

El Toro & Trabuco

22475 El Toro Road, Lake Forest, CA 92630



Property Highlights

77,411 Gross Leasable Area

7.39 Total Acres

316,882 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 \$131,000 within a 5-mile radius.
- Anchored by Walgreens pharmacy with regionally recognizable tenants including Bank of America, Subway, Del Taco and Pizza Hut.



Demographics

	1-Mile	3-Mile	5-Mile
Population	26,020	144,387	316,882
Households	8,679	52,477	119,065
Avg HH Income	\$120,533	\$118,922	\$131,899

Source: Esri, 2019

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Current Tenants

1	Bank of America	6,300 SF	12	Trim Fitness	1,500 SF
3	The Flame Broiler	1,240 SF	13	Andrew B. Shi DDS	1,200 SF
4	Pizza Hut	1,240 SF	15	Mr. Wok	1,200 SF
5	Subway	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	Walgreens	15,400 SF	21	Lamppost Pizza	2,775 SF
8A	Grocery Outlet	15,400 SF	22	Del Taco	1,855 SF
9	Children's Orchard	1,875 SF	23	US Bank	6,000 SF
10	Our Pet's Vet	2,625 SF	24	The Coffee Bean & Tea Lea...	1,710 SF

Available/Coming Soon

2	Available	2,170 SF
11	Available	1,800 SF
14	Available	1,500 SF