



LAKE FOREST GATEWAY

23592 Rockfield Boulevard,
Lake Forest, CA



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



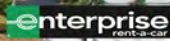
DEMOGRAPHICS			
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	8,720	123,524	280,483
AVG HHI:	\$86,300	\$101,064	\$119,532

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	2,067
2C	Phenix Salon	2,055
2D/E	Anjappar Grocery	4,100
2F	Anjappar Grocery	1,509
2G	Available	1,300
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-T	Peppino's	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
-	SpringHill Suites	67,000
501	Taqueria De Anda	2,000
502	Kirin Express	2,000
503	Available	1,414
504	Lake Forest Cosmetic & Family Dental	1,800
505	DonerG Cafe	1,800
601	Max Relax (Potentially Available)	3,000
602	Ike's Love & Sandwiches	1,300
603	Waba Grill	1,500
604	Oke Poke (Potentially Available)	2,000
605	Krave Kobe Burger/ Wells Fargo ATM	1,800
701	Starbucks	1,800
702	Mochinut	1,400
703	Anjappar Restaurant	2,222
803	Nekter Juice Bar	1,053
801-2	Panera Bread	4,000



EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

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