

Lake Forest Town Center
For Lease:
6,500 SF 2nd Generation Restaurant & Shop Space

22621-22681 Lake Forest Drive
Lake Forest, CA 92630



FRESH CHOICE
MARKETPLACE
COMING SOON

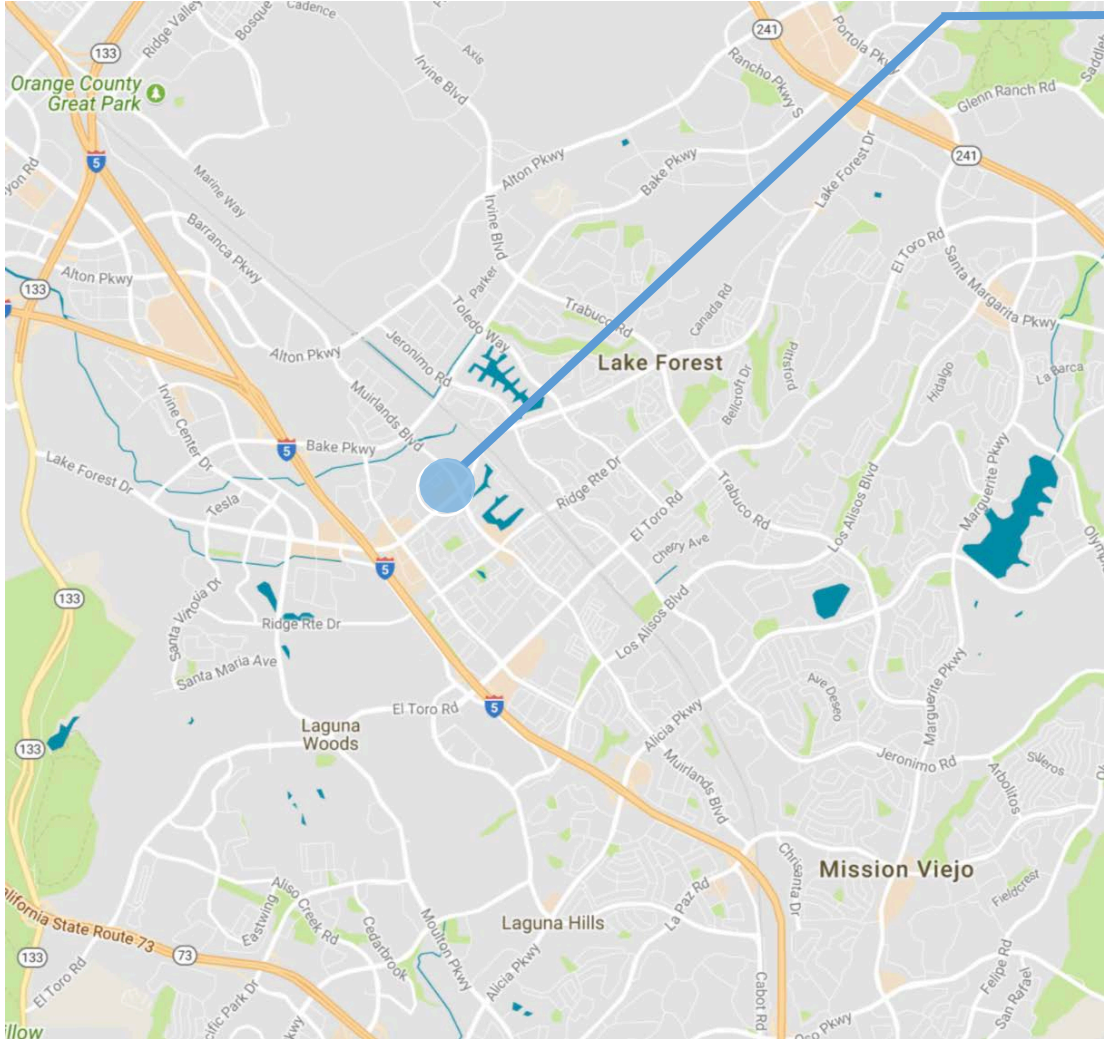
LAKE FOREST DRIVE

MUIRLANDS BOULEVARD



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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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Another Project By

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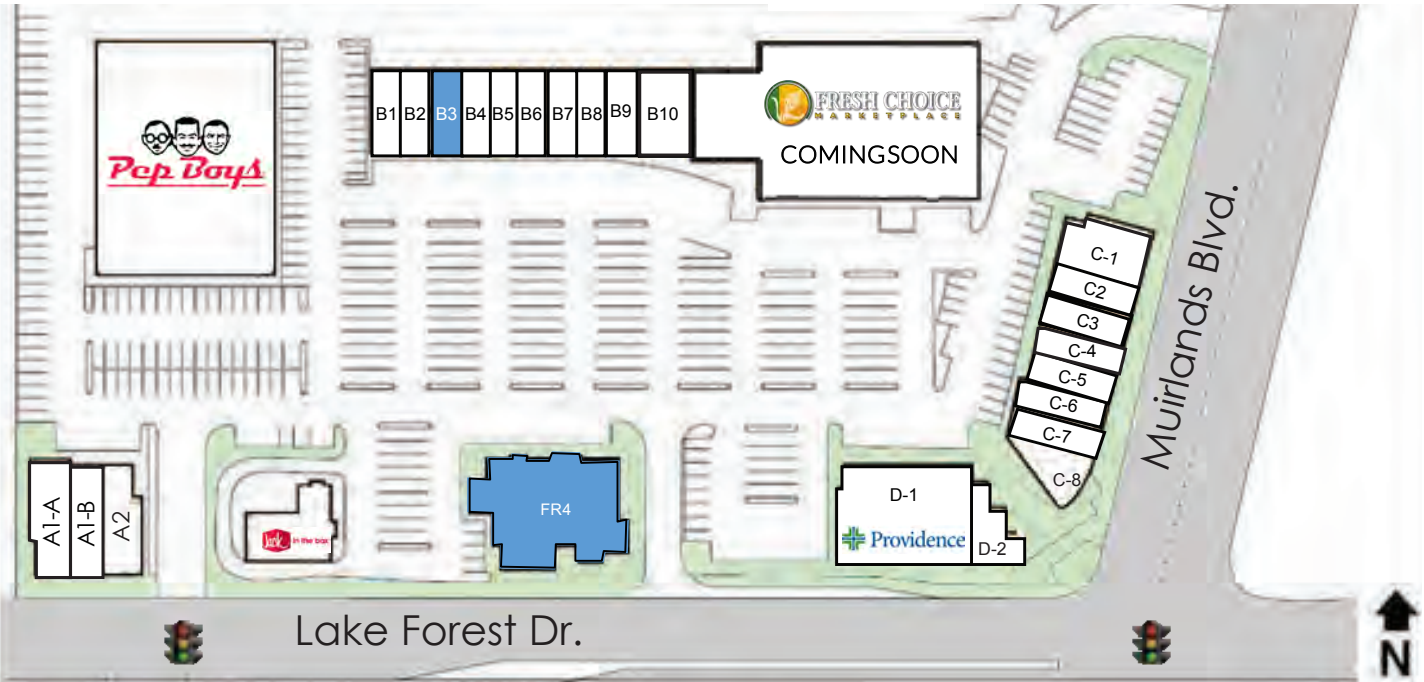
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| Space | Tenant |
|-------|---------------------------------|
| A1-A | Brio Brio |
| A1-B | Veterinarian |
| A2 | Eyestyles for Lifestyles |
| B1-2 | Pho Restaurant |
| B3 | AVAILABLE - 1,318SF |
| B4 | Kebob Planet |
| B5 | Earth Bowl |
| B6 | Henry's 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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