

# Moulton Plaza

23535 MOULTON PARKWAY  
LAGUNA HILLS, CA 92653

Abundant Parking

Monument Signage

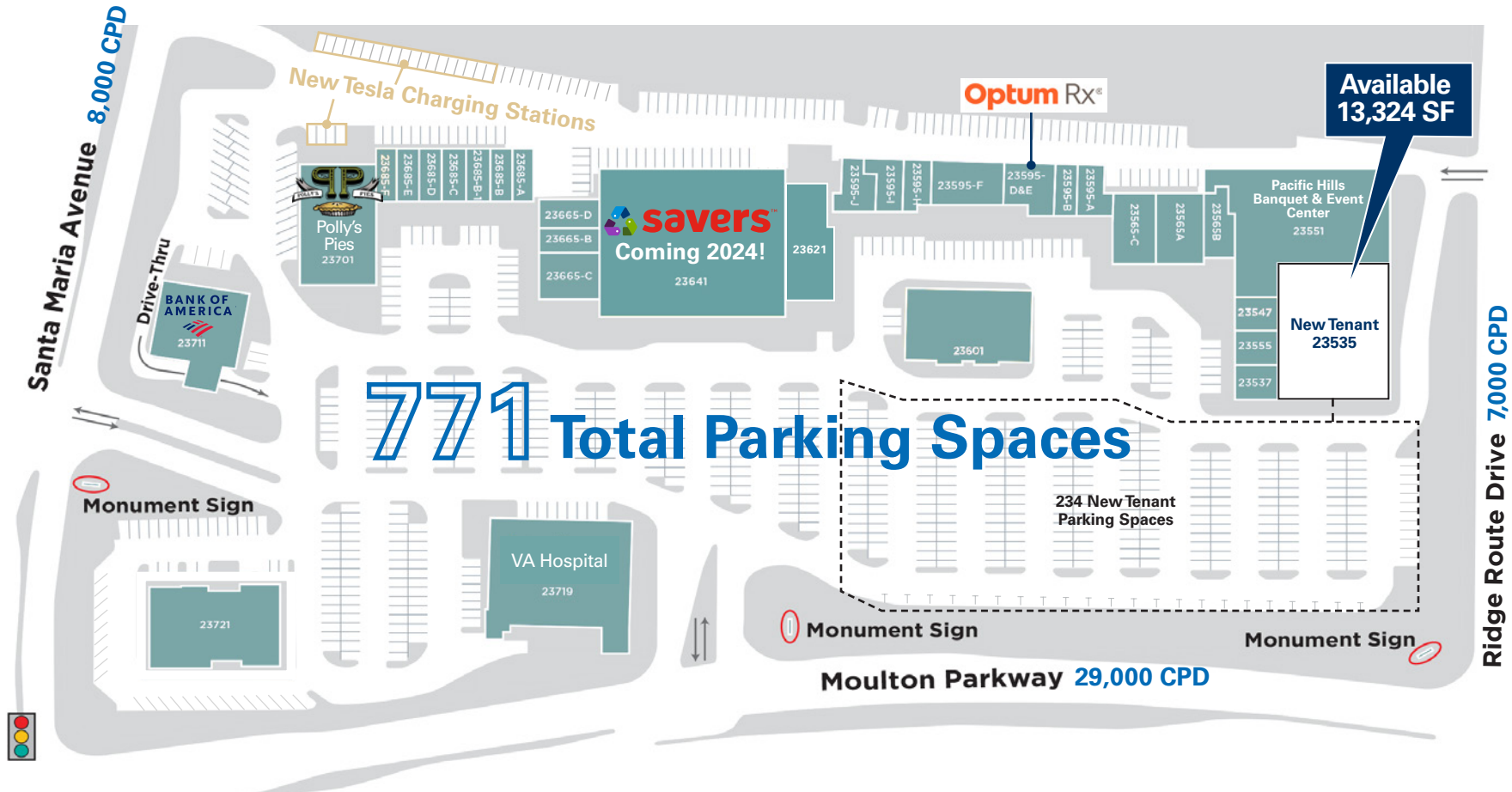
Savers Coming Soon



NEWMARK

**FOR LEASE**  
Retail / Office / Medical Office

## Retail / Office / Medical Office Space Available



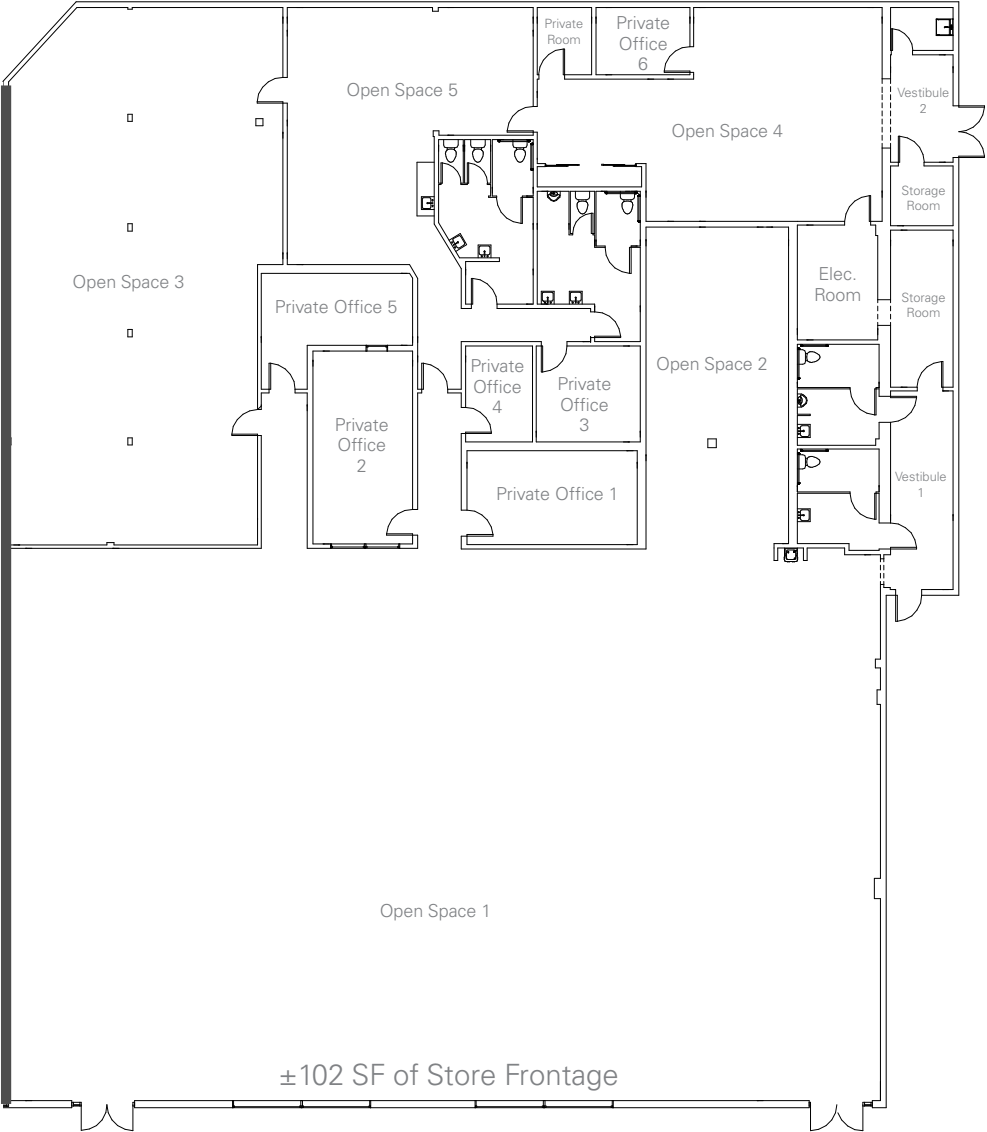
### HIGHLIGHTS

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

- Excellent parking (**771 spaces**)

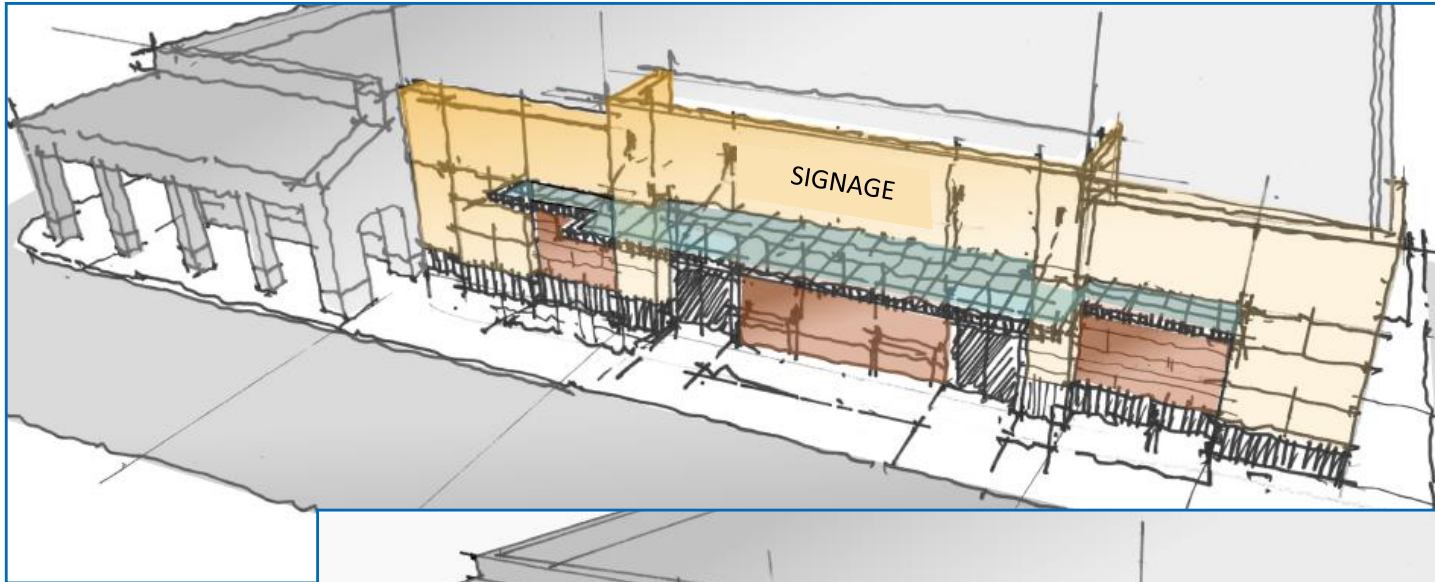
# Suite #23535: 13,324 SF Available Summer 2024

- 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
- Potential new storefront concept renderings (see next page)



**IDEAL FOR OFFICE, MEDICAL, GOVERNMENT AGENCIES, SERVICE, CHURCH, SWIM SCHOOL & RETAIL**

# Potential New Storefront Concepts



± 102 SF OF STORE FRONTAGE

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TRADE AREA MAP






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AMENITIES MAP



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## 2023 Demographics

	1 Mile	3 Miles	5 Miles
 Population	12,087	121,076	303,101
 Daytime Population	23,940	179,556	362,676
 Average Household Income	\$96,804	\$138,357	\$158,176

## 2023 Traffic Counts

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

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