



LAKE FOREST GATEWAY

23592 Rockfield Boulevard,
Lake Forest, CA



VALUEROCK

PROPERTY SUMMARY

BUILDING SIZE:

91,817 SF

LOT SIZE:

8.60 AC

PARKING SPACES:

478 spaces

LOCATION:

23592 Rockfield Blvd, Lake Forest, CA 92618

PROPERTY 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
- Signalized intersection to be located at Rockfield Blvd. & Centre Dr.
- ±72,000 cars per day at intersection
- 100 room Springhill Suites now open



DEMOGRAPHICS

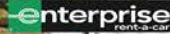
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	8,720	123,524	280,483
AVG HHI:	\$86,300	\$101,064	\$119,532

LAKE FOREST GATEWAY

SAN DIEGO FREEWAY 317,178 VPD

LAKE FOREST DRIVE 71,630 VPD

ROCKFIELD BOULEVARD





	Tenant	SF
1	IHOP	4,000
2A/B	Undisputed (Available)	2,067
2C	Phenix Salon	2,055
2D/E	Anjappar Grocery	4,100
2F/G	Gateway Animal Hospital	2,809
2H	Thanh Binh II	1,300
2I	Uoko Restaurant	1,300
2J	Churned Creamery	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-Q	Peppino's (Available)	2,677
2R-T	Peppino's	3,823
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
-	SpringHill Suites	67,000
501	Taqueria De Anda	2,000
502	Kirin Express	2,000
503	Soft Breeze Kid's Dental & Ortho	1,414
504	Lake Forest Cosmetic & Family Dental	1,800
505	DonerG Cafe	1,800
ATM	Available	14
601	Max Relax (Available)	3,000
602	Ike's Love & Sandwiches	1,300
603	Waba Grill	1,500
604	Poke Tiki	2,000
605	Krave Kobe Burger	1,800
701	Starbucks	1,800
702	Mochinut	1,400
703	Tigawok	2,069
803	Nekter Juice Bar	1,053
801-2	Panera Bread	4,000



EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

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VALUEROCK

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