



WILLOW TREE CENTER

24310 Moulton Parkway, Laguna Woods, CA 92637



STEFAN SIEGEL
(818) 697-9372 | stefan@illicre.com
DRE#01356621



PROPERTY FEATURES

24310 Moulton Parkway, Laguna Woods, CA 92637



APPROX. 4,337 SF

FORMER OPTIMA SALON AVAILABLE





- ✓ 29 private salon rooms
- ✓ Located at one of the major intersections for the trade area along Moulton Pkwy and El Toro Rd (combined over 72K cpd)
- ✓ Analytics company Placer Labs ranks this ALDI as #2 out of 75 California stores based on foot traffic data
- ✓ Co-tenancy includes ALDI, Dollar Tree, Memorial Care, Coffee Bean, Anytime Fitness and more

AREA AMENITIES

- ✓ Affluent surrounding demographics with average incomes of over \$160,000 in a five mile radius
- ✓ Highly visible signage from both Moulton Pkwy & El Toro Rd

RATE

UNIT K: ± 4,337 SF | \$ 3.50 + 0.72 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,529	136,246	289,937
 Avg. HH Income	\$84,158	\$123,517	\$136,782
 Daytime Pop	12,975	130,773	285,691
 Traffic Count	± 31,203 CPD ON EL TORO RD		

SITE PLAN

24310 Moulton Parkway, Laguna Woods, CA 92637



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



COMMERCIAL
REAL ESTATE

STEFAN SIEGEL
SENIOR ASSOCIATE

(818) 697-9372 | stefan@illicre.com

DRE#01356621



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.