

FOR LEASE

Anchor and Retail Available

LAKE FOREST GATEWAY

23600 ROCKFIELD BOULEVARD | LAKE FOREST, CA

PROPERTY HIGHLIGHTS

- Complete center redevelopment with signalized intersection to be located at Rockfield Blvd. & Centre Dr.
- Located directly adjacent to the I-5 freeway on-ramp with freeway signage.
- Excellent traffic counts and visibility from major arterials and the I-5 freeway
- Marriott Springhill Suites opening in 2020 with 102 rooms and two levels of subterranean parking.
- Only shopping center within walking distance of four limited-service hotels, with over 400 rooms.



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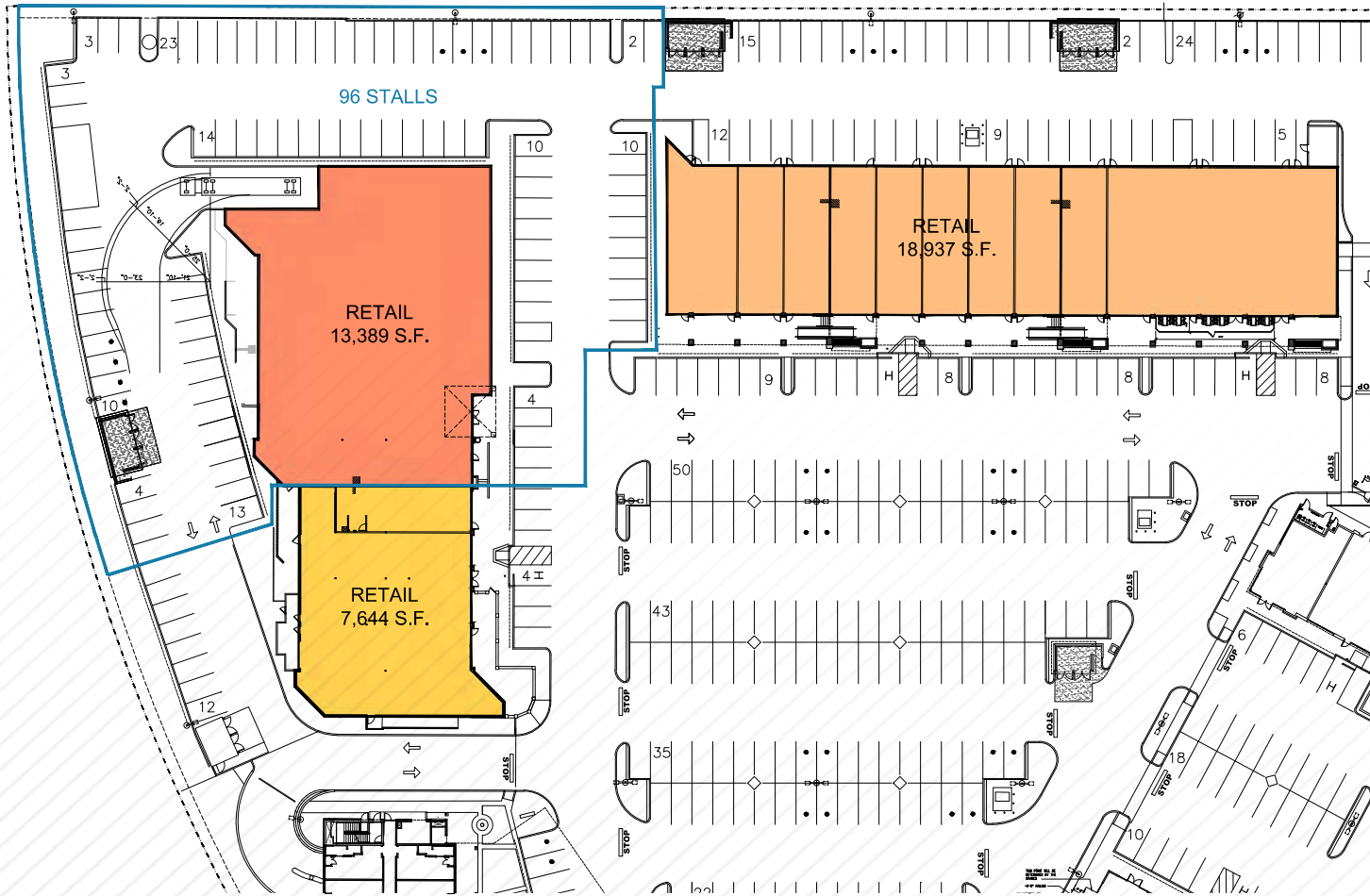
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CONCEPTUAL PLAN



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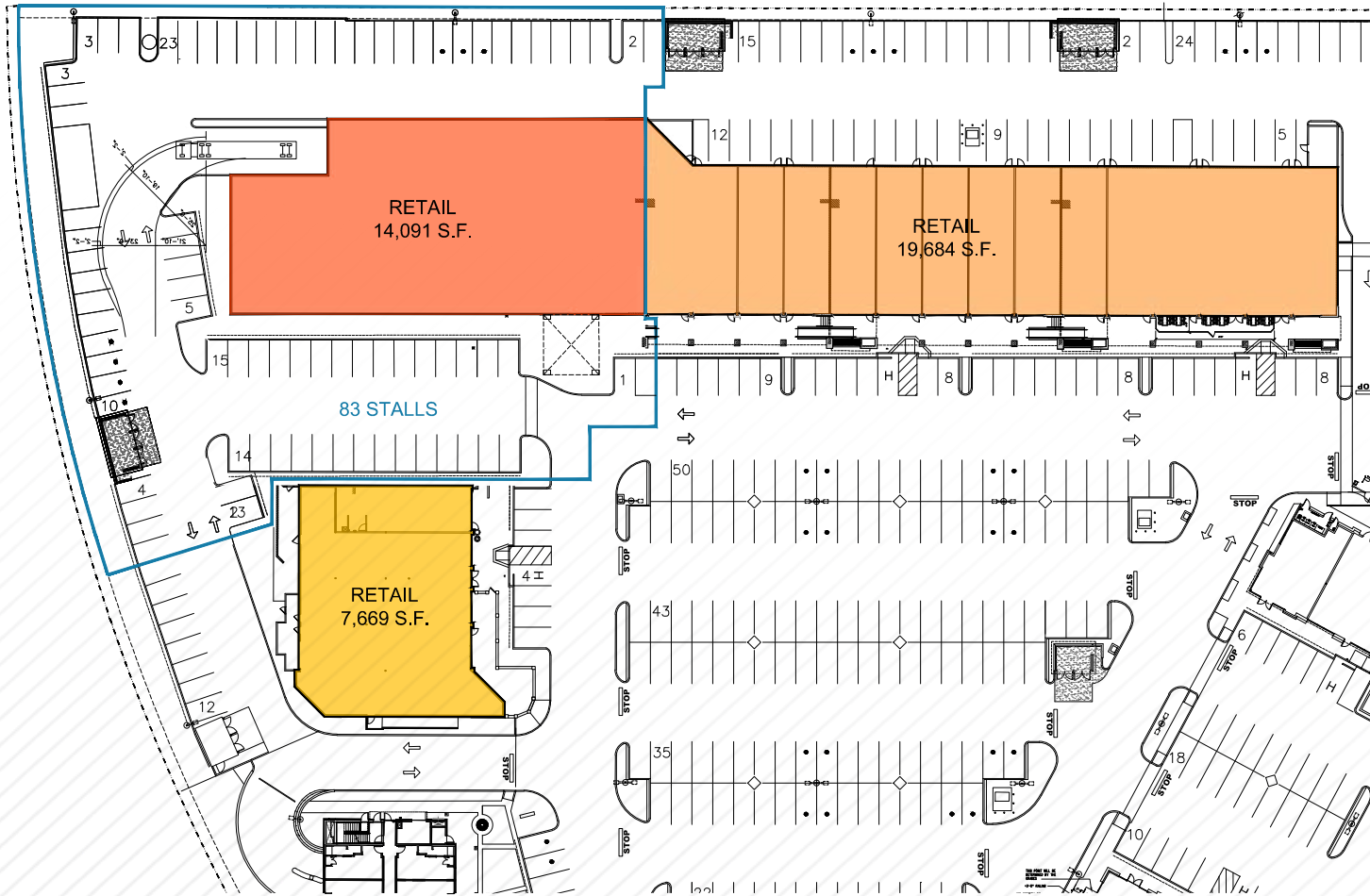
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CURRENT AVAILABILITIES

STE.	TENANT	SF
504	Cosmetic & Family Dental	1,800
505	DonerG Café	1,800
601	Max Rela	3,000
602	Which Wich	1,300
603	Waba Grill	1,500
604	Oke Poke	2,000
605	Krave Kobe Burger	1,800
701	Starbucks	1,800
702	AT&T	1,400
703	Dickey's Barbecue Pit	2,222
803	Nekter Juice Bar	1,053
801/802	Panera Bread	4,000
1	IHOP	4,000
2A/B	Available	2,067
2C	Phenix Salon	2,055
2D/E	Available	4,100
2F/G	Available	2,809
2H	Thanh Binh	1,300
2I	Uoko Restaurant	1,300
2J	Longmi Lashes	1,300
2K	Inka Grill	1,300
2L	Diho Chinese	1,300
2M	FedEx	1,300
2N	Available	1,300
2O	Golden Crown	1,300
2P-T	Available	6,500
3A-B	Phenix Salon	6,000
3C	Golden File Nail Spa	3,378
3F	Dr. Celis Eyecare	1,185
3E	Buffalo Wild Wings	6,272
501	Taqueria De Anda	2,000
502	Noodle Chef	2,000
503	Pretty Kitty	1,414

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TRADE AREA

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Laguna Woods Golf Club



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AMENITIES MAP



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LAKE FOREST SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	10,734	110,852	234,312
	2010 Population	10,915	112,180	258,234
	2020 Population	11,491	127,168	311,773
	2025 Population	11,725	132,070	327,263
	2010-2020 Annual Rate	0.50%	1.23%	1.86%
	2020-2025 Annual Rate	0.40%	0.76%	0.97%
	2020 Median Age	55.0	45.4	40.9
	Total Businesses	3,281	11,767	19,428
	Total Employees	25,219	122,847	192,542
	HOUSEHOLDS	2000 Households	4,709	44,114
2010 Households		4,734	44,449	99,467
2020 Total Households		4,946	50,870	120,884
2025 Total Households		5,035	52,863	126,865
2010-2020 Annual Rate		0.43%	1.33%	1.92%
2020-2025 Annual Rate		0.36%	0.77%	0.97%
2020 Average Household Size		2.30	2.46	2.55
INCOME	2020 Median Household Income	\$60,370	\$87,604	\$104,581
	2025 Median Household Income	\$65,832	\$98,882	\$113,907
	2020 Average Household Income	\$92,984	\$116,397	\$134,039
	2025 Average Household Income	\$103,780	\$130,509	\$150,207
HOUSING	2020 Total Housing Units	5,204	53,845	125,845
	2020 Owner Occupied Housing Units	3,332	31,990	76,832
	2020 Renter Occupied Housing Units	1,614	18,879	44,051
	2020 Vacant Housing Units	258	2,975	4,961
	2020 Median Home Value	\$493,729	\$590,866	\$687,543
	2020 Average Home Value	\$508,336	\$617,949	\$754,100



87,830

Total Population



29,335

Total Households



\$132,845

Avg. H.H. Income



128,211

Daytime Population

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