

# THE VILLAGE AT NELLIE GAIL RANCH

26532-62 MOULTON PARKWAY | LAGUNA HILLS, CA 92653

Perform Properties

## Property Details

**Owned GLA**    **Availability**  
89,041 SF      5 Suites | 12,775 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



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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

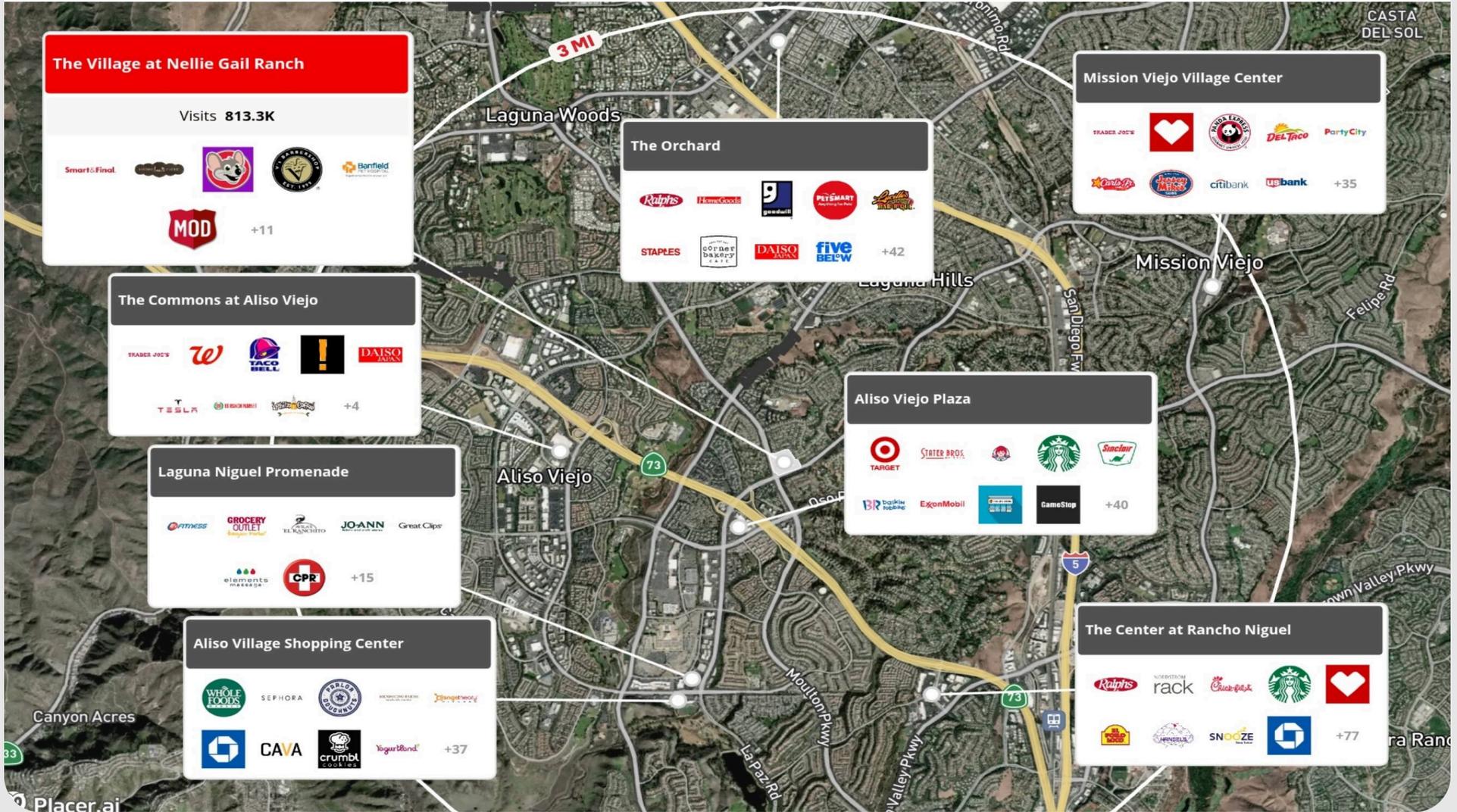


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
34A	AVAILABLE	3,113
48-G	AVAILABLE	2,800
38-C	AVAILABLE	2,450
62-A	AVAILABLE	2,326
34-C	AVAILABLE	2,086
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
62-B	FIRST BANK	2,620
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	URBAN HOT YOGA	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

### Leasing

Tommy Gibbs

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### Pop-up & Short-term Leasing

Specialty Leasing Team

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### Property Management

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

