

FOR LEASE

± 1,300 - 1,950 SF
Retail & Restaurant

PROPERTY HIGHLIGHTS

- Located on the major retail thoroughfare within the Lake Forest trade area.
- Services a dense residential and daytime population within the immediate area. Over 112,835 employees in a 3 mile radius.
- Notable tenants in the market include Home Depot, Ralphs, PetSmart, BevMo, Crunch Fitness, Guitar Center and more.
- Traffic counts of approximately 47,600 ADT.
- Affluent household incomes of approximately \$99,970 in 1 mile, \$117,146 in 3 miles and \$132,117 in 5 miles.



CARLEN PLAZA

23501 EL TORO ROAD | LAKE FOREST, CA 92630



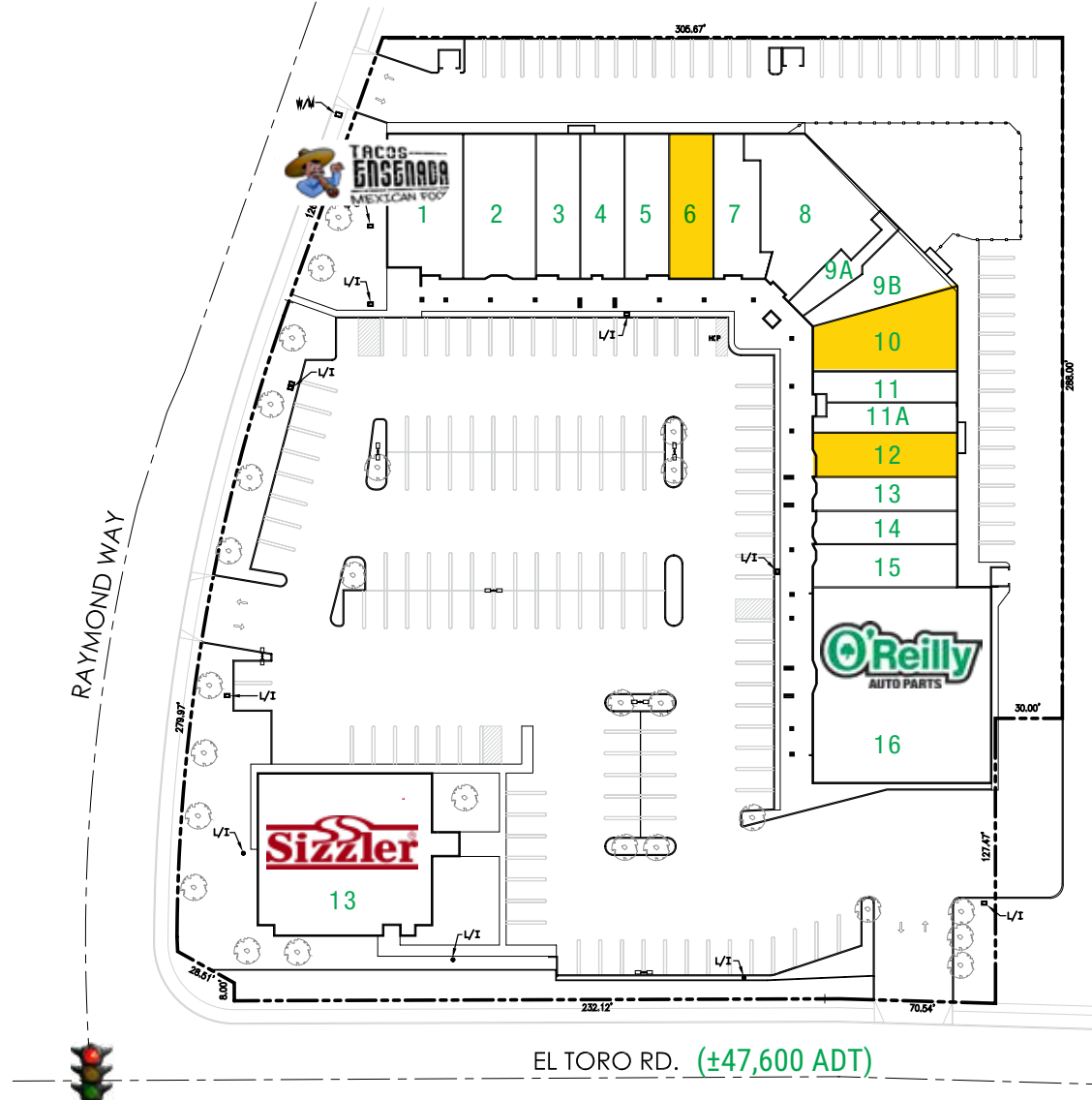
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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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TENANT ROSTER

STE.	TENANT	SF
1	Tacos Ensenda	2,135
2	Texas Pit Bar-B-Que	2,145
3	Bell Tower Florist	1,300
4	RN Hair & Nail	1,233
5	Dentistry	1,300
6	Payless Carpet & Flooring (Available)	1,300
7	Efren's Bakery	1,250
8	Ever Brothers	2,710
9A	Montessori Preschool	530
9B	Herbalife	1,040
10	Yang's Braised Chicken (Available)	1,950
11A	My Scrubs Medical Uniforms	793
11B	Cash My Check	962
12	Mint Spa (Available)	1,300
13	Brow & Beauty	975
14	Doggie Spa Grooming	975
15	Impressions Beuty Salon & Nail Spa	1,300
16	O'Reilly Auto Parts	7,000
17	Sizzler	7,006

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DEMOGRAPHICS



2019 Population

26,345	153,173	329,466
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2019 Daytime Population

15,361	124,060	242,255
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2019 Average Household Income

\$99,970	\$117,146	\$132,117
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2019 Median Age

40.6	45.2	41.8
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Total Business

1,896	11,225	21,358
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1 MILE

3 MILES

5 MILES

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