

MOULTON PLAZA

FOR LEASE LAGUNA HILLS, CA 92653



U.S. Department of Veterans Affairs

LEASING HIGHLIGHTS

Join national retailers in the heart of Laguna Hills. Seeking restaurants, retailers, and service providers to take advantage of prime locations near major freeways and attractions.



PROPERTY OVERVIEW



Opening Fall 2024



Over 279,000 people in a 5-mile radius with an average HH income of nearly 133,744



Ideal Location – Servicing Laguna Beach, Laguna Woods, Aliso Viejo Laguna Woods, Aliso Viejo, Laguna Hills and Irvine Spectrum



High Profile South Orange County Location



Prime location across the street from Laguna Woods Golf Club & Blocks away from the 5 Freeway and Irvine Spectrum



Join Tenants such as Savers (coming soon), Bank of America, Optum, Polly's Pies and VA Medical





TENANT ROSTER

| SUITE | TENANT | SF |
|---------------|-------------------------------|---------|
| 235 Buildings | DMV (Available 09/24) | ±13,324 |
| 23535 | 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 | Jennifer Fabian-Verzosa (Law) | ±111 |
| 23547-205 | RMT Design Group | ±197 |
| 23547-206 | Law Office of Laurence Posner | ±111 |
| 23547-207 | Casitas Security | ±111 |
| 23547-208 | Your OC Bookkeeper | ±111 |
| 23547-209 | Richard M. Vogel, MFT | ±222 |
| 23547-210 | Linsa Ponder (Psychology) | ±111 |
| 23547-212 | Available | ±120 |
| 23547-213 | Available | ±111 |
| 23547-214 | Aloha Maids | ±111 |
| 23547-300 | Saddleback Valley Tailoring | ±527 |

| SUITE | 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 | Nifty After Fifty | ±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 |

| SUITE | TENANT | SF |
|---------------|-----------------------------------|---------|
| 23601-E | Gracie Jiu-Jitsu | ±2,584 |
| 236 Buildings | Middle Portion of the Center | 26,270 |
| 23621 | SoCal Fencing Academy (Available) | ±2,584 |
| 23641 | Available | ±2,403 |
| 23665-A | Market | ±4,122 |
| 23665-B | Market | ±990 |
| 23665-D | 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 |



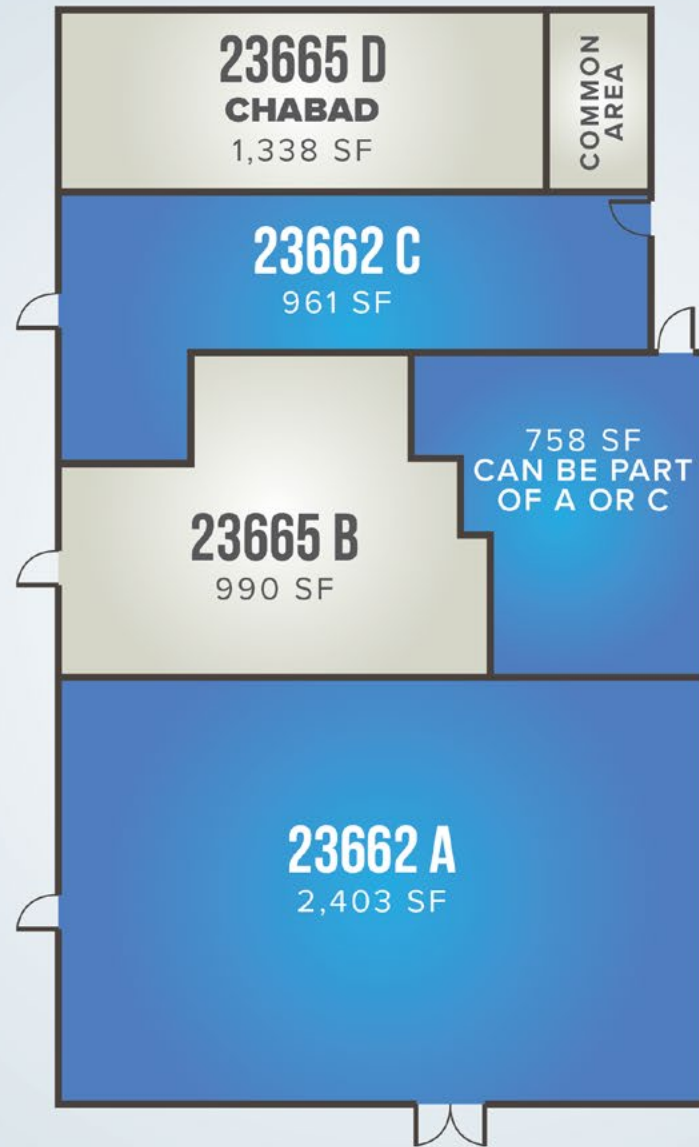
±18.28 AC
LOT SIZE



±147,205 SF
BUILDING SF



77
PARKING SPACES



LAGUNA HILLS

Laguna Hills, in southern Orange County, California, is a suburban city known for its peaceful neighborhoods, rolling hills, and recreational spaces. Offering a mix of residential and commercial areas, with convenient access to the 5 and 405 Freeways, connecting it to Irvine, Mission Viejo, and coastal areas like Laguna Beach.

The city features several parks, including the Laguna Hills Community Center and Sports Complex, and is near Laguna Coast Wilderness Park. It falls under the Saddleback Valley Unified School District and is home to Saddleback Memorial Medical Center. Laguna Hills combines suburban tranquility with urban accessibility, making it ideal for young, families and professionals.



121,226

2024 POPULATION



47,972

2024 HOUSEHOLDS (HH)



\$121,065

AVG HH INCOME



110,551

DAYTIME EMPLOYMENT



0.3%

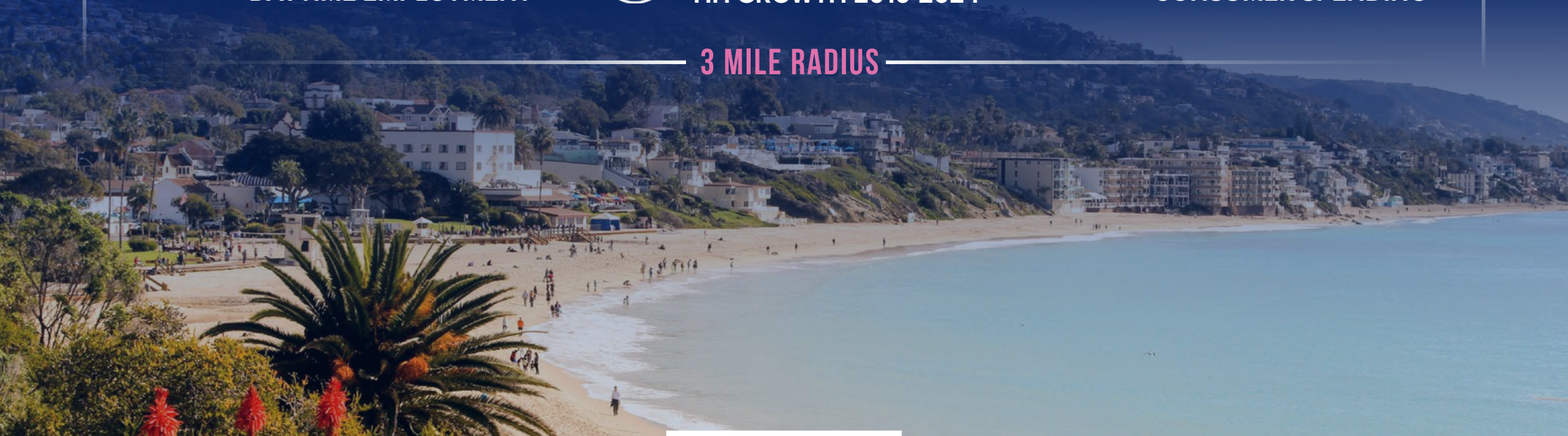
HH GROWTH 2010-2024



\$1.9B

CONSUMER SPENDING

3 MILE RADIUS



NEIGHBORING TENANTS



COLLEGE HOSPITAL

EL TORO ROAD ± 36,544 VPD

RITE AID

DOLLAR TREE

AYRES HOTEL
LAGUNA WOODS

THE HOME
DEPOT

STATER BROS.

ALDI

Laguna Woods Village

MOULTON PARKWAY

SUBJECT
PROPERTY

LAGUNA WOODS GOLF CLUB

± 43,824 VPD

SANTA MARIA AVENUE

POLLYS PIES
Restaurant

TESLA

savers
SHOP. REUSE. REIMAGINE.

SUBWAY

Public
Storage

RIDGE ROUTE DRIVE

enterprise

7
ELEVEN



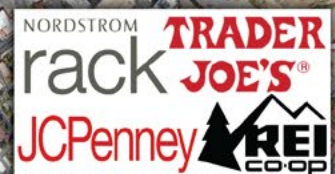
MOULTON PKWY ± 30,000 VPD

± 355,000 VPD

EL TORO RD ± 32,000 VPD



SUBJECT PROPERTY



FOR LEASE LAGUNA HILLS, CA 92653

MOULTON PLAZA

EXCLUSIVELY LEASED BY

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