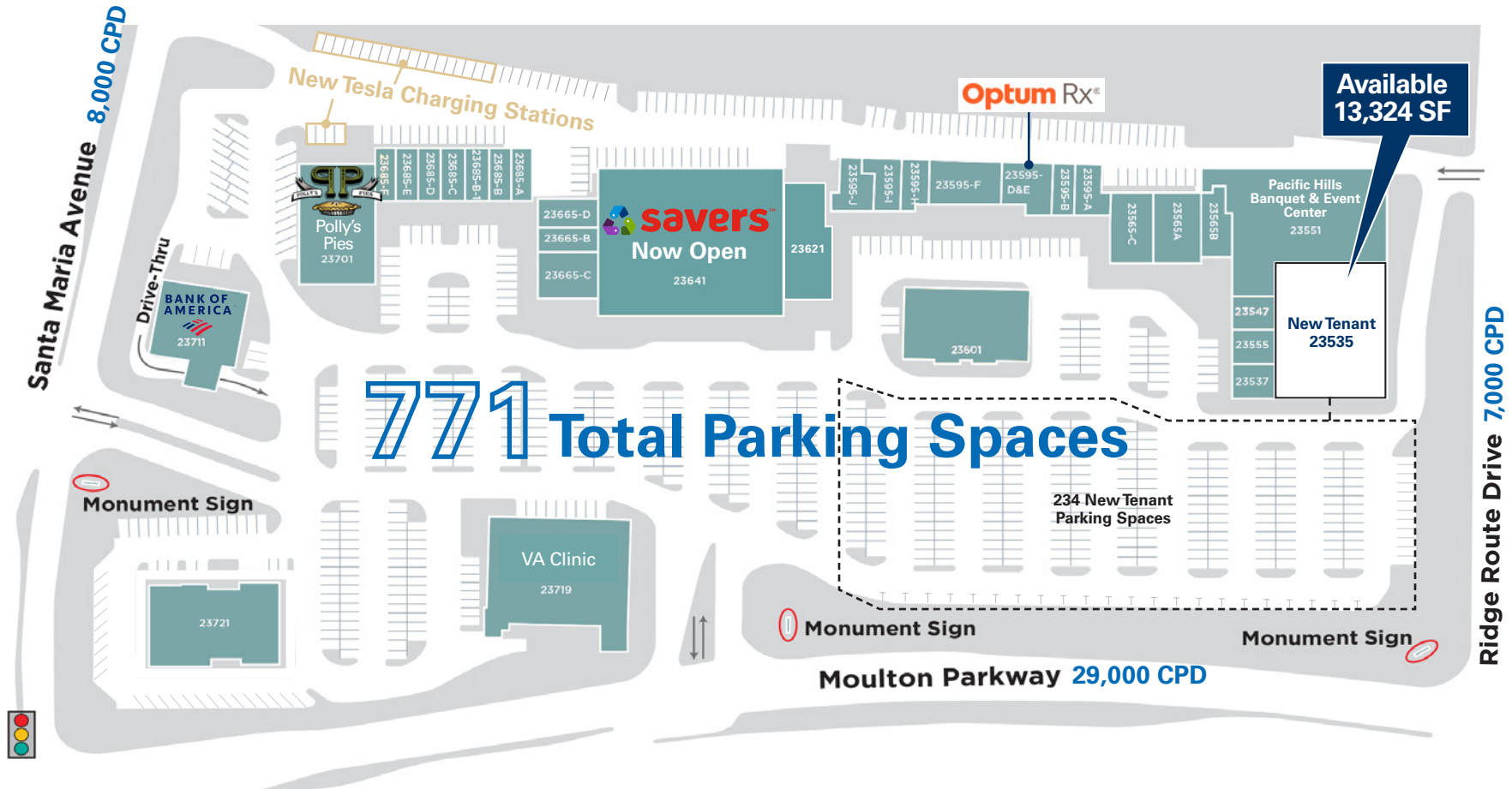
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13,324 SF FOR LEASE

Retail / Office / Medical

MOULTON PLAZA
23535 MOULTON PARKWAY
LAGUNA HILLS, CA 92653

Retail / Office / Medical Office Space Available



HIGHLIGHTS

- Savers now open
- New Tesla charging stations
- Multiple high-profile monument sign panels available
- Excellent parking (**771 spaces**)
- Located in the heart of South Orange County
- Co-tenants include Bank of America, Optum RX, Polly's Pies, Savers, and the VA Clinic
- Over 296,000 people reside in a 5-mile radius with an average household income of approximately \$160,400
- Surrounding area is effectively built out, ensuring limited future competition, along with a supply constrained market, which creates high barriers to entry
- Easy access from Irvine, Laguna Beach, Laguna Niguel and Lake Forest via I-5 Freeway and the 73 Toll Road

Suite #23535: 13,324 SF Available Now

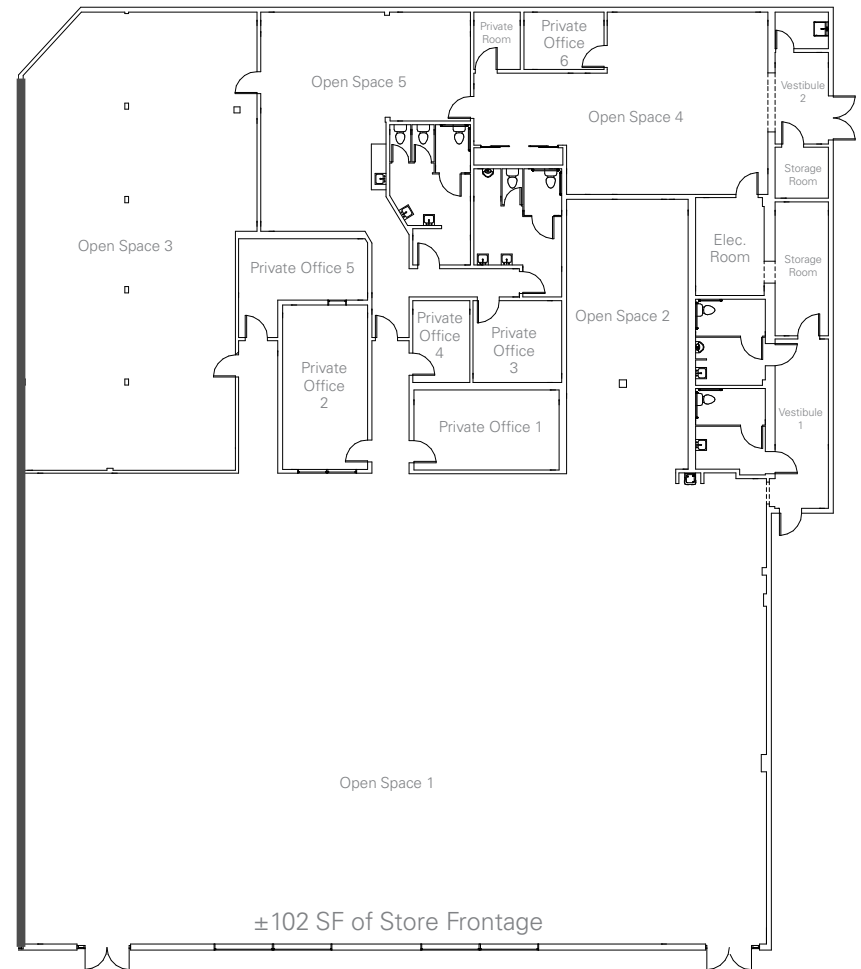
HIGHLIGHTS

- Monument signage on Moulton Parkway
- Rare end-unit opportunity
- Abundant parking - 771 total spaces!
- 234 new tenant parking spaces in front of space
- ± 102 SF of store frontage

RENDERING CONCEPT



AS-IS FLOOR PLAN



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TRADE AREA MAP



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2024 Demographics

	1 Mile	3 Miles	5 Miles
 Population	11,096	116,071	297,640
 Daytime Population	24,249	173,569	359,559
 Average Household Income	\$102,087	\$147,394	\$168,953

2024 Traffic Counts

 Moulton Parkway	29,000 CPD
 Ridge Route Drive	7,000 CPD
 Santa Maria Avenue	8,000 CPD

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LAGUNA HILLS, CA 92653**

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