

El Toro & Trabuco

22475 El Toro Road, Lake Forest, CA 92630



Demographics

	1-Mile	3-Mile	5-Mile
Population	25,473	140,554	336,738
Households	8,920	52,794	127,318
Avg HH Income	\$150,316	\$146,462	\$161,289

Source: Esri, 2024

Property Highlights

77,411 Gross Leasable Area

7.39 Total Acres

336,738 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 \$161,000 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.

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Current Tenants

1	Bank of America	6,300 SF	13	Andrew B. Shi, DDS	1,200 SF
2	Clickstart Dog Training A...	2,170 SF	14	Bubbly Paws	1,500 SF
3	The Flame Broiler	1,240 SF	15	Mr. Wok	1,200 SF
4	Pizza Hut	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	1-2 Punch Family Martial ...	2,475 SF
8	Dollar Tree	15,400 SF	21	Lamppost Pizza	2,775 SF
8A	Grocery Outlet	15,400 SF	22	Del Taco	1,855 SF
10	Our Pet's Vet	2,625 SF	23	US Bank	6,000 SF
12	Trim Fitness	1,500 SF	24	The Coffee Bean & Tea Lea...	1,700 SF

Available/Coming Soon

5	Available	1,240 SF
9	Available	1,875 SF