

THE VILLAGE AT NELLIE GAIL RANCH

26532-62 MOULTON PARKWAY | LAGUNA HILLS, CA

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

89,041 SF

Availability

3 Suites | 7,127 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



THE VILLAGE AT NELLIE GAIL RANCH

26532-62 MOULTON PARKWAY | LAGUNA HILLS, CA

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

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



THE VILLAGE AT NELLIE GAIL RANCH

26532-62 MOULTON PARKWAY | LAGUNA HILLS, CA

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Market Aerial

**Market Aerial
Coming Soon**

THE VILLAGE AT NELLIE GAIL RANCH

26532-62 MOULTON PARKWAY | LAGUNA HILLS, CA

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Site Plan



Suite	Tenant	GLA (SF)
34A	AVAILABLE	3,113
62-A	AVAILABLE	2,326
48-J	AVAILABLE	1,688
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	3,275
48-M	PHO SAIGON	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-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

THE VILLAGE AT NELLIE GAIL RANCH

26532-62 MOULTON PARKWAY | LAGUNA HILLS, CA

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Get in Touch with Us

Leasing

Gabriella Samperio

213-464-0160

GSamperio@performproperties.com

Pop-up & Short-term Leasing

MyShop by ShopCore

213-698-8640

myshop@shopcore.com

Property Management

Jennifer Ojeda

858.255.4907

jojeda@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about The Village At Nellie Gail Ranch at shopcore.com/property/the-village-at-nellie-gail-ranch