

AVAILABLE FOR LEASE

23000 Lake Forest Dr
Laguna Hills, CA 92653

5,852 SF

 epsteen & associates



Please Contact

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FOUNDING MEMBER | CHAINLINKS
RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

MARKET LANDSCAPE



PROPERTY HIGHLIGHTS

- + Asking rent - Contact Broker
- + Free Standing Former Coco's
- + 79 parking spaces
- + 1.25 AC property
- + Monument Signage Available
- + Tenant to self-maintain the property
- + Located at the signalized intersection of Lake Forest Dr & Avenida De la Carlota
- + 5 FWY on/off ramp adjacent

SURROUNDING RETAILERS:



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SITE PLAN



3 Mile Retail



DEMOGRAPHICS:

Population			Daytime Population			Avg. Household Income			Med. Household Income		
1 MILE	2 MILE	3 MILE	1 MILE	2 MILE	3 MILE	1 MILE	2 MILE	3 MILE	1 MILE	2 MILE	3 MILE
11,150	51,055	119,800	30,301	75,371	134,438	\$123,146	\$137,147	\$150,701	\$96,295	\$101,631	\$115,921

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