

LEASING BROCHURE

LAKE FOREST MARKETPLACE

23785 El Toro Rd. Lake Forest, CA 92630

Retail & Co-Anchor Space Available

Available



SRS Real Estate Partners

610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660



Overview

Lake Forest Marketplace is a community center that pulls both regionally (given Freeway proximity) and locally via the surrounding neighborhoods that flank El Toro road. Anchored by 99 Cents Only, Guitar Center and Harbor

Freight, the Marketplace caters to a variety of customers, particularly discount shoppers, which are a more e-commerce resistant type of shopper. El Toro Road is one of the primary thoroughfares in South Orange county with extremely high traffic counts ~ over 70K CPD at the intersection of El Toro and Rockfield! The center also benefits from substantial signage opportunities.

Available

13,892 SF Co-Anchor

Highlights

- Rare Co-Anchor opportunity in highly successful South Orange County community center
 - Monument signage available fronting El Toro Road, the main arterial for the trade area
 - Huge traffic counts (over 70,000 cars per day!) at intersection of El Toro Road & Rockfield Blvd.
- Immediate access to I-5 Freeway and exceptional daytime & residential population densities within 1, 3, & 5 mile radiuses
 - Join 99 Cent Only, Harbor Freight Tools, Guitar Center, & more!



TRAFFIC COUNTS

El Toro Rd: approx. 52,100 cpd
 Rockfield Blvd: approx. 18,200 cpd
 I-5 Freeway: approx. 297,300 cpd

*Source: Costar 2018



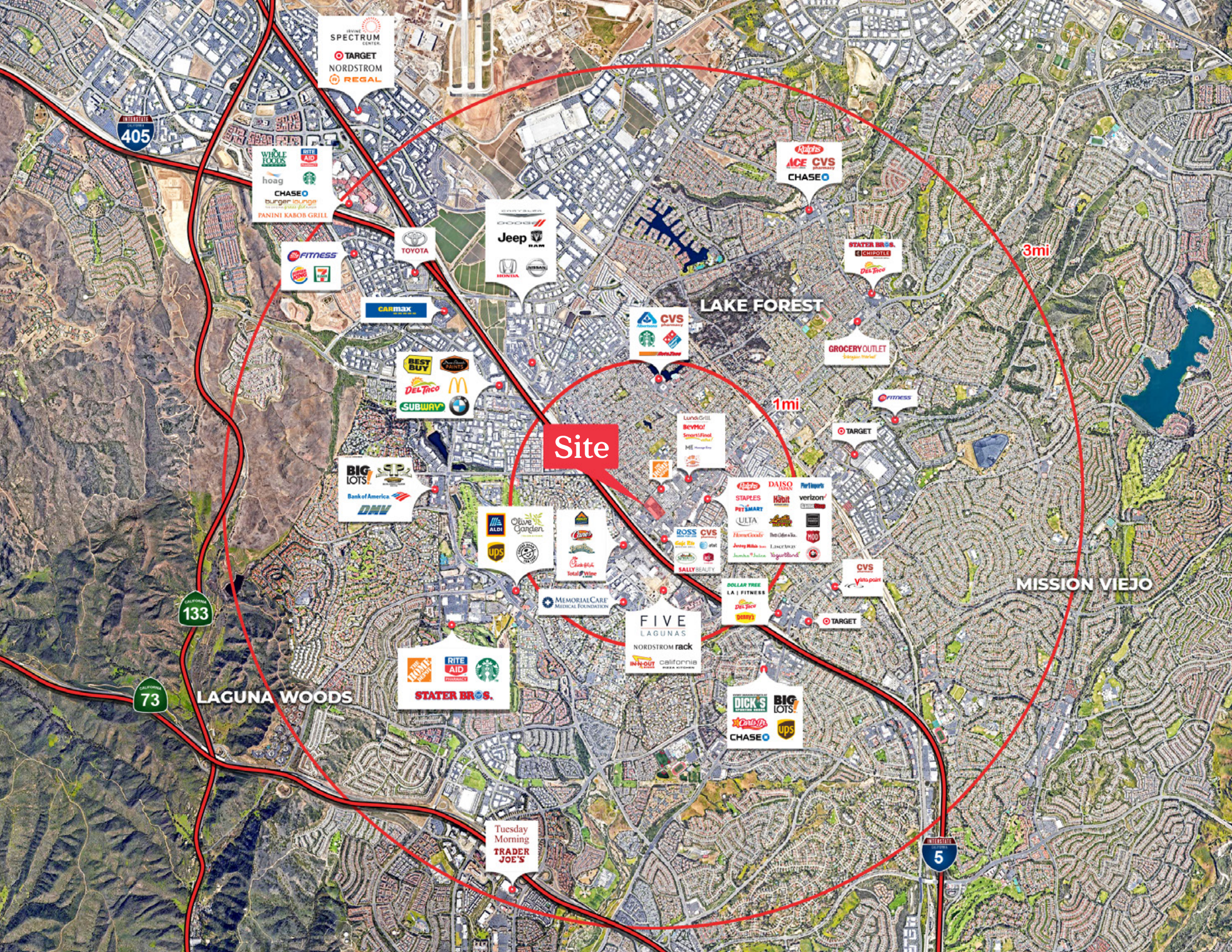
Lake Forest Marketplace features a monument sign along El Toro Rd. with over 52,100 cars passing daily



LAKE FOREST MARKETPLACE

Total GLA: 110,353 SF

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
D111	Bawarchi Biryani Point	2,400	D104C	Help U Save Insurance	1,118	E125	99 Cent Only	24,408
D110	Coin Laundry	1,500	D113	Guitar Center	16,198	E126	Bank of America	10,497
D109	Oasis Relax	1,500	D115	Available	13,892	E127	Wok Express	1,500
D108	Ceragem Magic Bed	930	E116	Harbor Freights Tools	12,972	C103	Del Taco	2,400
D107	Lisa Beauty	930	E119	T-Shirt Plus	6,316	B102A	Payday Loadn	1,400
D106	Available	1,473	E121A	Hookah Lounge	2,000	B102B	Simply Pho	2,050
D104A	Unlimited PCS	1,112	E122	Costa Mesa Medical	2,500	PAD	Dunkin'	1,000
D104B	UPS	1,128	E123	Cigar & Wine Aficionado	2,100			



SPECTRUM CENTER
TARGET
NORDSTROM
REGAL

WOLFE FOODS
hoag
CHASE burger lounge
PANINI KABOB GRILL

FITNESS
7-ELEVEN

TOYOTA

Jeep
RAM
HONDA
NISSAN

CARMAX

BEST BUY
DEL TACO
SUBWAY

BIG LOTS
Bank of America
DNU

ALDI
Culture Garden
ups

CVS
Total Wine

MEMORIAL CARE MEDICAL FOUNDATION

STATER BROS.
RITE AID
STARBUCKS

Tuesday Morning
TRADER JOE'S

LAKE FOREST

CVS
STARBUCKS

Luna Grill
BEVMO!
SmartFood
ME

ROSS
CVS
CVS
CVS

FIVE LAGUNAS
NORDSTROM rack
IN-N-OUT
california

STAPLES
PIT SMART
ULTA
DAISO
Habit
verizon
Partners

DOLLAR TREE
L.A. FITNESS
DICK'S
BIG LOTS
CHASE
ups

ACE CVS
CHASE

GROCERY OUTLET

TARGET

TARGET

CVS
VITA POST

TARGET

DICK'S
BIG LOTS
CHASE
ups

3mi

1mi

405

133

73

5

LAGUNA WOODS

MISSION VIEJO



LAKE FOREST

DEMOGRAPHIC



82,911

POPULATION

(1.34% Growth)



\$104,449

MEDIAN HH INCOME

(7.72% Growth)



45,762

OF EMPLOYEES

(2.39% Growth)



39

39

MEDIAN AGE

EST 2020 DEMOGRAPHICS source: Esri

	1 Mile	3 Mile	5 Mile
Population:	23,848	151,457	319,062
Average Household Income:	\$80,655	\$122,020	\$137,611
Total Daytime Population:	25,752	173,207	359,608
• Workers	11,001	89,489	188,356
• Residents	14,751	83,718	171,252

For more information, please contact:



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