

FOR LEASE

Moulton Plaza

23535-23721 MOULTON PKWY, LAGUNA HILLS, CA 92653

H I G H - P E R F O R M I N G N E I G H B O R H O O D R E T A I L H U B

CBRE



Property Highlights



Shopping Center GLA:
155,990 SF



SF Available:
Up to 13,324 SF
contiguous space



Ample parking with
over 770 stalls



On-site Tesla
charging stations



Short drive to Irvine
Spectrum, Laguna
Beach, Laguna Niguel
and Aliso Viejo



Adjacent to planned
residential development
adding over 500 new
homes to the immediate
trade area



Monument signage
opportunities



Close proximity to I-5
Fwy (± 358,400 CPD)

Moulton Plaza is a prominently positioned South Orange County retail destination distinguished by its traditional ranch-style design, showcasing red clay tile roofs, white masonry facades, exposed wood beams, and inviting covered walkways that contribute to a timeless neighborhood character. The property serves an affluent trade area, drawing from more than 295,000 residents within five miles with an average household income of approximately \$169,301, supporting a strong mix of retail, medical, and service users. Strategically located at a major intersection with strong daily traffic counts, monument signage, and 771 parking spaces, Moulton Plaza offers excellent visibility and access in the heart of South Orange County.



Site Plan



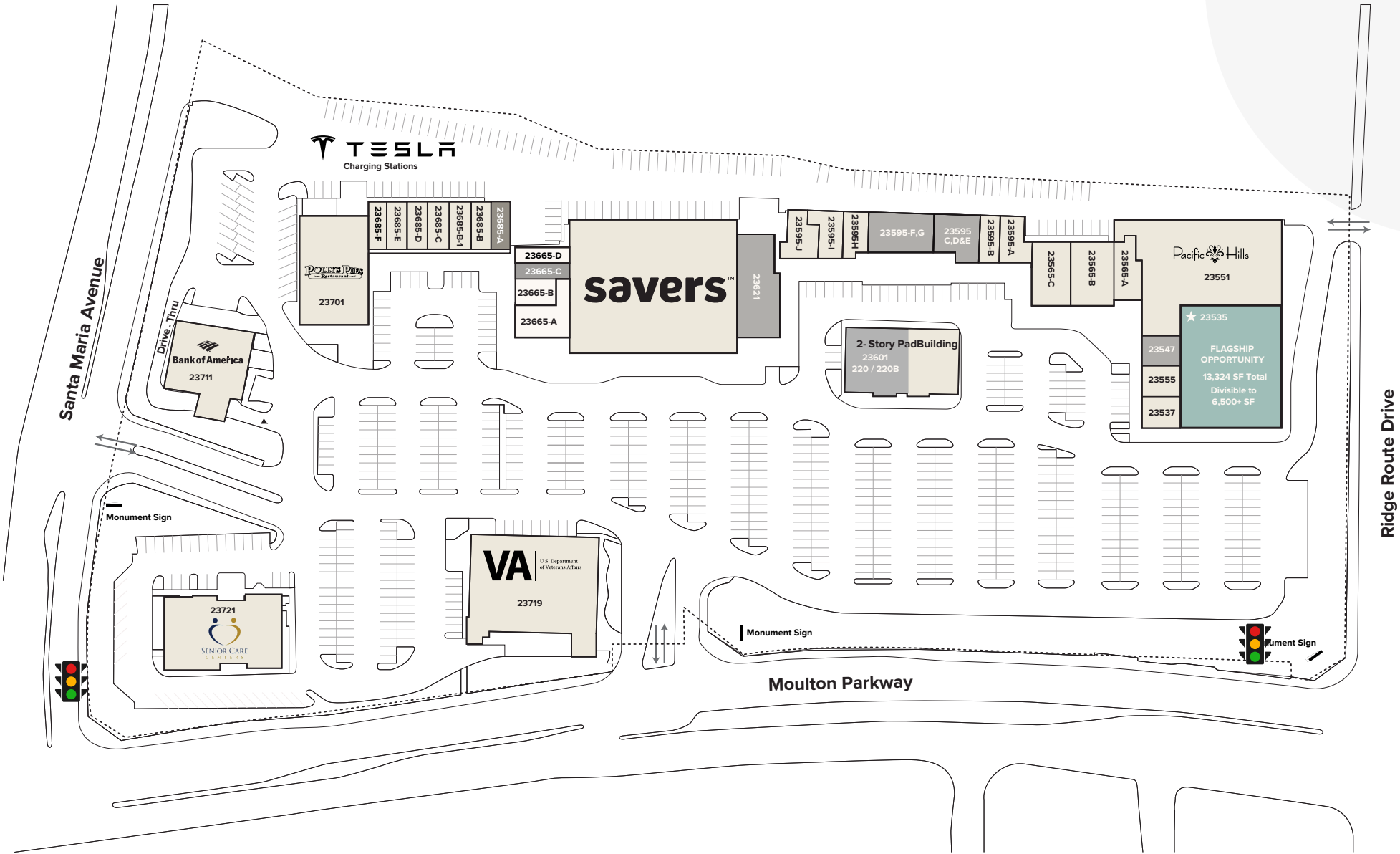
LEASED



AVAILABLE



FLAGSHIP OPPORTUNITY



Ridge Route Drive

Moulton Parkway

Tenants



AVAILABLE



FLAGSHIP OPPORTUNITY

Suites		SF
Bldg. 23535	Available	13,324
Bldg. 23537	Laguna Pacific Insurance	1,100
Bldg. 23547-200A/B	Easy Living	737
-201A	Available	365
-201B	Available	405
-201C	Available	497
-202	BodiCare Technologies	4,084
-203	Law Office of Laurence Posner	111
-204	Available	111
-205	RMT Design Group	197
-206	Available	111
-207	Casitas Security	111
-208	Helping Hand Management Care	111
-209	Richard M. Vogel, MFT	222
-210	Dr. Lina Ponder, Clinical Psychology	111
-212	Mountain West Landscape	120
-213, 214	Aloha Maids	222
-300	Available	527
Bldgs. 23551, 23565-A	Pacific Hills	20,232
Bldgs. 23565-A,B	Saddleback Beauty Academy	6,647
Bldgs. 23565-C, 23595 A,B	Classic Chinese Restaurant	5,080
Bldg. 23595-C,D&E	Available	3,881
F, G	Available (Divisible)	1,500-3,000
-H	Kosher Bite Deli	1,440

Suites		SF
-I	Elite Dental Group	1,327
-J	MaxRelax Massage	2,007
Bldg. 23601-220	Available	2,155
-220L	Available	408
-221A,B	RTA Physical Therapy	1,798
-A	Pirate Acupuncture	531
-B	Edward Jones	1,250
-D	H&K Beauty	750
-E	Gracie Jiu-Jitsu	3,344
Bldg. 23621	Available	4,000
Bldg. 23641	Savers	26,270
Bldg. 23665-A	Lease Pending	3,100
-B	Michael F. Sedigh, DDS	990
C	Available	971
-D	Chabad Jewish Center	1,338
Bldg. 23685-A	Available	1,200
-B	Emerald Spa	1,200
-B-1	Sonus Hearing Care	1,200
-C	Orange Sculpting & Aesthetics Center	900
-D	Minjoo Hair	1,500
-E	Starfish Nails and Spa	1,200
-F	Malisa Mobility	1,524
Bldg. 23701	Polly's Pies	6,755
Bldg. 23711	Bank of America	4,618
Bldg. 23719	Laguna Hills VA Clinic	13,929
Bldg. 23721	Florence Sylvester Memorial Senior Center	8,896



Area Overview



Irvine Spectrum

Planned Residential
Redevelopment
(±500 new homes)

Moulton
Plaza

Moulton Parkway 43,824 CPD

Laguna Woods Golf Club



High-performing
neighborhood retail hub



Essential-service
tenancy



Affluent, established
customer base



Consistent daytime
and weekly traffic



Medical and senior-
friendly environment



Strong anchors and
modern amenities



±395,000 daytime
population within
5-mile radius

Demographics



1 Mile

3 Miles

5 Miles

Population

11,085

114,658

295,051

Daytime Population

24,519

166,616

349,948

Businesses

2,124

9,886

18,379

Households

6,081

48,799

115,383

Average HH Income

\$108,721

\$150,086

\$169,301

TRAFFIC COUNTS

Moulton Parkway 43,824 CPD | I-5 Freeway 358,400 CPD



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