

HOSPITALITY RETAIL LIFESTYLE



**LAKE FOREST
GATEWAY**



VALUEROCK

LAKE FOREST GATEWAY

23592 Rockfield Boulevard, Lake Forest, California



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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PROPERTY DETAILS

Land Area	8.60 Acres
GLA	91,817 Sq. Ft.
Parking	478 Stalls

SURROUNDING DEMOGRAPHICS

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



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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
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	American Beauty Spa	1,300
2O	Golden Crown	1,300
2P-T	Available	6,500
BUILDING 3		
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
BUILDING 4		
-	SpringHill Suites (coming soon)	67,000
BUILDING 5		
501	Taqueria De Anda	2,000
502	Beijing Noodle House	2,000
503	Pretty Kitty	1,414
504	Lake Forest Cosmetic & Family Dental	1,800
505	DonerG Cafe	1,800
BUILDING 6		
601	Max Relax	3,000
602	Which Wich	1,300
603	Waba Grill	1,500
604	Oke Poke	2,000
605	Krave Kobe Burger	1,800
	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

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