

LAKE FOREST & TRABUCO

Lake Forest Drive & Trabuco Road, Lake Forest, CA 92630

Merlone Geier
Partners



FEATURES

Ideally located in the heart of Lake Forest's residential community.

Draws from an outstanding regional and local access point at the intersection of Lake Forest Drive and Trabuco Road.

Established as the dominant grocery and pharmacy desintation in the community, the center is anchored by Ralph's supermarket and CVS Pharmacy.

Located in a predominately residential area of Lake Forest and is the only shopping center at the intersection of Lake Forest Drive and Trabuco Road.



DEMOGRAPHICS 2018

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	24,972	120,030	282,292
Daytime:	6,863	101,696	190,517
Households:	8,728	41,565	105,727
Average Household Income:	\$130,870	\$117,491	\$121,965



CVS/pharmacy



KATY NOEL

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TENANT INDEX

2	US Bank (N.A.P.)	4,871 SF	18	Ralph's	43,485 SF	101B	Merlone Geier Management	1,156 SF
3	Chase	2,625 SF	19	CVS Pharmacy	15,000 SF	101C	Merlone Geier Management	1,230 SF
4	Great Clips	1,495 SF	20	Pho Majestic Noodles	2,450 SF	104	Dr. Eli	1,507 SF
5	AVAILABLE	1,105 SF	21	Modern Image Beauty	2,450 SF	105	Merlone Geier Management	785 SF
6	Kumon	900 SF	22	Serrano Animal Hospital	2,000 SF	106	U.S. Navy	899 SF
7	Togo's	1,485 SF	23	Jewelry Box	2,200 SF	107	Academy of Tutoring Professionals	900 SF
8	Board & Brush	980 SF	24	AVAILABLE	1,610 SF	108	Dr. Anderson	924 SF
9	Sweetland Donuts	1,020 SF	25	Lake Forest Floral Design	1,190 SF	109	American Hay	590 SF
10	Marine Recruitment	912 SF	27	Serrano Cleaners	1,400 SF	110	Farmer's Insurance	600 SF
11	A-1 Shoe Repair	732 SF	28	Pizza Brizio	1,400 SF	111	Allstate	900 SF
12	UPS Store	912 SF	29	Bagels & Brew	2,800 SF	112	Phoenix Feather Academy of Music	1,822 SF
13	Lake Forest Dental Center	1,200 SF	30A	Crown ACE Hardware	9,600 SF			
14	Star Nails	1,812 SF	30B	OC Credit Union				
16	AVAILABLE	912 SF	101A	Merlone Geier Management	696 SF			
17	Din Ho Chinese Restaurant	1,800 SF						

PROJECT SUMMARY

Building Summary	
Gross Leasable Area	+/-123,825 SF

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