

MOULTON RANCH CENTER

25250 CABOT ROAD, LAGUNA HILLS, CA



PRIME ANCHOR LOCATION
33,822 SF AVAILABLE FOR LEASE

PROPERTY INFO

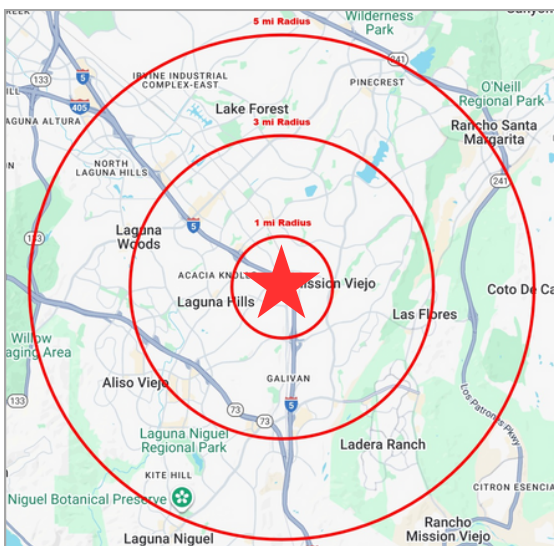
- Excellent South Orange County location
- Convenient access to I-5 Freeway
- 5/1,000 Parking
- Dense population in well-established, affluent neighborhood
- Surrounding tenants include Outback Steakhouse, McDonald's, Howards, Wienerschnitzel, Vans

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,183	159,743	339,658
Avg HH Income	\$213,519	\$165,657	\$178,154
Daytime Population	5,634	62,571	171,623

TRAFFIC COUNTS

- La Paz Road - 45,549 CPD
- Cabot Road - 14,032 CPD
- I-5 Freeway - 308,546 CPD



Blaine Bush

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Aerial



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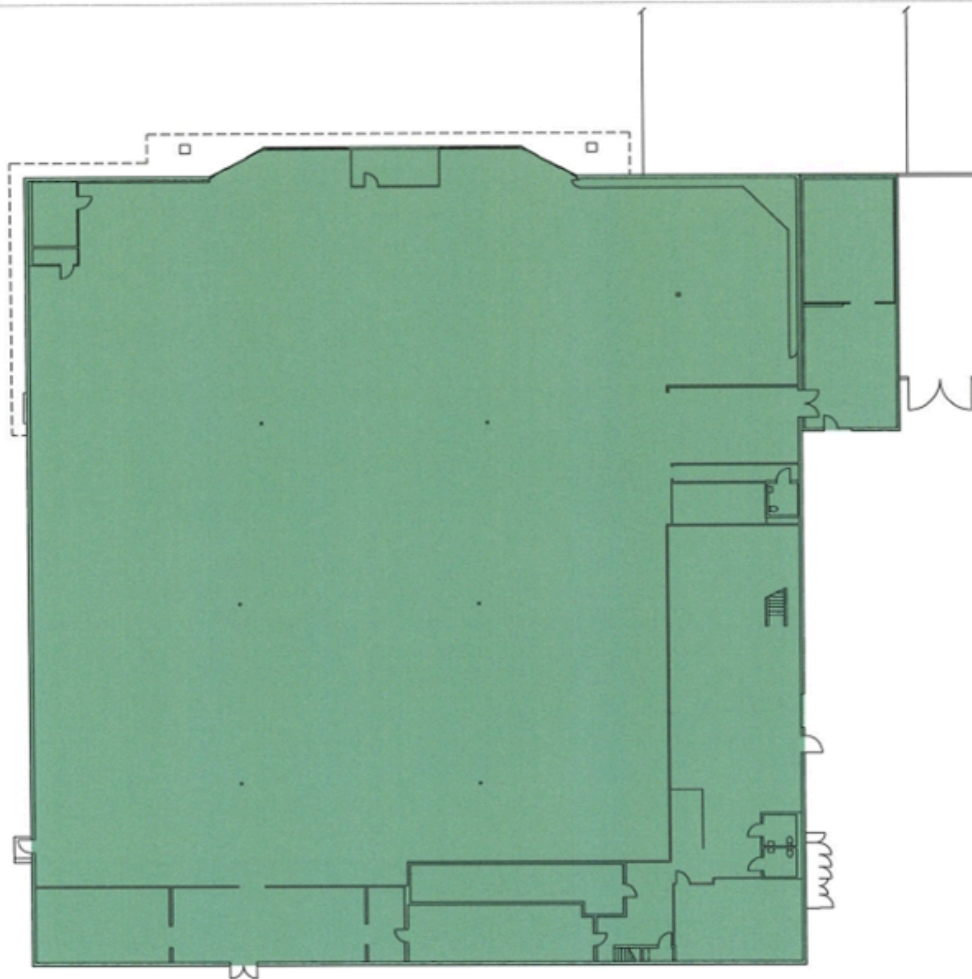


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Floor Plan



5.4.17
Floor
1

25272 Cabot
25272 Cabot Road
Laguna Hills, CA 92653

Howard's
Suite 100 - Final Tenant

ID	Suite USF	Corr. Ext	Total USF	Target RSF	Current RSF	LED
1-01	33,822.11	0.00	33,822.11	33,822.11		



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Trade Area



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Trade Area



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For leasing information, please contact:



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