

FOR LEASE
±408-26,270 SF Retail

MOULTON PLAZA
23535-23601 MOULTON PARKWAY | LAGUNA HILLS, CA

PROPERTY HIGHLIGHTS

- Ideal location servicing Laguna Hills, Laguna Woods, and Irvine Spectrum.
- Adjacent to Laguna Woods a dense, affluent gated retirement community.
- Co-tenants include Bank of America, DMV, Polly's Pies.



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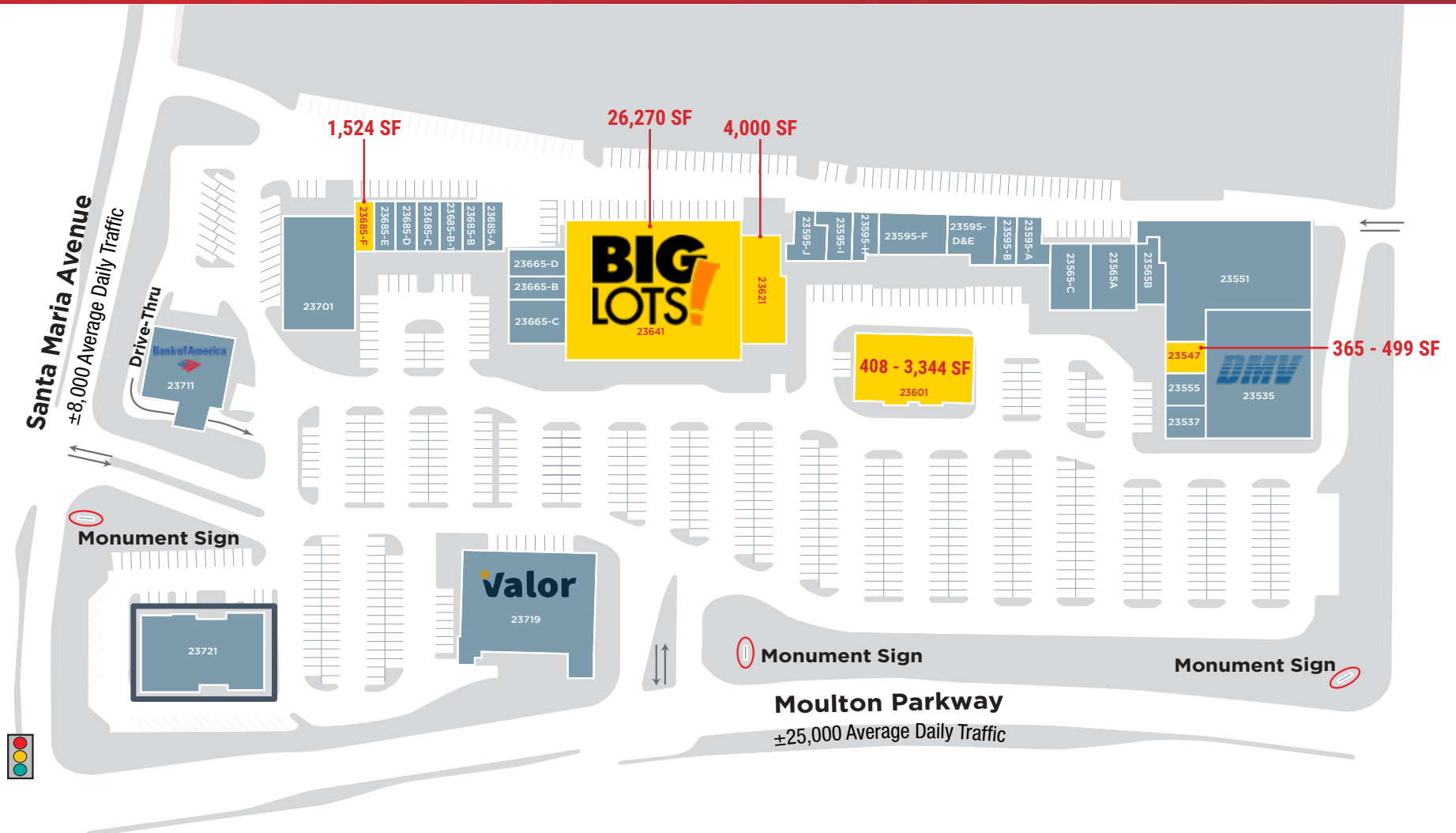
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CURRENT AVAILABILITIES



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TRADE AREA



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AMENITIES MAP



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LAGUNA HILLS SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	11,486	95,355	221,963
	2010 Population	10,956	99,920	244,918
	2020 Population	11,494	115,804	288,415
	2025 Population	12,040	120,708	300,790
	2010-2020 Annual Rate	0.47%	1.45%	1.61%
	2020-2025 Annual Rate	0.93%	0.83%	0.84%
	2020 Median Age	66.2	45.1	41.2
	Total Businesses	2,311	9,674	18,482
	Total Employees	20,343	99,310	182,595
	HOUSEHOLDS	2000 Households	6,271	39,267
2010 Households		5,932	40,548	93,771
2020 Total Households		6,223	47,446	111,100
2025 Total Households		6,491	49,516	115,898
2010-2020 Annual Rate		0.47%	1.54%	1.67%
2020-2025 Annual Rate		0.85%	0.86%	0.85%
2020 Average Household Size		1.84	2.41	2.56
INCOME	2020 Median Household Income	\$58,919	\$88,783	\$104,431
	2025 Median Household Income	\$65,256	\$100,178	\$113,488
	2020 Average Household Income	\$90,331	\$117,563	\$135,120
	2025 Average Household Income	\$100,295	\$131,537	\$151,158
HOUSING	2020 Total Housing Units	6,672	50,263	115,959
	2020 Owner Occupied Housing Units	3,958	28,459	69,563
	2020 Renter Occupied Housing Units	2,265	18,987	41,538
	2020 Vacant Housing Units	449	2,817	4,859
	2020 Median Home Value	\$465,981	\$592,633	\$687,447
	2020 Average Home Value	\$542,166	\$630,822	\$765,285



32,617
Total Population



11,120
Total Households



\$149,017
Avg. H.H. Income



52,816
Daytime Population

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