



INTERACTIVE BROCHURE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

RETAIL LEASE OPPORTUNITY

22855 LAKE FOREST DRIVE | LAKE FOREST, CA 92630

LEASING BROCHURE



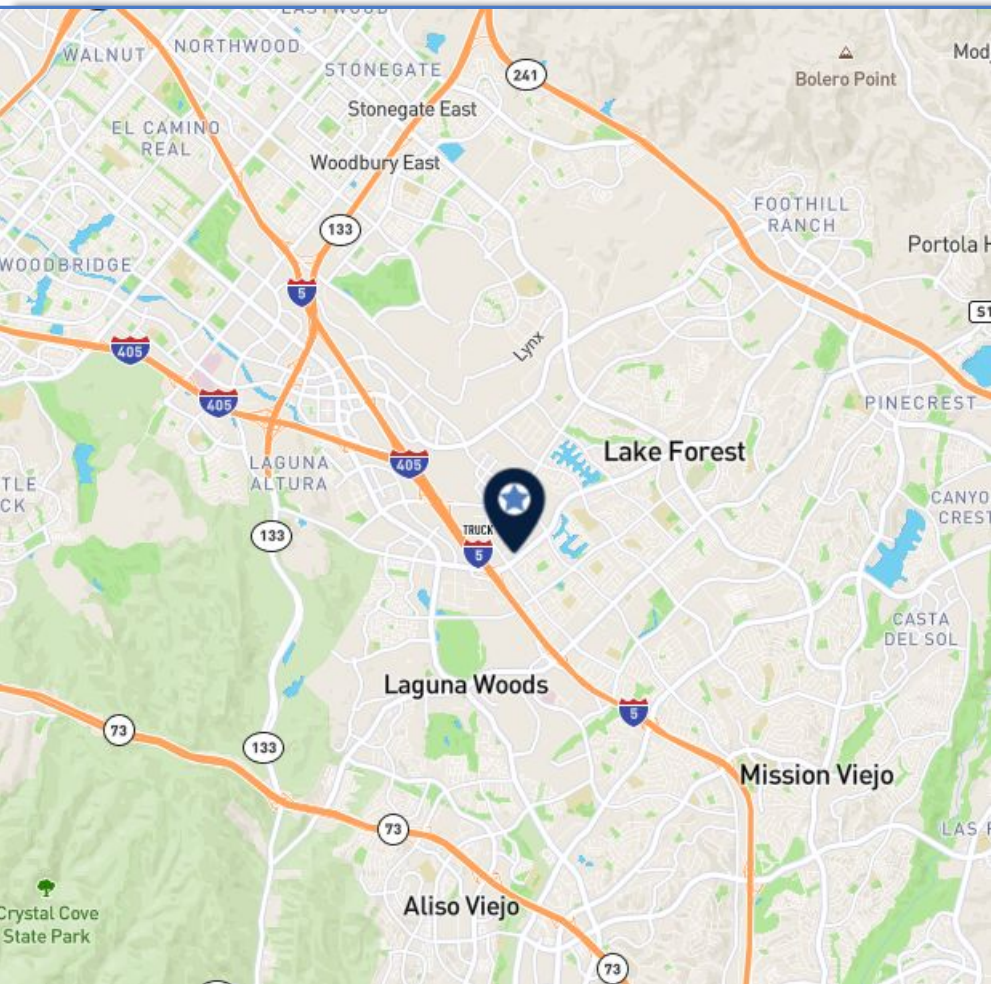
PROPERTY OVERVIEW

- Join Saddleback Family Urgent Care, Subway and Many more!
- Terrific Visibility and excellent signage available
- Monument Sign Available
- Blocks away from the 5 Freeway
- Near Irvine Spectrum, Irvine Subaru, and Laguna Woods Golf Club



AVAILABLE

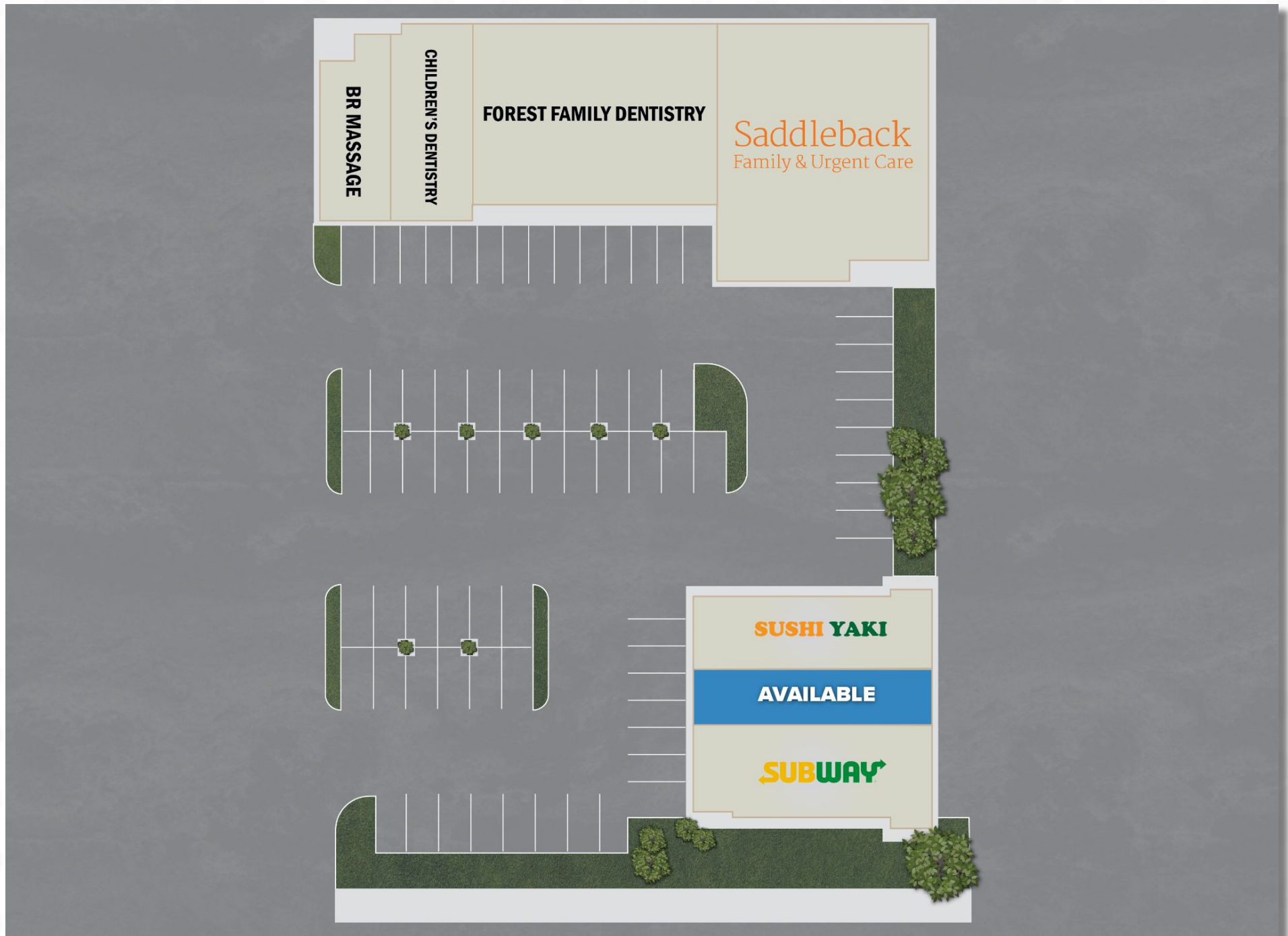
- **±1,189 SF AVAILABLE**
 - **RENT - \$3.00/PSF**
 - **NNN'S - \$0.91/PSF**



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	26,740	163,257	483,593
Current Year Estimate	26,591	161,330	479,506
2010 Census	26,617	160,222	472,874
Growth Current Year-Five-Year	0.56%	1.19%	0.85%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,266	55,212	153,663
Current Year Estimate	8,099	53,597	150,060
2010 Census	7,878	51,792	140,537
Growth Current Year-Five-Year	2.06%	3.01%	2.40%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$129,356	\$140,722	\$123,708
AGE	1-MILE	3-MILE	5-MILE
Average Age	35	34	36

SITE PLAN



SURROUNDING TENANTS



22855 Lake Forest Drive
SUBJECT PROPERTY

NEARBY SCHOOLS

- 
 Santiago Elementary School
 Number of Students: 1,043
 Distance: 0.1 mi
- 
 Serrano Intermediate School
 Number of Students: 1,012
 Distance: 0.5 mi
- 
 El Toro High School
 Number of Students: 2,322
 Distance: 0.6 mi

FOR LEASE

RETAIL LEASE OPPORTUNITY

22855 LAKE FOREST DRIVE | LAKE FOREST, CA 92630

EXCLUSIVE LEASING AGENTS

MATTHEW SUNDBERG

ASSOCIATE VICE PRESIDENT | LEASING

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LICENSE NO. 02052540 (CA)

BROKER OF RECORD

DAVID HARRINGTON

LICENSE NO. 02168060 (CA)

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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