



WILLOW TREE CENTER

24310 Moulton Parkway, Laguna Woods, CA 92637



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DRE#01356621



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PROPERTY FEATURES

24310 Moulton Parkway, Laguna Woods, CA 92637



APPROX. 2,153 & 2,200 SF

RETAIL SPACES AVAILABLE

- ✓ 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 M/N: ± 2,153 SF | \$ 3.75 + 0.72 NNN PSF

UNIT Q/R: ± 2,200 SF ENDCAP | \$ 3.75 + 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		

INTERIOR PHOTOS

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SUITE M/N



SUITE Q/R



SITE PLAN

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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

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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.