THE VILLAGE AT NELLIE GAIL RANCH

26532-62 MOULTON PARKWAY | LAGUNA HILLS, CA 92653

Perform Properties

Property Details

Owned GLA
89,041 SF

Availability
5 Suites | 11,225 SF

Overview

- Easily accessible via Moulton Parkway and near major freeways, facilitating convenient access for customers and employees
- Anchored by Smart & Final, 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 · Chuck E. Cheese's · Pacific Dental Services · Nothing Bundt Cakes · First Bank









For more information, contact: Kamryn Hovey | 213-464-0160 | KHovey@performproperties.com

Updated October 2026

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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	12,926	12,299	5,046	$156,274	$123,338
3-MILE RADIUS	148,295	181,120	57,180	$171,259	$138,845
5-MILE RADIUS	318,322	366,225	119,743	$187,725	$144,559



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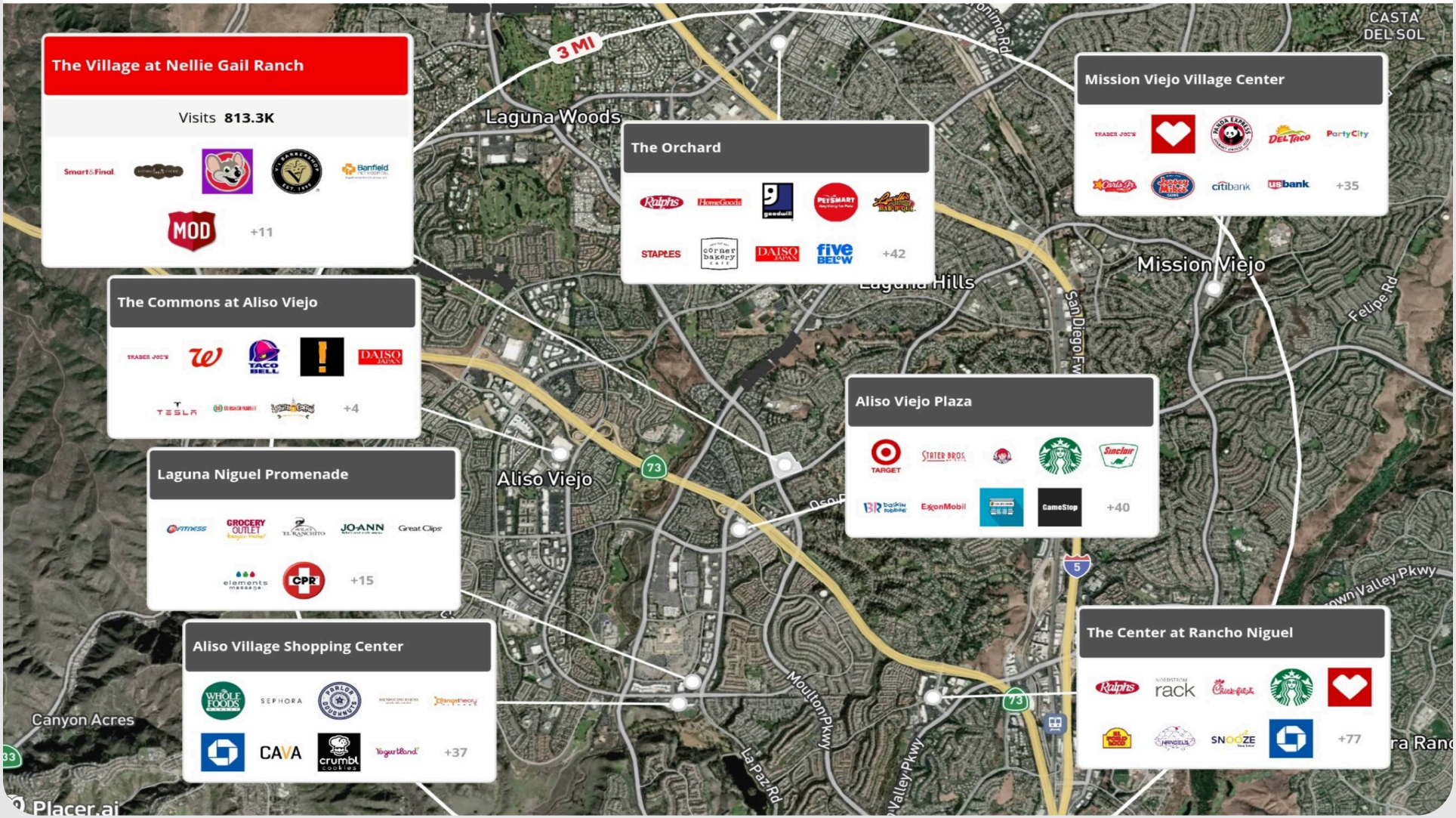
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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
34A	AVAILABLE	3,113
38-C	AVAILABLE	2,450
62-A	AVAILABLE	2,326
34-C	AVAILABLE	2,086
52-D	AVAILABLE	1,250
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	APEX AGENCY	2,800
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
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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