

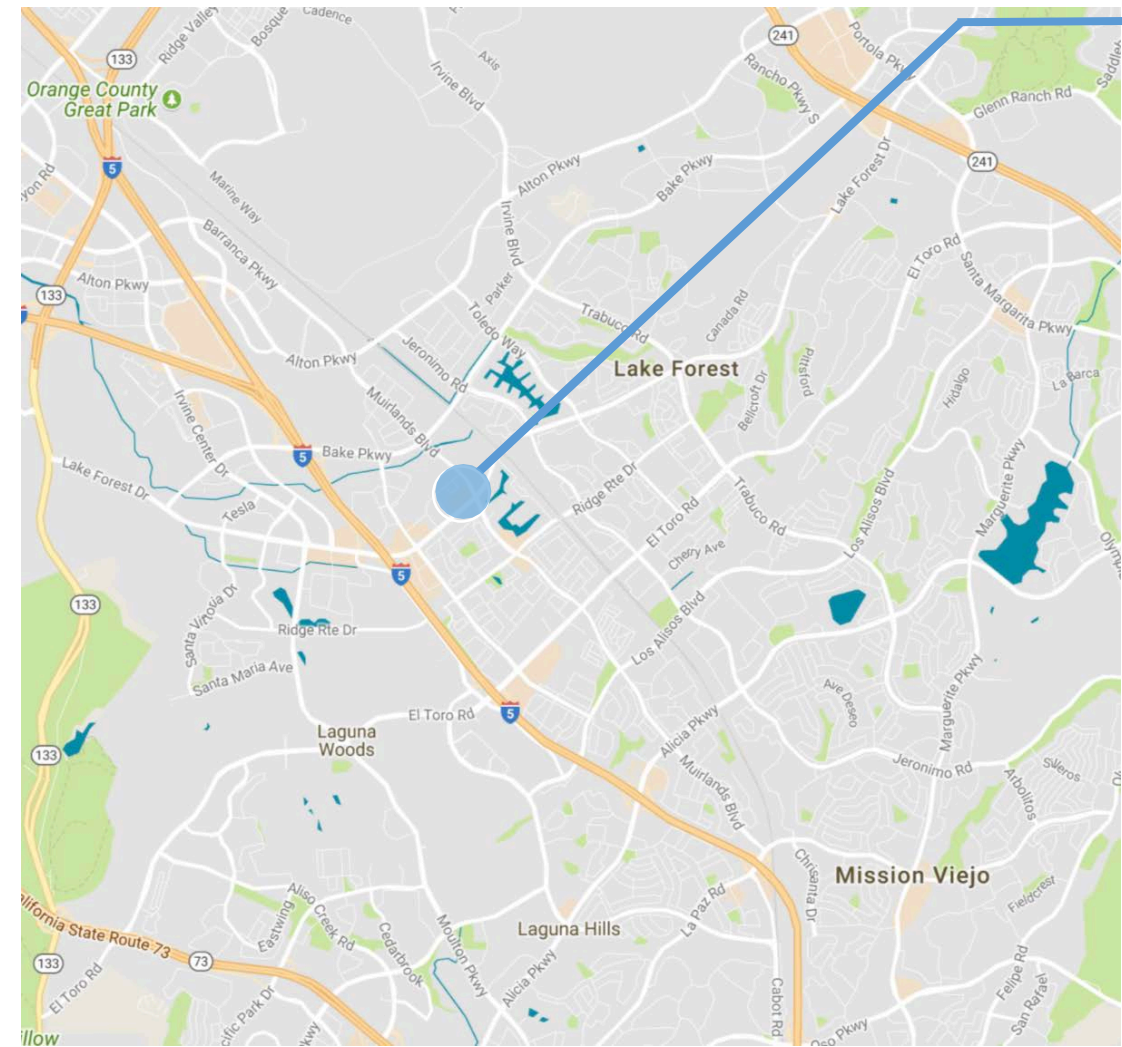
Lake Forest Town Center

6,500 SF Flagship Restaurant Building
for Lease-South OC



Lake Forest Town Center
6,500 SF Flagship Restaurant
Building for Lease-South OC

22621-22681 Lake Forest Drive
Lake Forest, CA 92630



Property Highlights:

- 6,500 SF flagship freestanding restaurant for lease
- Existing hood and walk-ins are included
- Existing grease Interceptor
- Premier South Orange County location on a primary intersection with approximately 59,800 cars per day
- High income demographics
- Strong daytime population of approximately 22,992 workers comprised of over 2,435 businesses within a 1-mile radius
- Tenants include Fresh Choice Marketplace (coming soon), Pep Boys, Jack in the Box, and St. Joseph's Hospital Urgent Care
- Easy Access to I-5 Freeway

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	14,400	59,027	137,236
AHH Income	\$168,149	\$140,473	\$148,838



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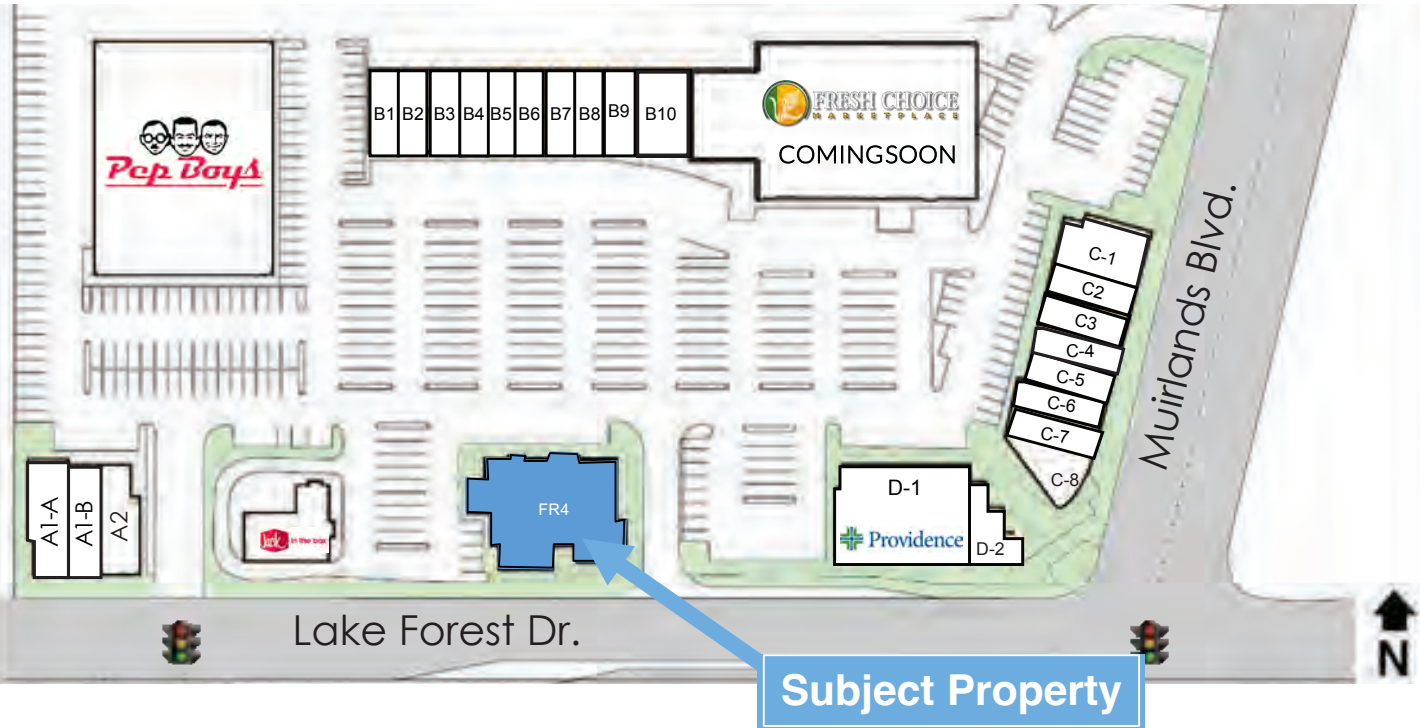
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CFT NV Developments, LLC

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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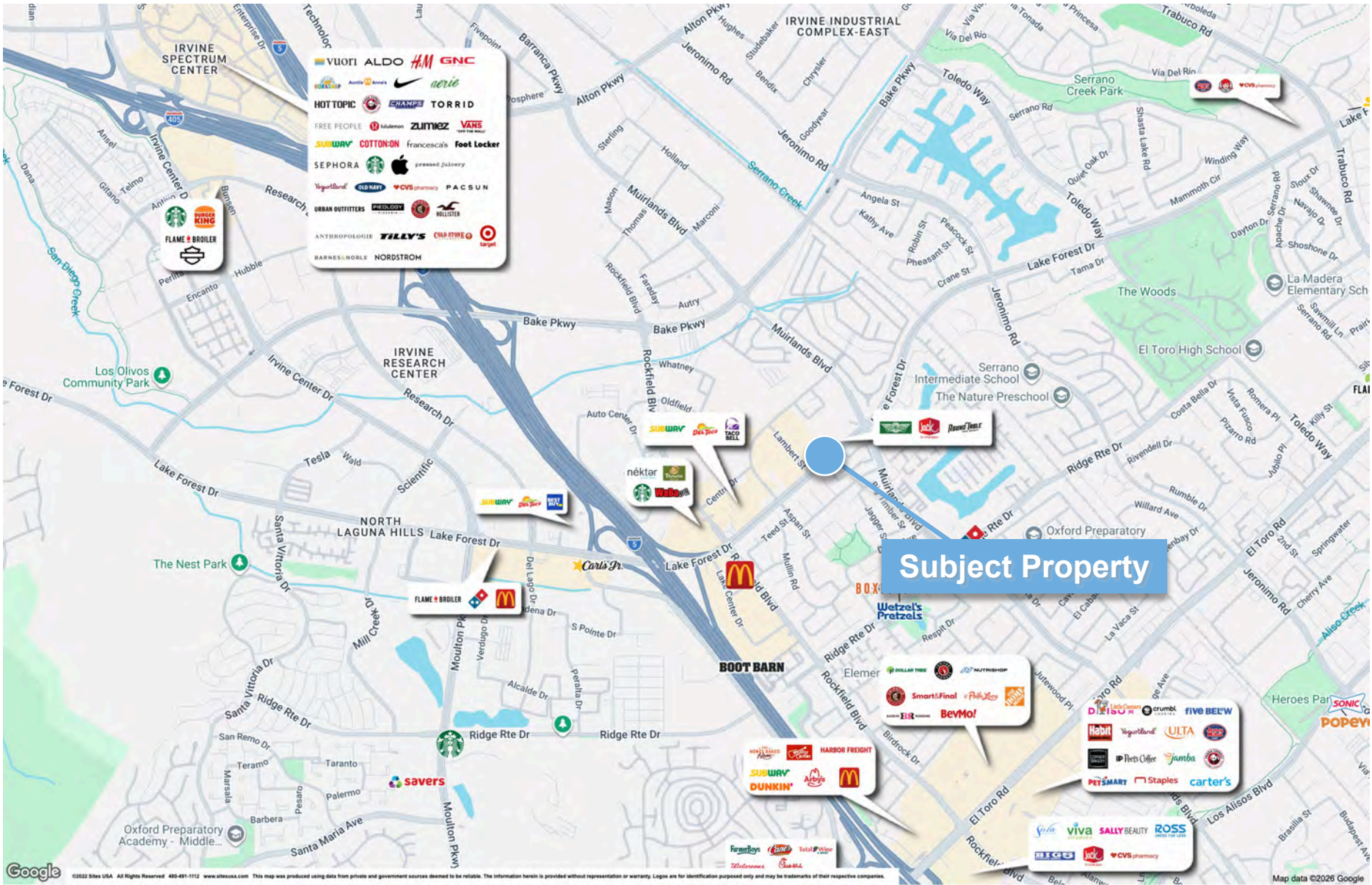
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Space	Tenant
A1-A	Brio Brio
A1-B	Veterinarian
A2	Eyestyles for Lifestyles
B1-2	Pho Restaurant
B3	Fashion
B4	Kebob Planet
B5	Earth Bowl
B6	Henry's Donuts
B7	U Babci
B8	Salon
B9	Pet Groomer
B10	US Army
C1	M Café
C2	M Café
C3	Beauty Retreat Spa & Nails
C4	American Channen Massage Chairs
C5	Dental Office
C6	Thai Food
C7	Wingstop
C8	Wedding Rings Jewelers
D1	Providence Urgent Care
D2	Java Cafe
FR1	Pep Boys
FR2	Fresh Choice
FR3	Jack In The Box
FR4	Available - 6,500SF

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