

AVAILABLE FOR LEASE

LAKE FOREST GATEWAY

23632 ROCKFIELD BLVD, LAKE FOREST, CA 92630



INTERACTIVE BROCHURE

MATTHEWSTM
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



AVAILABLE

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



AVAILABLE

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

PROPERTY PHOTOS



SITE PLAN & TENANT ROSTER



SUITE	TENANT	SPACE
1	IHOP	4,000 SF
2 A/B	AVAILABLE	2,067 SF
2C	PHENIX SALON	2,055 SF
2D/E	ANJAPPAR GROCERY	4,100 SF
2F	ANJAPPAR GROCERY	1,509 SF
2G	LEASED	1,300 SF
2H	THANH BINH II	1,300 SF
2I	UOKO RESTAURANT	1,300 SF
2J	CHURNED CREAMERY	1,300 SF
2K	INKA GRILL	1,300 SF
2L	DIHO CHINESE	1,300 SF
2M	FEDEX	1,300 SF
2N	AMERICAN BEAUTY SPA	1,300 SF
2O	GOLDEN CROWN	1,300 SF
2P-T	PEPPINO'S	6,500 SF
3A-B	PHENIX SALON	6,000 SF
3C	GOLDEN FILE NAIL SPA	3,378 SF
3F	DR. CEILS EYECARE	1,185 SF
3E	BUFFALO WILD WINGS	6,272 SF
-	SPRINGHILL SUITES	67,000 SF
501	TAQUERIA DE ANDA	2,000 SF
502	KIRIN EXPRESS	2,000 SF
503	SOFT BREEZE KID'S DENTAL & ORTHO	1,414 SF
504	LAKE FOREST COSMETIC & FAMILY DENTAL	1,800 SF
505	DONERG CAFE	1,800 SF
601	MAX RELAX (POTENTIALLY AVAILABLE)	3,000 SF
602	IKE'S LOVE & SANDWICHES	1,300 SF
603	WABA GRILL	1,500 SF
604	POKE TIKI	2,000 SF
605	KRAVE KOBE BURGER	1,800 SF
701	STARBUCKS	1,800 SF
702	MOCHINUT	1,400 SF
703	FORMER RESTAURANT (POTENTIALLY AVAILABLE)	2,069 SF
803	NEKTAR JUICE BAR	1,053 SF
801-2	PANERA BREAD	4,000 SF

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.