

Western Country Plaza

27001 MOULTON PARKWAY, LAGUNA HILLS, CA

FOR LEASE

Retail/Office



Features

- 27,815 SF Retail/Office/Medical Center
- Prestigious Location on Moulton Parkway
- Adjacent to Nellie Gail Ranch
- Ample Parking and Great Exposure
- Excellent Access to 73 & 5 Fwy's
- Elevator Served Building

Tenants

EZ Lube, 7-11, The Original Pancake House

Units

Suite	SF	Available	Rate
A-106	1,825	Vacant	\$2.25 NNN
A-116	1,153	Vacant	\$2.50 NNN
A-201	1,643	Vacant	\$1.75 NNN
A-203	1,045	Pending	\$1.75 NNN

Demographics

	3 Miles	5 Miles
Population:	133,406	287,539
Ave. HH Income:	\$85,277	\$89,387



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Each office independently owned and operated

www.SperryCRE.com

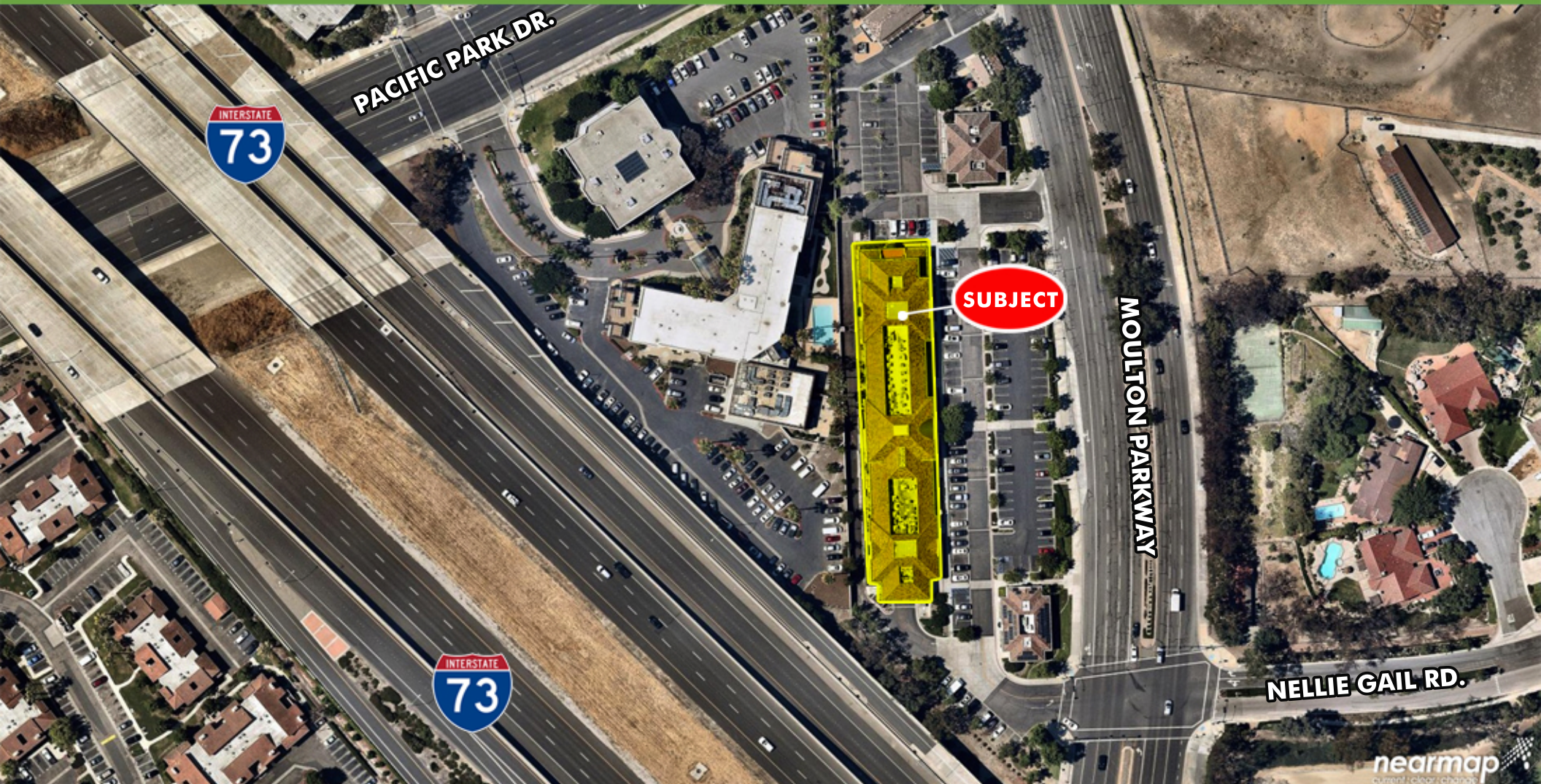
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