



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



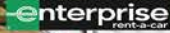
DEMOGRAPHICS			
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	8,720	123,524	280,483
AVG HHI:	\$86,300	\$101,064	\$119,532

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 (Potentially Available)	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 Soft Breeze Kid's Dental & Ortho	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 Poke Tiki	2,000
605 Krave Kobe Burger/ Wells Fargo ATM	1,800
701 Starbucks	1,800
702 Mochinut	1,400
703 Anjappar Restaurant	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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