

El Toro & Trabuco

22475 El Toro Road, Lake Forest, CA 92630



Property Highlights

77,401 Gross Leasable Area

7.39 Total Acres

331,872 5 Mile Population

- Ideally located on the corner of El Toro and Trabuco Roads in the heart of Lake Forest's residential community.
- Benefits from an average household income of \$174,000 within a 5-mile radius.
- Anchored by Dollar Tree and Grocery Outlet with regionally recognizable tenants including Bank of America, Pizza Hut and Coffee Bean & Tea Leaf.



Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|---------------|-----------|-----------|-----------|
| Population | 23,558 | 138,309 | 331,872 |
| Households | 8,309 | 53,160 | 127,875 |
| Avg HH Income | \$167,856 | \$160,163 | \$174,191 |

Source: Esri, 2026

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Current Tenants

| | | | |
|--------------------------------|-----------|---------------------------------|----------|
| 1 Bank of America | 6,300 SF | 12 Trim Fitness | 3,300 SF |
| 2 Clickstart Dog Training A... | 2,170 SF | 13 Andrew B. Shi, DDS | 1,200 SF |
| 3 The Flame Broiler | 1,240 SF | 14 Bubbly Paws | 1,500 SF |
| 4 Pizza Hut | 1,240 SF | 15 Mr. Wok | 1,200 SF |
| 5 SanRok ni Bevec Pinoy Cui... | 1,240 SF | 16 Quicksilver Coin Company | 1,200 SF |
| 6 Farmers Insurance | 958 SF | 17 I Polish Nails | 1,800 SF |
| 7A Affinity Acupuncture | 956 SF | 19 Launderland | 1,800 SF |
| 7B Great Cuts | 1,192 SF | 20 Lamppost Pizza | 5,250 SF |
| 8 Dollar Tree | 15,400 SF | 23 US Bank | 6,000 SF |
| 8A Grocery Outlet | 15,400 SF | 24 The Coffee Bean & Tea Lea... | 1,700 SF |
| 10 Our Pet's Vet | 2,625 SF | | |

Available/Coming Soon

| | | |
|----|-----------|----------|
| 9 | Available | 1,875 SF |
| 22 | Available | 1,855 SF |