

FOR LEASE



22851 LAKE FOREST DR.
LAKE FOREST, CA 92630

SUITE B: ±1,189 SQUARE FEET

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

RANDALL DALBY
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AERIAL



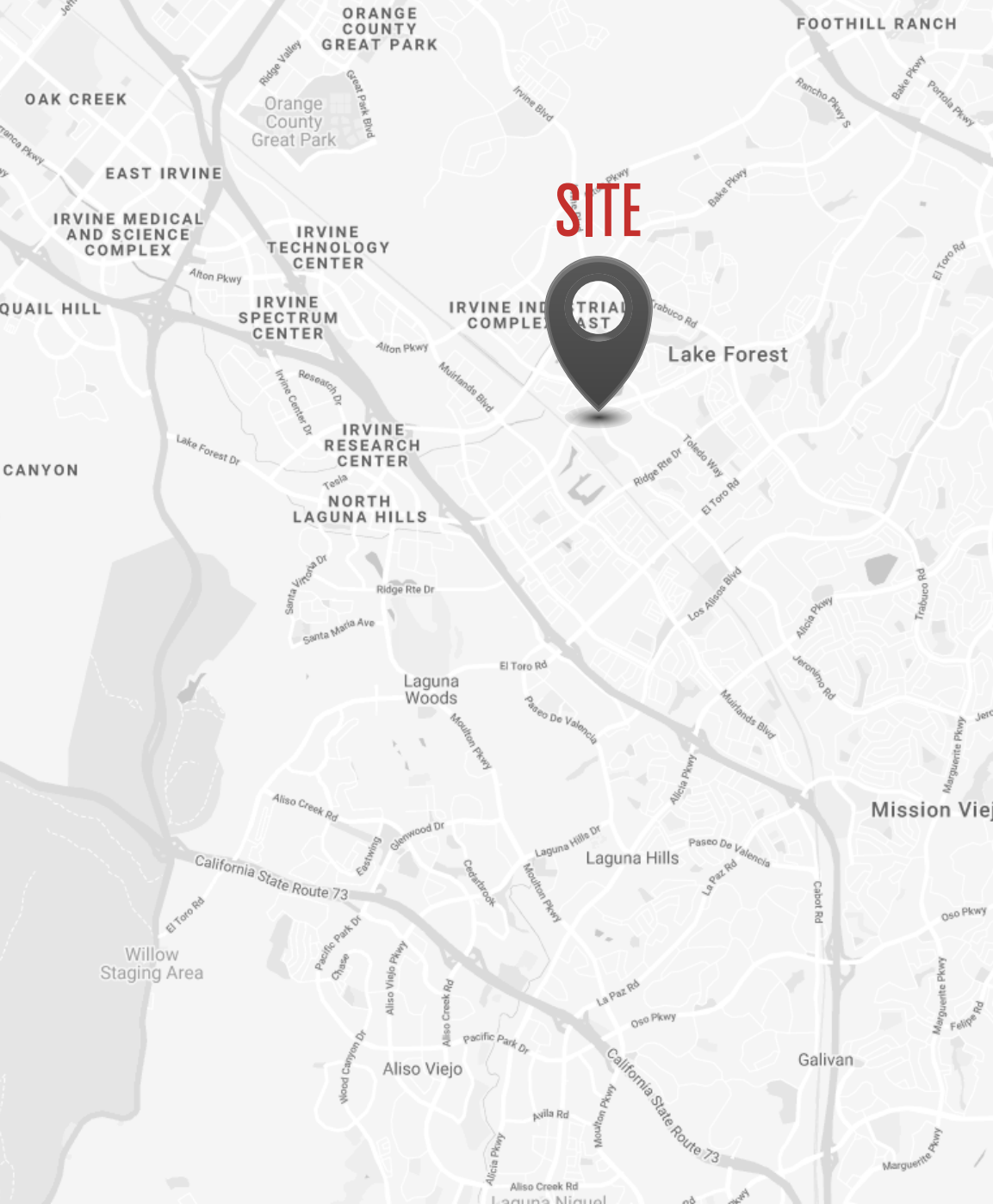
ROCKFIELD BLVD

SUBJECT PROPERTY

LAKE FOREST DR

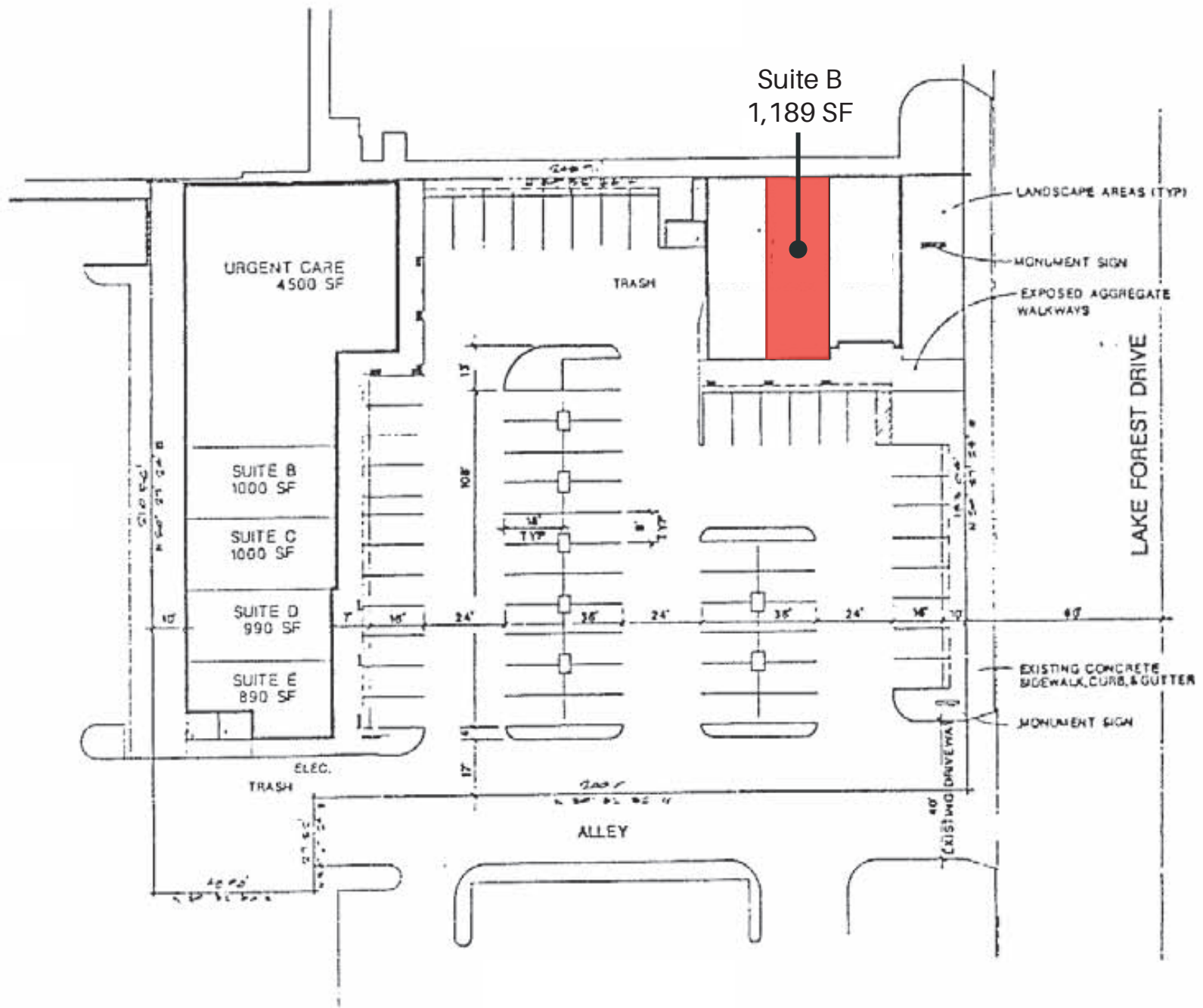


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PROPERTY HIGHLIGHTS

- Premium shop space unit - near street
- Across the street from Starbucks, Panera, Buffalo Wild Wings, IHop and Taco Bell
- Great space in center
- Great major intersection of Lake Forest at Rockfield Blvd
- Excellent street front visibility
- Suite B: ±1,189 SF Available Now
- Traffic Counts:
 - » *Lake Forest Dr & Rockfield Blvd: ±21,223*
- Good Demographics
 - » *\$113k+ Average HH Income (3 Miles)*



SITE PLAN

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CONTACT FOR MORE INFO



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DEMOGRAPHICS

	POPULATION	1-MILE	3-MILE	5-MILE
	2020 Estimate	14,324	132,132	265,042
	2025 Projection	14,567	135,858	327,425
	INCOME	1-MILE	3-MILE	5-MILE
	Avg. Household Income	\$97,338	\$113,549	\$130,179
	Median Household Income	\$66,455	\$88,770	\$105,486