

CHARGING STATIONS

POLLY'S PIES
Restaurant

Optum

 **savers™**

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:

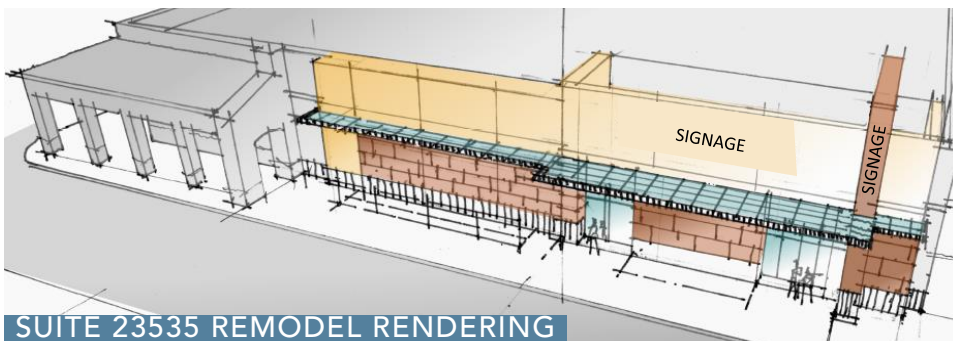
771 spaces

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

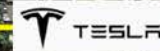
Laguna Woods Golf Club

MOULTON PLAZA



SANTA MARIA AVENUE

POLLY'S PIES Restaurant



savers

Optum

SUBWAY

Public Storage

RIDGE ROUTE DRIVE

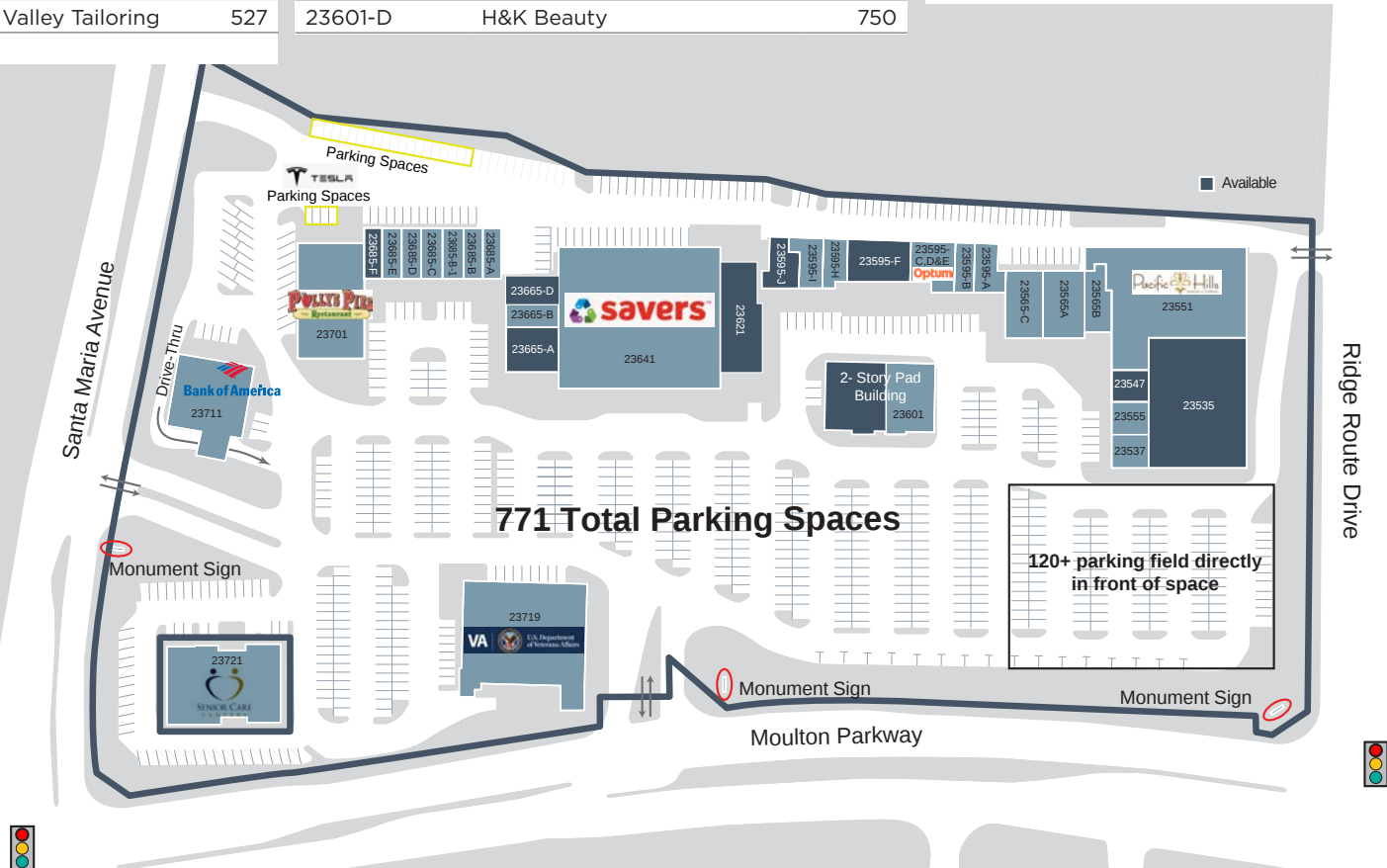
eEnterprise rent-a-car



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 Available	120
23547-213 Available	111
23547-214 Aloha Maids	111
23547-300 Saddleback Valley Tailoring	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

