

# Western Country Plaza

27001 MOULTON PARKWAY, LAGUNA HILLS, CA

# FOR LEASE

Retail/Office



## Features

- 27,815 SF Retail/Office/Medical Center
- Prestigious Location on Moulton Parkway
- Adjacent to Nellie Gail Ranch
- Ample Parking and Great Exposure
- Excellent Access to 73 & 5 Fwy's
- Elevator Served Building

## Tenants

EZ Lube

7-11

The Original Pancake House

## Units

| Suite | SF    |        | RATE       |
|-------|-------|--------|------------|
| A-106 | 1,825 | Vacant | \$2.25 NNN |
| A-112 | 945   | Vacant | \$2.25 NNN |
| A-114 | 1,666 | Vacant | \$2.25 NNN |

## Demographics

|                 | 3 Miles  | 5 Miles  |
|-----------------|----------|----------|
| Population:     | 133,406  | 287,539  |
| Ave. HH Income: | \$85,277 | \$89,387 |



**Heather Francine**  
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 CA #01424225



Each office independently owned and operated

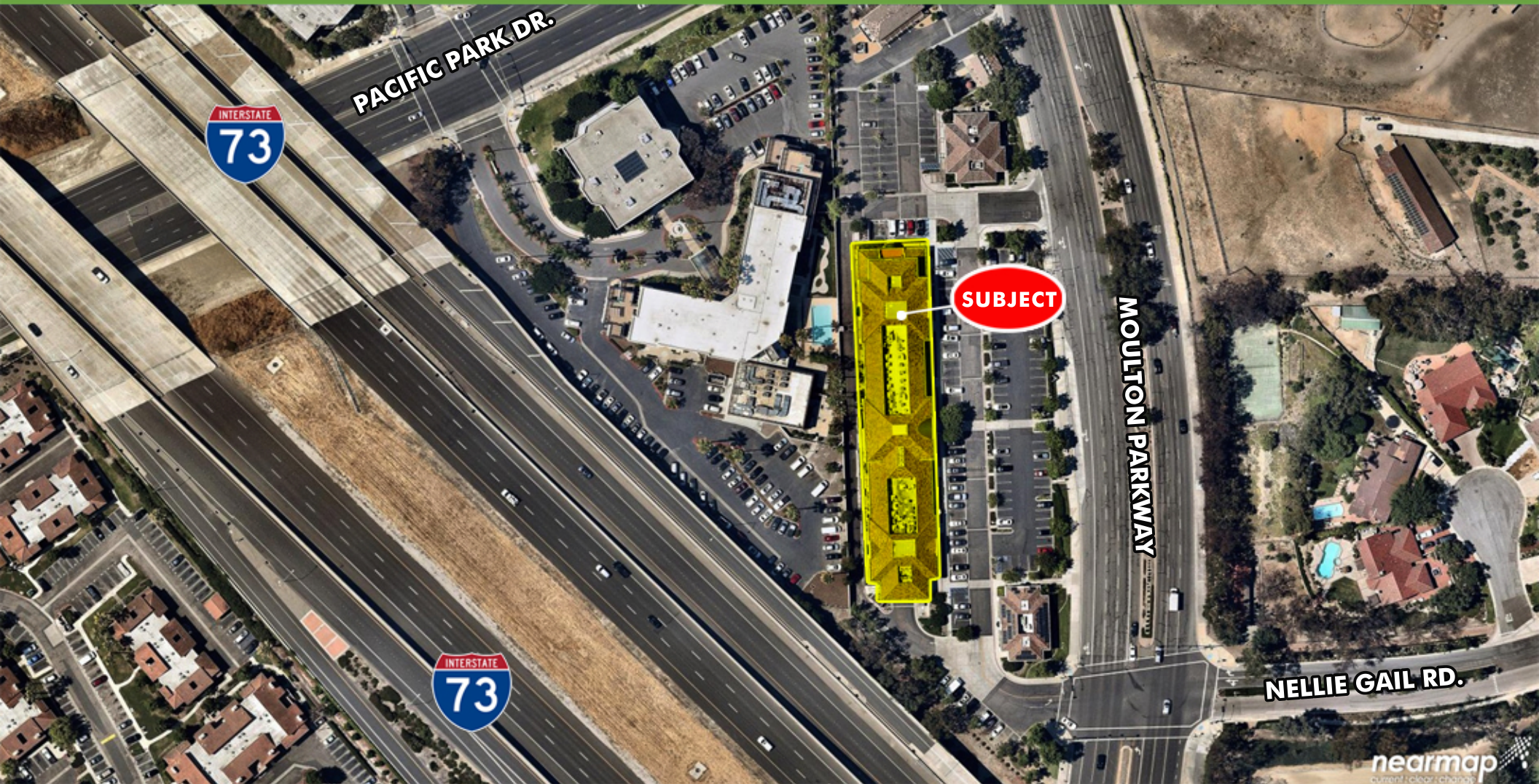
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