

#### **KEY HIGHLIGHTS**

- Recently Completed Center Redevelopment / Modernization
- Excellent Traffic and Visibility From Major Arterials and the I-5 Freeway
- Excellent Freeway Signage
- Located Directly Adjacent to the I-5 Freeway "On-Ramp"
- Outstanding Daytime Employment and Dense Residential Population
- Restaurant and Retail Spaces for Lease
- Signalized Intersection to be Located at Rockfield Blvd. & Centre Dr.
- 72,000 Cars Per Day at Intersection
- 100 Room Springhill Suites Coming Soon



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## **LAKE FOREST GATEWAY**

23592 Rockfield Boulevard, Lake Forest, California



#### **PROPERTY DETAILS**

 Land Area
 8.60 Acres

 GLA
 91,817 Sq. Ft.

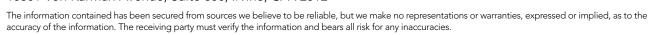
 Parking
 478 Stalls

# SURROUNDING DEMOGRAPHICS

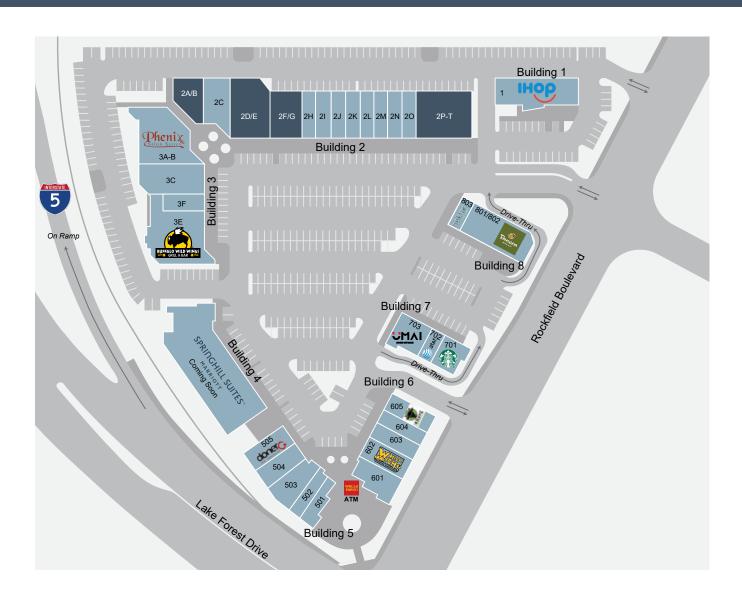
	I mile	3 mile	5 mile
Population	11,366	129,275	320,778
Average	\$108,658	\$128,058	\$142,545
Income			



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### **TENANT SUMMARY**

Unit	Tenant	Square Feet
BUILDING 1		
1	IHOP	4,000
BUILDING 2		.,
2A/B	Available	2,067
2C	Phenix Salon	2,055
2D/E	Available	4,100
2F/G	Available	2,809
2H	Thanh Binh II	1,300
21		1,300
	Uoko Restaurant	
2J	Longmi Lashes	1,300
2K	Inka Grill	1,300
2L	Diho Chinese	1,300
2M	FedEx	1,300
2N	American Beauty Sp	
20	Golden Crown	1,300
2P-T	Available	6,500
BUILDING 3		
3A-B	Phenix Salon	6,000
3C	Golden File Nail Spa	a 3,378
3F	Dr. Celis Eyecare	1,185
3E	Buffalo Wild Wings	6,272
<b>BUILDING 4</b>	· ·	
_	SpringHill Suites	
	(coming soon)	67,000
<b>BUILDING 5</b>		
501	Taqueria De Anda	2,000
502	Beijing Noodle Hous	
503	Pretty Kitty	1,414
504	Lake Forest Cosmeti	•
	& Family Dental	1,800
505	DonerG Cafe	1,800
BUILDING 6	Donero Care	1,000
601	Max Relax	3,000
602	Which Wich	1,300
603	Waba Grill	1,500
604 605	Oke Poke	2,000
605	Krave Kobe Burger	1,800
55	Wells Fargo ATM	
BUILDING 7		
701	Starbucks	1,800
702	AT&T	1,400
703	UMAI Hotdog	2,222
BUILDING 8		
803	Nekter Juice Bar	1,053
801/802	Panera Bread	4,000