

# THE VILLAGE AT NELLIE GAIL RANCH

26532-62 MOULTON PARKWAY | LAGUNA HILLS, CA 92653

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

89,041 SF

### Availability

2 Suites | 5,439 SF

### Overview

- Easily accessible via Moulton Parkway and near major freeways, facilitating convenient access for customers and employees.
- Anchored by Smart & Final Extra, providing a steady stream of shoppers seeking daily essentials.
- Situated in the highly populated Nellie Gail Ranch neighborhood, offering a stable and high-income customer base.

## Tenant Mix

Smart&Final



Photography  
Coming Soon

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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	15,273	13,787	6,024	\$136,070	\$103,535
3 MILES	152,293	182,775	59,375	\$150,180	\$122,491
5 MILES	316,552	363,040	119,620	\$165,484	\$130,868



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## Market Aerial

**Market Aerial  
Coming Soon**

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## Site Plan



Suite	Tenant	GLA (SF)
<b>34A</b>	<b>AVAILABLE</b>	<b>3,113</b>
<b>62-A</b>	<b>AVAILABLE</b>	<b>2,326</b>
60	SMART & FINAL	21,229
38-H	CHUCK E. CHEESE	12,200
38-EFG	MEMORIAL CARE	9,400
52-E	URBAN HOT YOGA	3,730
PADC	PACIFIC DENTAL SERVICES	3,300
38-A	FRANCO'S FAMOUS MEXICAN	3,275
48-M	PHO SAIGON GEM	3,200
48-G	BANFIELD PET HOSPITAL	2,800
62-B	FIRST BANK	2,620
38-C	THE W SALON	2,450
34-C	LITTLE HEROES OF ORANGE COUNTY	2,086
34-E	NOTHING BUNDT CAKES	2,030
52-A	COASTAL ELEGANCE MEDICAL AESTH	1,967
48-D	RYSK JIU JITSU	1,920
48-J	BIRD DOG COFFEE	1,688
48-L	GLITCH GAME SHACK	1,600
48-K	DELIGHT MASSAGE & FACIAL	1,600
52-C	V'S BARBERSHOP	1,257
52-D	EXPERIMAC	1,250
48-F	GROOM AT THE TOP	1,120
48-C	ZEN NAILS & SPA	960
48-B	STONE EXPO	960
48-A	HOUSE OF BLINDS	960



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## Get in Touch with Us

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Learn more about The Village At Nellie Gail Ranch at [shopcore.com/property/the-village-at-nellie-gail-ranch](https://shopcore.com/property/the-village-at-nellie-gail-ranch)