

MOULTON MEDICAL FOR SALE & LEASE

23141 MOULTON BUSINESS PARK

23141

MOULTON PARKWAY, SUITE 108 | LAGUNA HILLS
READY TO MOVE IN - RARE AVAILABILITY
±2,272 SF



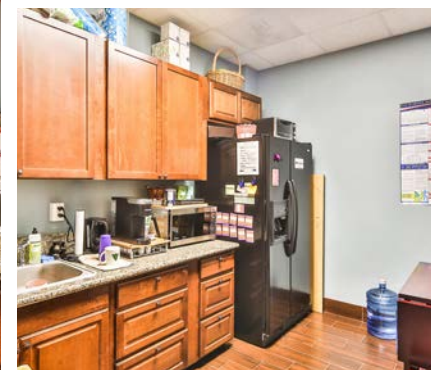
FEATURES

- 2,272 SF Turn-key Medical Suite
- Modern and High End Quality Finishes
- Efficient and Flexible Medical Must See Layout
- Corner Unit with Tons of Natural Light
- Open Tranquil Courtyard with Seating and Water Feature
- Huge Private Patio
- Ample 6:1 Parking with Three (3) Reserved Stalls
- Private Back Entrance with Direct Street Access, Perfect for Doctor Access
- Easy Access to the 405, 5, and 133 Freeways, with Direct Access via Lake Forest Drive
- Centrally Located Near Hoag, Kaiser, and Saddleback Memorial
- Close Proximity to Irvine Spectrum, Los Olivos, and Five Lagunas (Laguna Hills Mall)
- Building Renovated in 2015
- Association Dues: \$0.26 PSF
- Purchase: \$1,397,280 [\$615 PSF]
- Lease: \$2.45 NNN

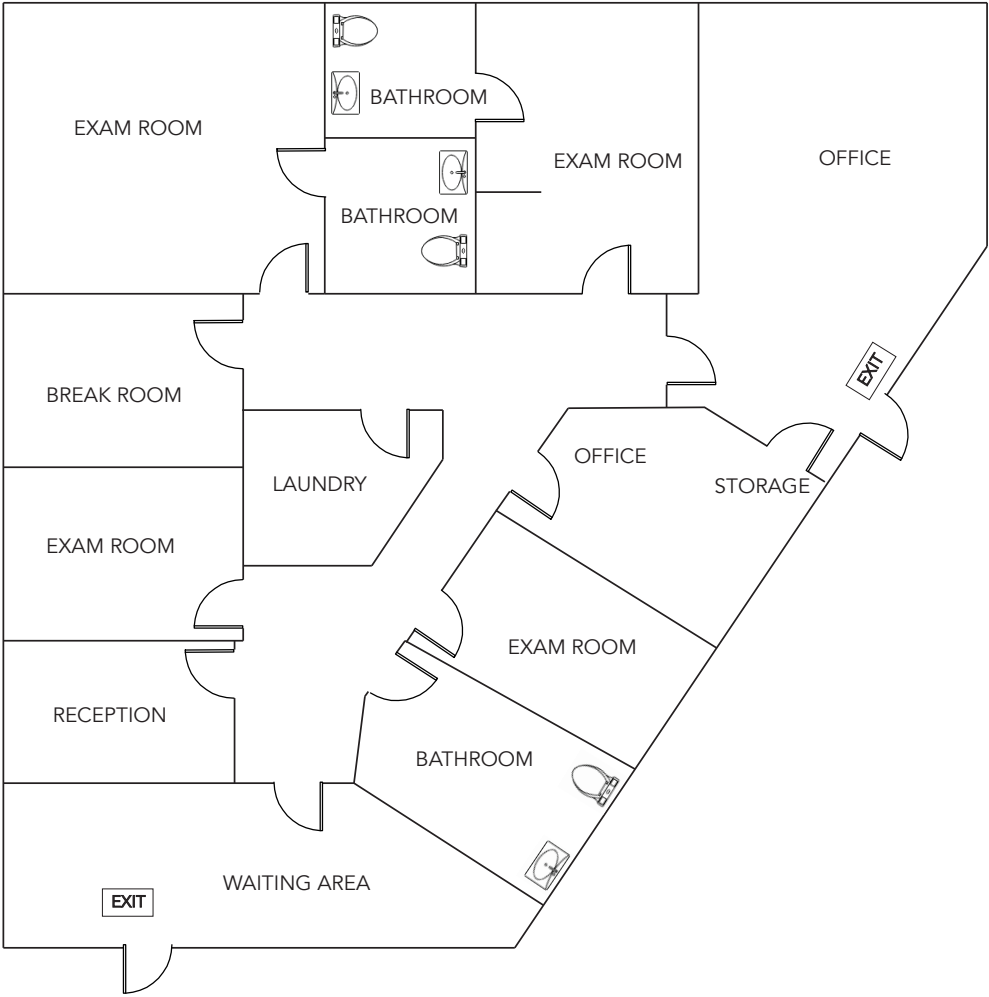
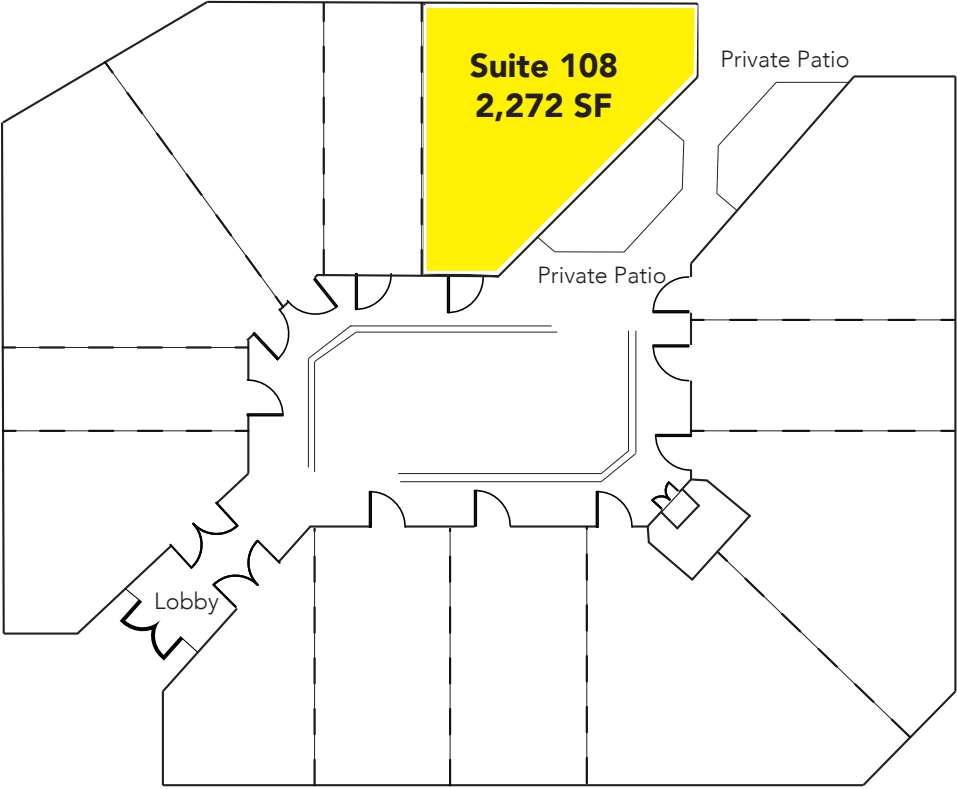
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



The cities and communities of Orange County offer a range of residential choices, from exclusive homes with breathtaking views of the Pacific Ocean to modest homes in captivating designed communities. The County totals 948 square miles, 42 miles of immaculate beaches, 2 major harbors, vast wilderness parks and open space, top-rated attractions, world-class shopping and a wide range of cultural arts.

Orange County is a worldwide tourist destination attracting more than 38 million visitors each year. Orange County is home to Disneyland, Knott's Berry Farm, miles of famous beaches and coastline, and the largest convention center in the west (Anaheim Convention Center). Tourist spending swelled to a record \$7.31 billion, supporting nearly 83,000 local jobs.

With a population of more than 3 million residents (8.5% of California's population), Orange County is the second largest county in California, trailing behind Los Angeles and just surpassing San Diego County, and ranks as the fifth most populated county in the nation. Orange County's population has increased by approximately 29% since 1990 and growth is expected to continue with population projections over 3.6 million by 2030. Compared to the United States overall, Orange County has a slightly younger population that is significantly more affluent and better educated. Superlative demographics continue to attract businesses to Orange County.

RECREATION

- Anaheim Packing District
- Balboa Island
- OC Great Park
- Heisler Park
- Disneyland
- California Adventure
- Knott's Berry Farm
- OC Fairgrounds

SHOPPING

- Irvine Spectrum
- South Coast Plaza
- Fashion Island
- Pacific City
- Mission Viejo Mall
- The District
- Main PLace Mall
- The Lab Anti-Mall

EXCLUSIVE GOLF CLUBS

- Pelican Hill Golf Club
- Newport Beach Country Club
- Oak Creek Golf Course
- Strawberry Farms Golf Course
- Shady Canyon Golf Club
- Santa Ana County Club
- Rancho San Joaquin Golf Course
- Tijeras Creek Golf Club

3,192,521
RESIDENTS

1,053,392
HOUSEHOLDS

40.6%
COLLEGE EDUCATED

\$800,000
AVERAGE HOME PRICE