

**BANK OF AMERICA** 



**Valor**  
HEALTHCARE



**MOULTON PLAZA LAGUNA HILLS, CALIFORNIA**



## PROPERTY HIGHLIGHTS

- Ideal Location – Servicing Laguna Beach, Laguna Woods, Aliso Viejo Laguna Woods, Aliso Viejo, Laguna Hills and Irvine Spectrum
- Cotenants include Bank of America, DMV, Polly's Pies and VA Medical
- High Profile South Orange County Location
- Over 290,000 people in a 5-mile radius with an average HH income of approximately \$144,000

## PROPERTY SUMMARY

### LOT SIZE:

18.28 Acres

### BUILDING SIZE:

147,205 SF

### PARKING SPACES:

475 spaces

### LOCATION:

23535-23719 Moulton Pky, Laguna Hills, CA 92653



### DEMOGRAPHICS

	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	117,927	292,435
AVG HHI:	\$128,970	\$143,946



College Hospital



EL TORO ROAD 31,861 VPD

STATER BROS.



MOULTON PARKWAY 29,262 VPD

Laguna Woods Golf Club

MOULTON PLAZA



SANTA MARIA AVENUE



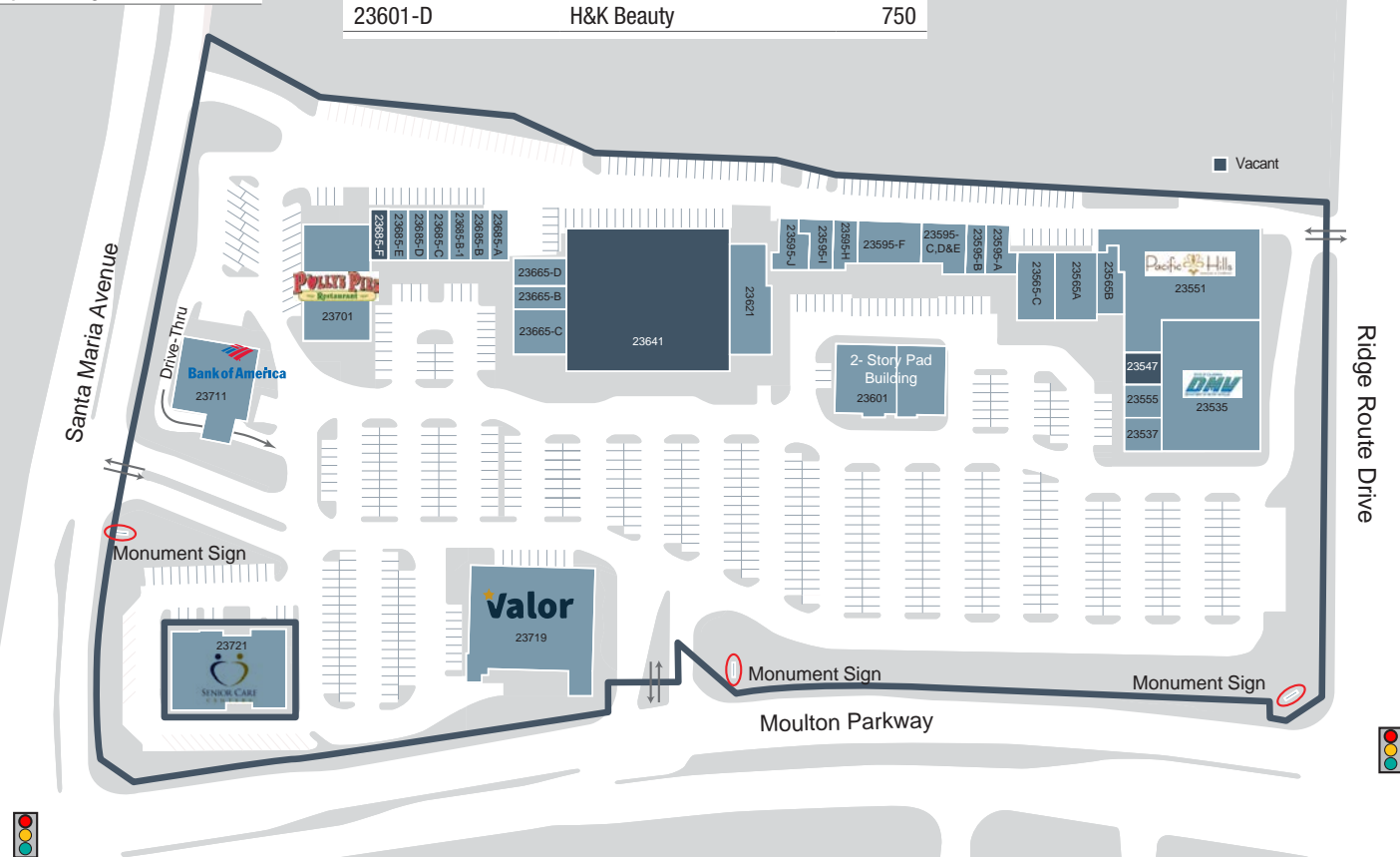
RIDGE ROUTE DRIVE



Tenant	SF
<b>235 Buildings</b> (north end of center)	
23535 Department of Motor Vehicles	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 Available	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 La Paz Landscape Concepts	111
23547-212 Aloha Maids	120
23547-213 Aloha Maids	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 Nifty After Fifty	3,881
23595-F Leisure World Consignments	3,000
23595-H Kosher Bite Deli	1,440
23595-I Elite Dental Group	1,327
23595-J Church	2,007
<b>2-Story Pad Building</b>	
23601-220 Brower Law Group	2,155
23601-220B Brower Law Group	408
23601-221A Brower Law Group	954
23601-221B Brower Law Group	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	3,344
<b>236 Buildings</b> (middle portion of center)	
23621 SoCal Fencing Academy	4,000
23641 Available (Divisible)	26,270
23665-A & C El Toro Pharmacy	4,122
23665-B Michael P. Sedigh, DDS	990
23665-D Chabad of Aliso Viejo	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
<b>237 Buildings</b> (south end of center)	
23701 Polly's Pies	6,755
23711 Bank of America	4,648
<b>Ground Lease</b>	
23719 VA Medical (Valor)	13,929



**EXCLUSIVE LEASE ADVISOR:**

**RALPH ONGKEKO**

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**ANCHOR SPACE RENDERING**

