

# ROCKFIELD

LAKE FOREST | CALIFORNIA

- LAST CHANCE TO OWN!
- CONTROL YOUR EXPENSES!
- ELEVATOR SERVED
- SURROUNDED BY NEW DEVELOPMENT
- LOCATED IN UP-AND COMING CITY OF LAKE FOREST

IRVINE ADJACENT WITHOUT THE HIGH PRICES!



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# 23832

## ROCKFIELD BLVD.

## LAKE FOREST

### MODERN OFFICE CONDOS FOR SALE ±1,326 - ±4,675 SF



- South County's Premiere Worry-Free and Maintenance-Free Office + Medical Condo Development
- Contemporary office spaces to meet the current and existing user needs
- Extensive common area and exterior remodel completed
- Modern office condos for sale ranging from ±1,326 SF up to ±3,159 SF
- New hardscape and landscape throughout
- Redesigned courtyard with open collaborative outdoor seating areas
- Tranquil outdoor water feature
- Close proximity to The Spectrum, Five Lagunas and Lake Forest Gateway Center
- Immediate access to the 5, 405 and 133 Freeways
- Available now office suites
- Flexible layouts, sizes, and financing
- Elevator Served Buildings





## AMENITIES NEAR NEW DEVELOPMENTS:

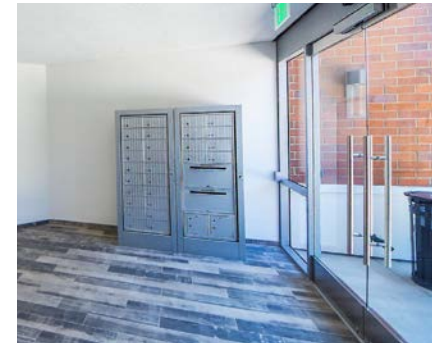
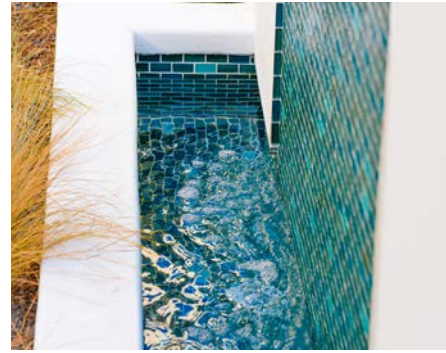
- THE GREAT PARK - 12 MIN
- THE IRVINE SPECTRUM - 9 MIN
- 405 & 5 FREEWAY - 3 MIN
- 133 FREEWAY - 10 MIN
- HOLIDAY INN - 1 MIN
- LAKE FOREST GATEWAY - 1 MIN

# CITY OF LAKE FOREST





EXTERIOR PHOTOS





# LOCAL AMENITIES

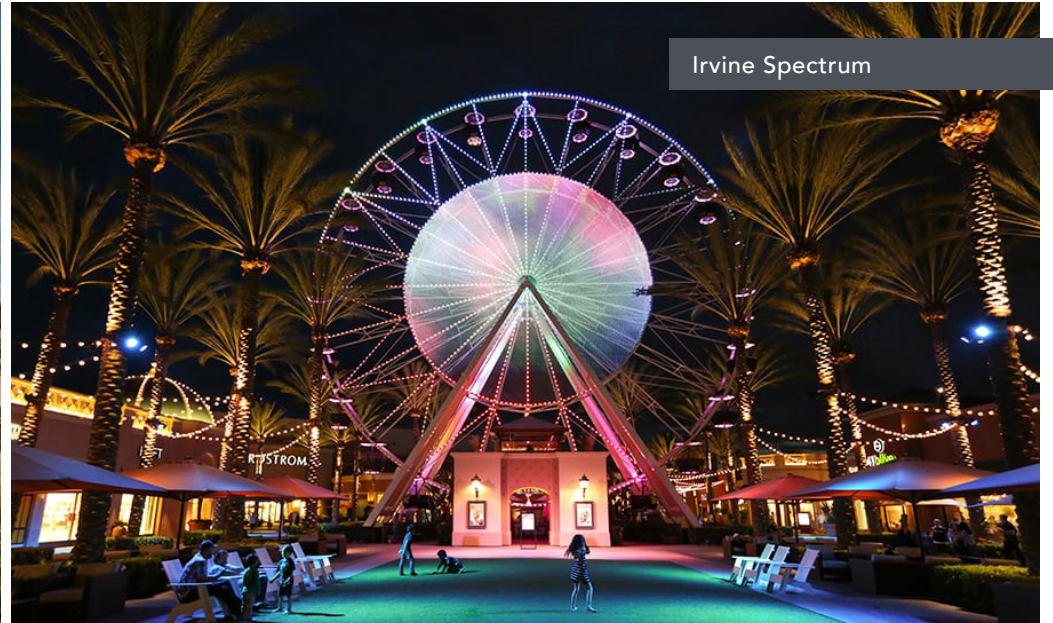
3 New Hotels Under Construction



Lake Forest Gateway



Baker Ranch Development



Irvine Spectrum



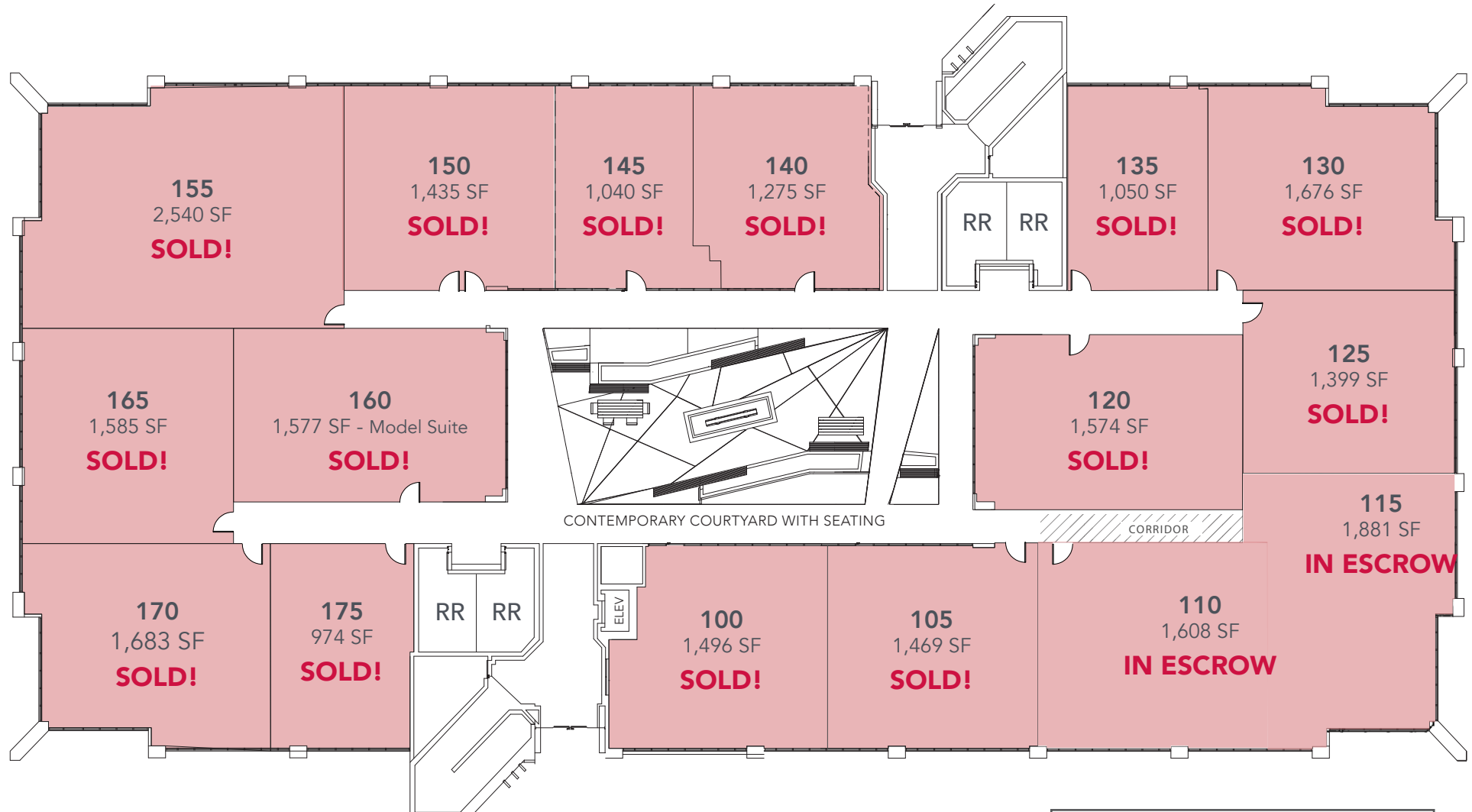
# FIRST FLOOR AVAILABILITY

● MOVE IN READY

● AVAILABLE NOW - SHELL

● AVAILABLE SOON

MERCURY ROAD



CONDO PRICING MATRIX	
SHELL (110 & 115)	\$315

ROCKFIELD BOULEVARD →

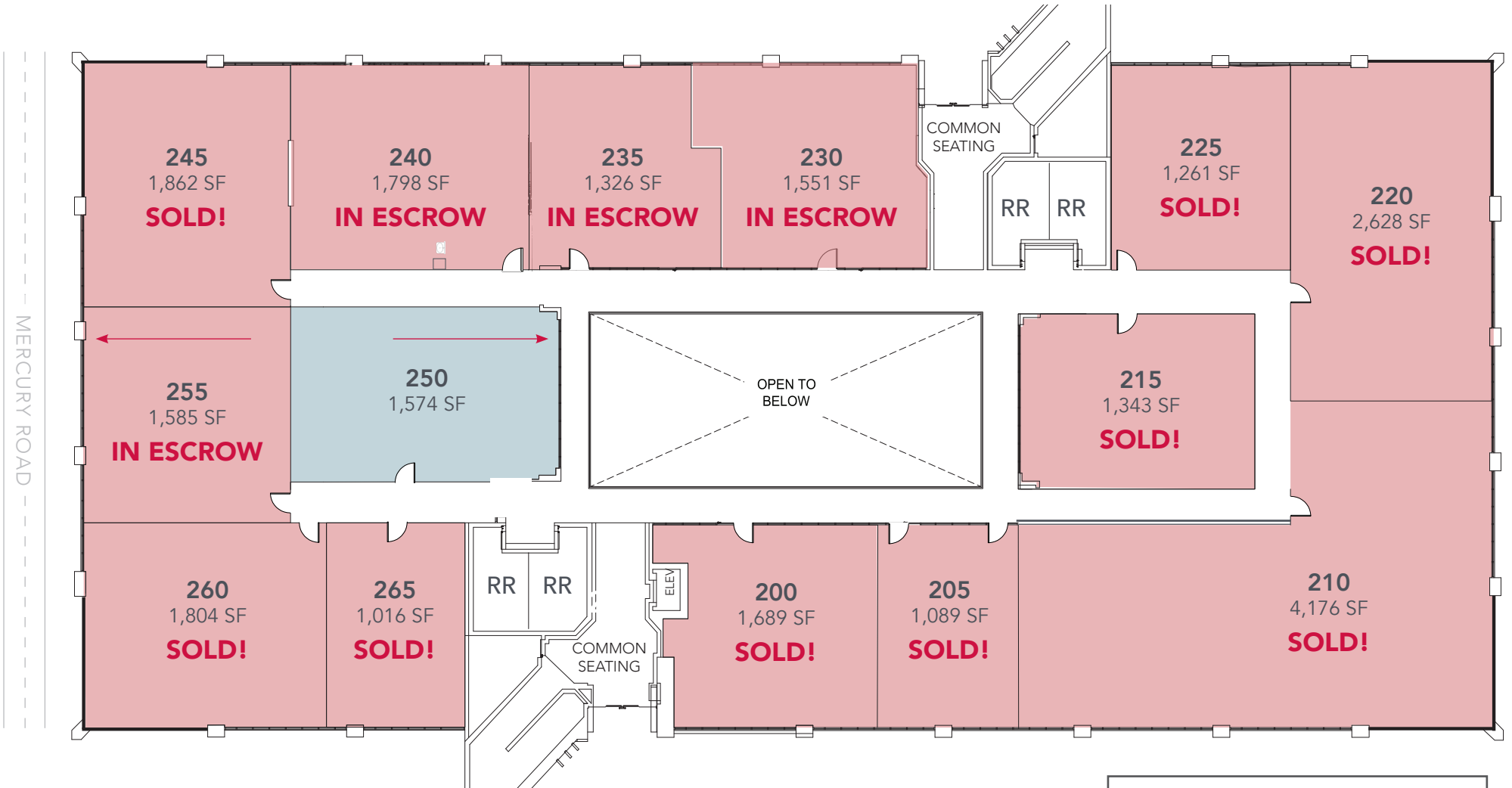


# SECOND FLOOR AVAILABILITY

● MOVE IN READY

● AVAILABLE NOW - SHELL

● AVAILABLE SOON

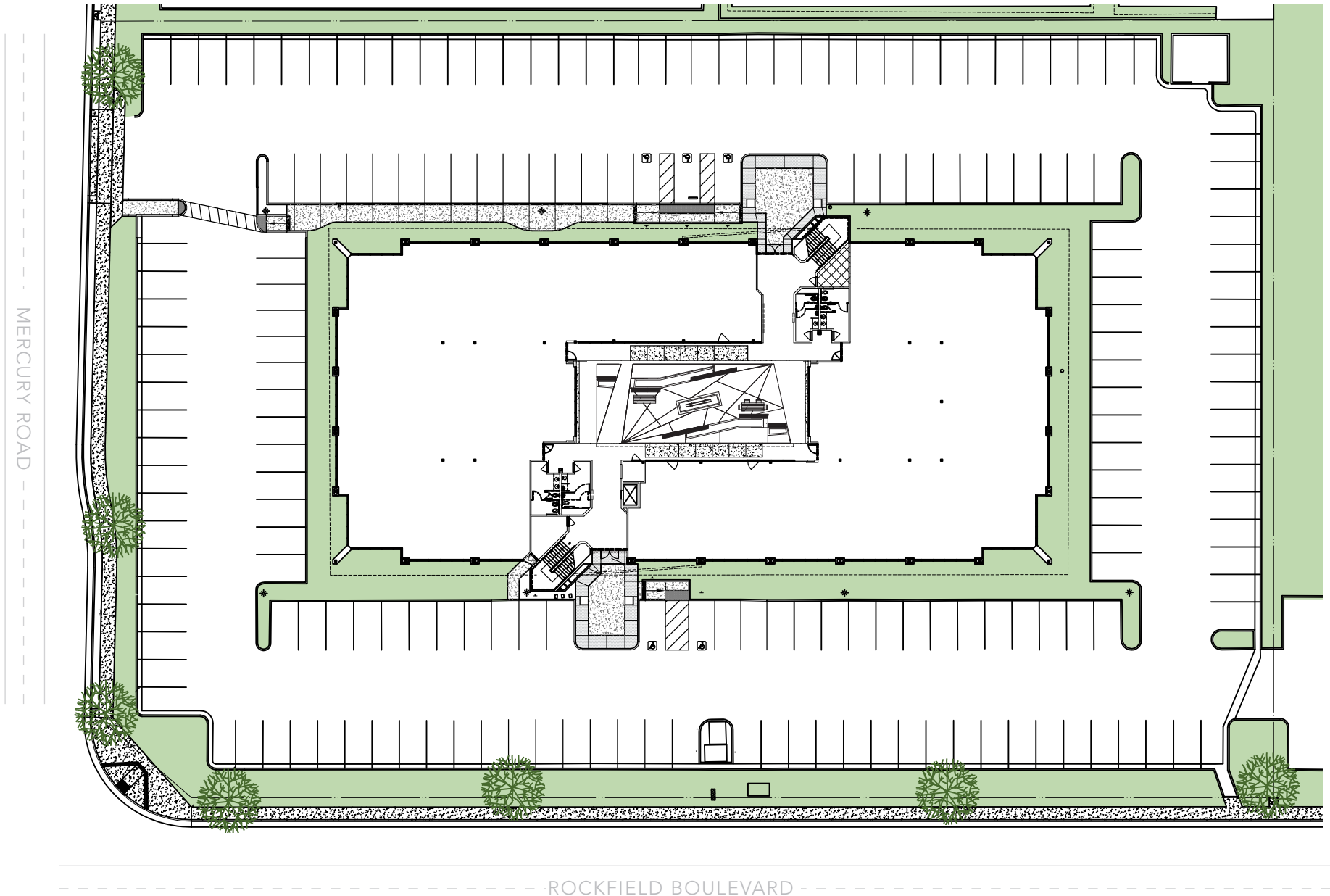


CONDO PRICING MATRIX	
SHELL (250)	\$315 PSF





# PROPERTY SITE PLAN





The cities and communities of Orange County offer a range of residential choices, from exclusive homes with breathtaking views of the Pacific Ocean to modest homes in captivating designed communities. The County totals **948** square miles, 42 miles of immaculate beaches, 2 major harbors, vast wilderness parks and open space, top-rated attractions, world-class shopping and a wide range of cultural arts.

Orange County is a worldwide tourist destination attracting more than **38 million visitors each year**. Orange County is home to Disneyland, Knott's Berry Farm, miles of famous beaches and coastline, and the largest convention center in the west (Anaheim Convention Center). Tourist spending swelled to a record \$7.31 billion, supporting nearly 83,000 local jobs.

With a population of more than 3 million residents (8.5% of California's population), Orange County is the second largest county in California, trailing behind Los Angeles and just surpassing San Diego County, and ranks as the fifth most populated county in the nation. Orange County's population has increased by approximately 29% since 1990 and growth is expected to continue with population projections over 3.6 million by 2030. Compared to the United States overall, Orange County has a slightly younger population that is significantly more affluent and better educated. Superlative demographics continue to attract businesses to Orange County.



**3,124,130**  
RESIDENTS

**1,026,508**  
HOUSEHOLDS

**37%**  
COLLEGE EDUCATED

**\$644,300**  
AVERAGE HOME PRICE

**RECREATION**

Anaheim Packing District  
Balboa Island  
OC Great Park  
Heisler Park  
Disneyland  
California Adventure  
Knott's Berry Farm  
OC Fairgrounds

**SHOPPING**

Irvine Spectrum  
South Coast Plaza  
Fashion Island  
Pacific City  
Mission Viejo Mall  
The District  
Main Place Mall  
The Lab Anti-Mall

**EXCLUSIVE GOLF CLUBS**

Pelican Hill Golf Club  
Newport Beach Country Club  
Oak Creek Golf Course  
Strawberry Farms Golf Course  
Shady Canyon Golf Club  
Santa Ana County Club  
Rancho San Joaquin Golf Course  
Tijeras Creek Golf Club





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