AVAILABLE FOR LEASE

23000 Lake Forest Dr Laguna Hills, CA 92653

5,852 SF

epsteen & associates



Please Contact

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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
- + 79 parking spaces
- + Monument Signage Available
- + Located at the signalized intersection of Lake Forest Dr & Avenida De la Carlota

- + Free Standing Former Coco's
- + 1.25 AC property
- + Tenant to self-maintain the property
- + 5 FWY on/off ramp adjacent

SURROUNDING RETAILERS:

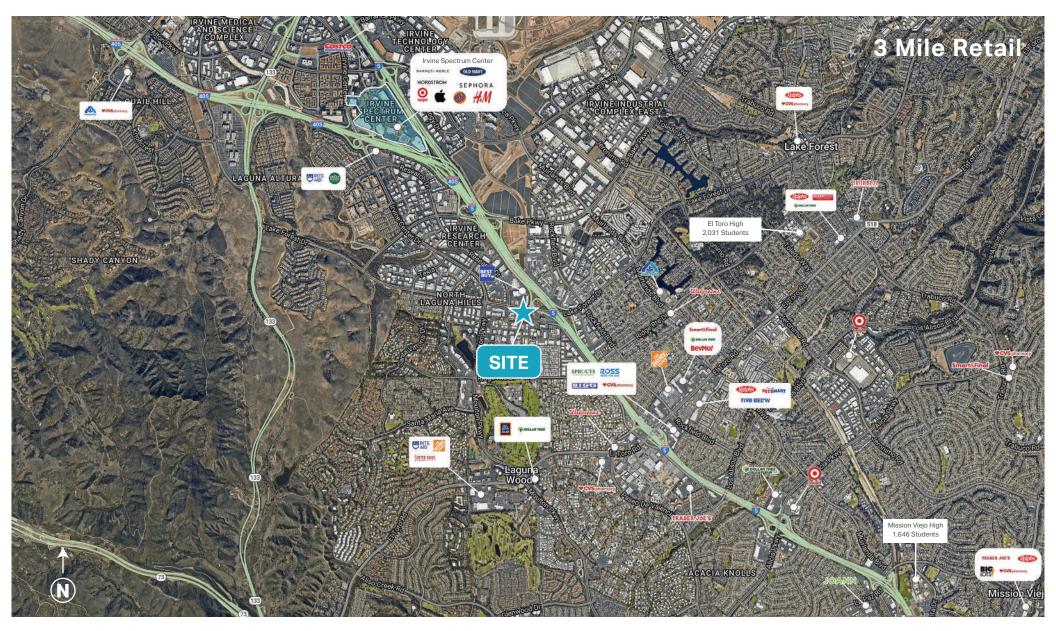


FOUNDING CHAINLINKS

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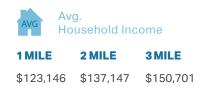
SITE PLAN





DEMOGRAPHICS:

2 2 P	opulation			Daytime Population	
1 MILE	2 MILE	3 MILE	1 MILE	2 MILE	3 MILE
11,150	51,055	119,800	30,301	75,371	134,438



MED M	come	
1 MILE	2 MILE	3 MILE
\$96,295	\$101,631	\$115,921

