AVAILABLE FOR LEASE

LAKE FOREST GATEWAY

23632 ROCKFIELD BLVD, LAKE FOREST, CA 92630



INTERACTIVE BROCHURE

REAL ESTATE INVESTMENT SERVICES



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Join tenants such as Springhill Suites, Starbucks Panera Bread, Ihop, Ike's Sandwiches, Buffalo Wild Wings and many more
- Terrific center right off the 5 Freeway with tons of visibility and traffic
- Recently completed center redevelopment / modernization
- Excellent freeway signage
- Located directly adjacent to the I-5 freeway "on-ramp"
- Outstanding daytime employment and dense residential population
- Signalized intersection to be located at Rockfield Blvd. & Centre Dr.
- ±72,000 cars per day at intersection
- 100 room Springhill Suites is open!
- 478 parking spaces

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	12,172	128,637	323,929
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,590	54,496	127,973
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$129,743	\$150,124	\$173,957



- 2A/B ±2,067 SF
- NNN'S: \$1.28 PSF
- RENT = NEGOTIABLE



- 601 ±3,000 SF END CAP SPACE AVAILABLE
- NNN'S: \$1.28 PSF
- RENT = NEGOTIABLE

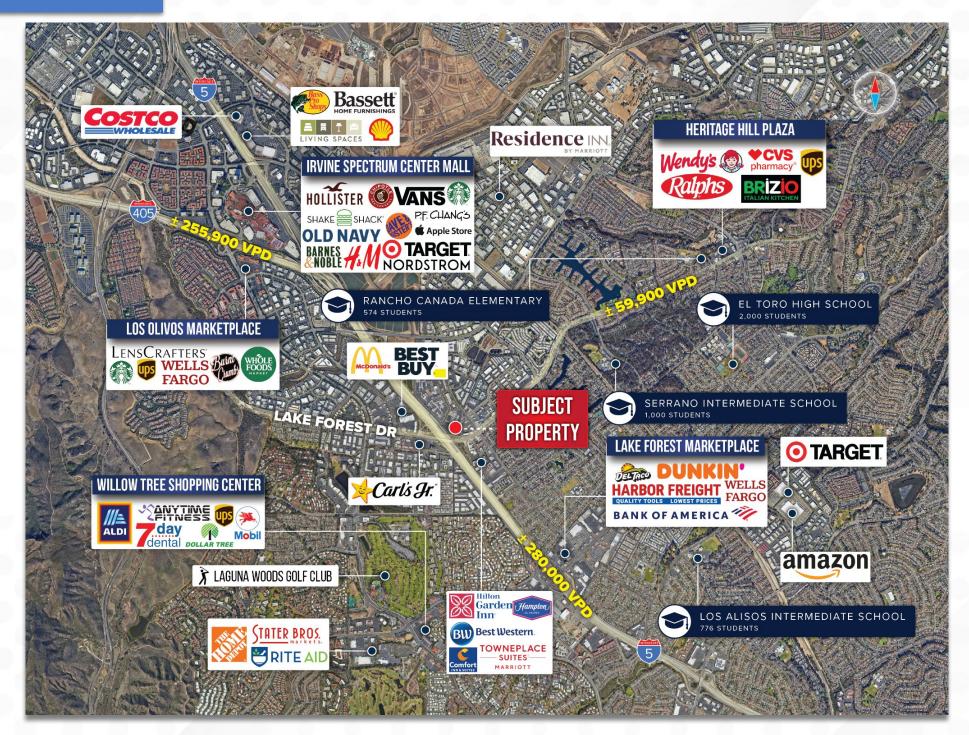
PROPERTY PHOTOS



SITE PLAN & TENANT ROSTER



SURROUNDING TENANTS



AVAILABLE SPACE FOR LEASE 23632 ROCKFIELD BLVD, LAKE FOREST, CA 92630

EXCLUSIVE LEASING AGENT

MATTHEW SUNDBERG

Associate VP & Associate Director Direct (949) 777-5991 Mobile (770) 757-1963 matt.sundberg@matthews.com License No. 02052540 (CA)



DAVID HARRINGTON BROKER OF RECORD License No. 02168060 (CA)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **23632 Rockfield Blvd**, Lake Forest, CA **92630** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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.

