

FOR LEASE

THE Shops AT Home Depot

**20025 Lake Forest Dr | Lake Forest | CA 92630
Suite 103**

1,316 sqft Retail Space for lease

Property Highlights

- Anchored with Home Depot, 24 Hour Fitness, O'Reilly Auto Parts, FedEx Office, Jack in the Box, El Pollo Loco, Jimmy John's and more!
- Located adjacent to Highway 241 for easy freeway access
- High household incomes with well over \$110k average incomes within 1, 3, & 5 mile radiuses
- Over 12,000 residential housing units within 3 miles radiuses are currently under construction or built out in the past 5 years.
- The luxury master planned community developed by Toll Brother spanning 120 acres with over 500 residence under construction across the street.
- Well maintained shopping center with dynamic tenant mix

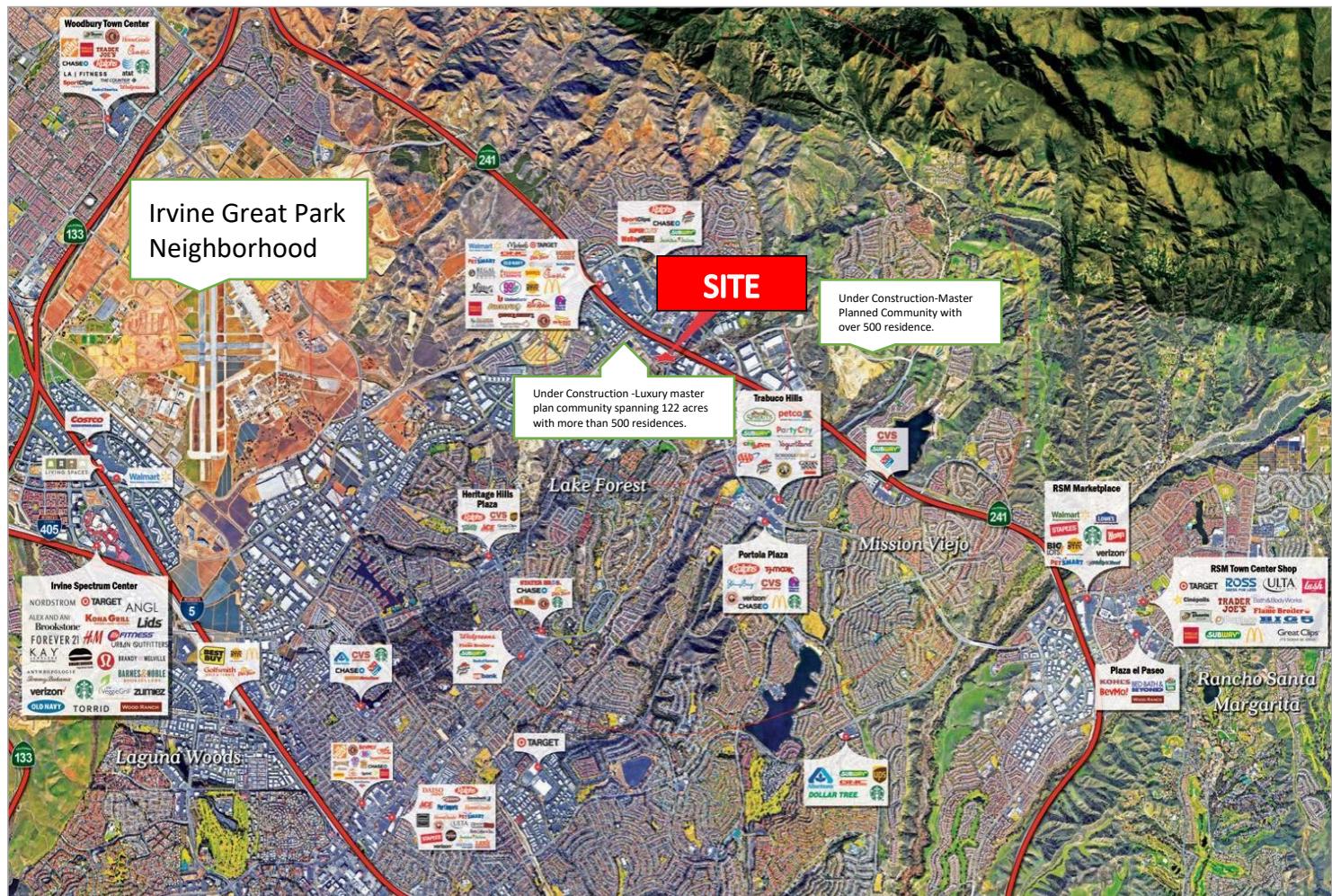
Asking rate: \$3.60/sf/month + NNN Approx. \$1.41sf/month

CONTACT US:

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DEMOCRAPHICS

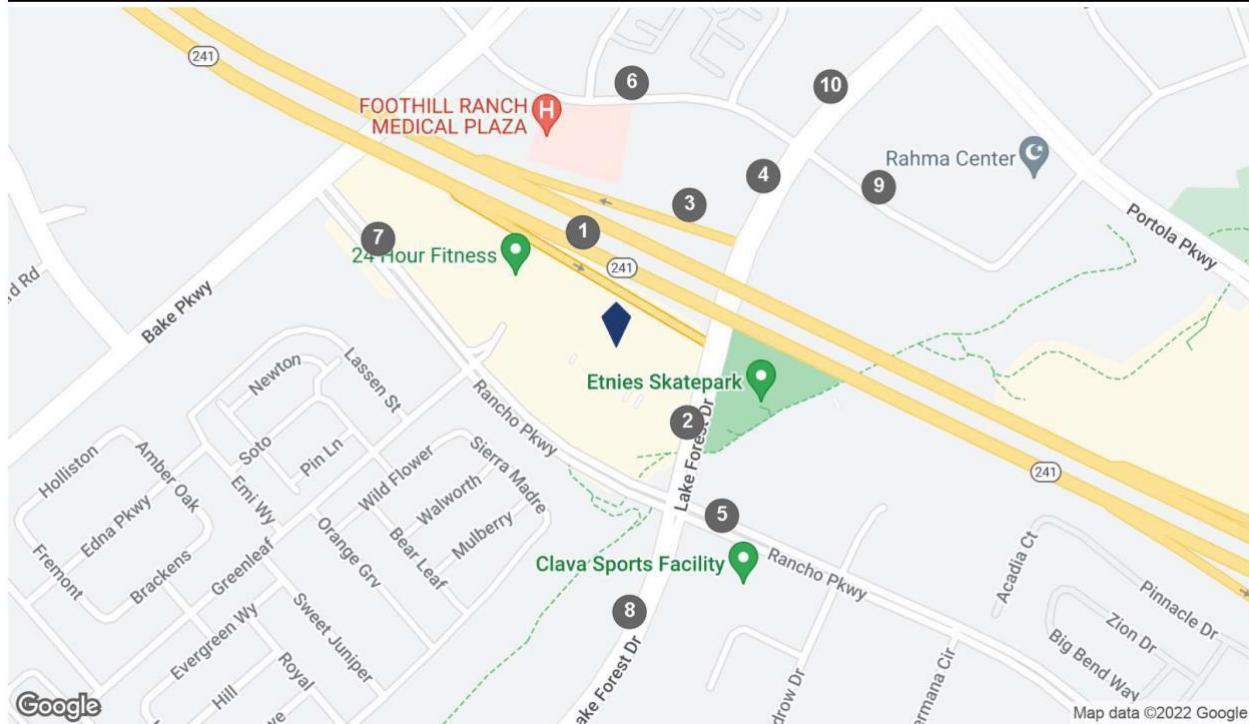


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	11,257	91,346	209,086	723,033	659,320
5 Yr Growth	7.1%	0.9%	0.9%	1.0%	1.6%
Median Age	38	41	42	41	41
5 Yr Forecast	40	42	43	42	42
White / Black / Hispanic	60% / 4% / 20%	73% / 2% / 18%	74% / 2% / 20%	65% / 2% / 16%	67% / 2% / 17%
5 Yr Forecast	57% / 4% / 20%	71% / 3% / 18%	72% / 2% / 20%	63% / 2% / 16%	65% / 2% / 17%
Employment	17,447	37,869	132,724	323,189	345,051
Buying Power	\$505.9M	\$4B	\$8.9B	\$30.7B	\$27.1B
5 Yr Growth	8.8%	3.1%	2.9%	2.4%	3.7%
College Graduates	55.6%	49.4%	46.8%	53.7%	64.1%
Household					
Households	3,991	31,975	74,604	259,749	236,599
5 Yr Growth	7.1%	0.8%	1.0%	0.8%	1.3%
Median Household Income	\$126,764	\$126,429	\$119,512	\$118,013	\$114,542
5 Yr Forecast	\$128,683	\$129,371	\$121,786	\$119,909	\$117,245
Average Household Income	\$152,209	\$150,436	\$143,397	\$144,723	\$139,934
5 Yr Forecast	\$154,323	\$152,725	\$145,649	\$146,601	\$142,564
% High Income (>\$75K)	76%	76%	71%	70%	68%
Housing					
Median Home Value	\$780,567	\$743,500	\$729,302	\$794,518	\$770,454
Median Year Built	1998	1987	1985	1989	1989
Owner / Renter Occupied	45% / 55%	70% / 30%	68% / 32%	63% / 37%	64% / 36%

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Traffic Counts



Counts by streets

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Foothill Transportation Corridor	Lake Forest Dr - E	36,703	2022	0.09 mi
② Lake Forest Dr	Rancho Pkwy - S	20,354	2022	0.10 mi
③ Not Available	Not Available - No	3,956	2020	0.12 mi
④ Lake Forest Dr	Towne Centre Dr - NE	17,989	2022	0.18 mi
⑤ Rancho Pkwy	Lake Forest Dr - NW	5,519	2022	0.18 mi
⑥ Towne Centre Dr	Auto Center Dr - W	7,064	2022	0.21 mi
⑦ Rancho Pkwy	Bake Pkwy - NW	6,423	2022	0.21 mi
⑧ Lake Forest Dr	Rancho Pkwy - NE	22,383	2022	0.24 mi
⑨ Towne Centre Dr	Lake Forest Dr - NW	7,056	2022	0.25 mi
⑩ Lake Forest Dr	Towne Centre Dr - SW	19,427	2022	0.27 mi

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Income and Expenses Demographics

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2022 Households by HH Income	3,991		31,975		74,601		236,599	
<\$25,000	218	5.46%	2,029	6.35%	6,115	8.20%	23,652	10.00%
\$25,000 - \$50,000	349	8.74%	2,469	7.72%	7,250	9.72%	24,253	10.25%
\$50,000 - \$75,000	380	9.52%	3,174	9.93%	8,176	10.96%	27,320	11.55%
\$75,000 - \$100,000	453	11.35%	3,989	12.48%	8,578	11.50%	27,257	11.52%
\$100,000 - \$125,000	561	14.06%	4,145	12.96%	9,201	12.33%	27,192	11.49%
\$125,000 - \$150,000	489	12.25%	3,176	9.93%	7,168	9.61%	20,804	8.79%
\$150,000 - \$200,000	598	14.98%	5,861	18.33%	12,275	16.45%	35,833	15.15%
\$200,000+	943	23.63%	7,132	22.30%	15,838	21.23%	50,288	21.25%
2022 Avg Household Income	\$152,209		\$150,436		\$143,397		\$139,934	
2022 Med Household Income	\$126,764		\$126,429		\$119,512		\$114,542	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$176.2M		\$1.5B		\$3.4B		\$8.4B	
Total Apparel	\$8.9M	5.05%	\$71M	4.73%	\$159.5M	4.73%	\$466.8M	5.56%
Women's Apparel	\$3.5M	1.99%	\$28.6M	1.91%	\$64.3M	1.91%	\$195.3M	2.33%
Men's Apparel	\$1.9M	1.09%	\$15.4M	1.02%	\$34.4M	1.02%	\$103.7M	1.24%
Girl's Apparel	\$621.5K	0.35%	\$4.7M	0.31%	\$10.6M	0.31%	\$34M	0.40%
Boy's Apparel	\$447.6K	0.25%	\$3.3M	0.22%	\$7.5M	0.22%	\$22.2M	0.26%
Infant Apparel	\$374.7K	0.21%	\$2.8M	0.19%	\$6.4M	0.19%	\$18M	0.21%
Footwear	\$2M	1.15%	\$16.1M	1.07%	\$36.4M	1.08%	\$93.6M	1.11%
Total Entertainment & Hobbies	\$24.3M	13.81%	\$216.6M	14.43%	\$488.4M	14.50%	\$1.2B	14.72%
Entertainment	\$3.3M	1.89%	\$33.9M	2.26%	\$77.9M	2.31%	\$144.2M	1.72%
Audio & Visual Equipment/Service	\$4.7M	2.65%	\$39.2M	2.61%	\$89M	2.64%	\$258.8M	3.08%
Reading Materials	\$407.2K	0.23%	\$3.6M	0.24%	\$8.2M	0.24%	\$37.5M	0.45%
Pets, Toys, & Hobbies	\$4.2M	2.38%	\$37.1M	2.47%	\$82.9M	2.46%	\$191.6M	2.28%
Personal Items	\$11.7M	6.66%	\$102.9M	6.85%	\$230.3M	6.84%	\$603.6M	7.19%
Total Food and Alcohol	\$46.3M	26.27%	\$373.6M	24.89%	\$844.2M	25.06%	\$2.2B	25.69%
Food At Home	\$22.5M	12.78%	\$183.8M	12.25%	\$418.1M	12.41%	\$1.1B	13.44%
Food Away From Home	\$20.4M	11.55%	\$162M	10.79%	\$363.7M	10.80%	\$878.1M	10.46%
Alcoholic Beverages	\$3.4M	1.93%	\$27.8M	1.85%	\$62.4M	1.85%	\$149.9M	1.79%
Total Household	\$30.5M	17.29%	\$272.1M	18.13%	\$608.7M	18.07%	\$1.4B	16.45%
House Maintenance & Repair	\$4.3M	2.43%	\$49.3M	3.28%	\$111.2M	3.30%	\$210.9M	2.51%
Household Equip & Furnishings	\$11.6M	6.56%	\$95.7M	6.38%	\$215.1M	6.39%	\$518.6M	6.18%
Household Operations	\$9.8M	5.58%	\$86M	5.73%	\$191.9M	5.70%	\$458.3M	5.46%
Housing Costs	\$4.8M	2.73%	\$41.1M	2.74%	\$90.5M	2.69%	\$193.4M	2.30%

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Total Transportation/Maint.	\$43.1M	24.44%	\$370.4M	24.68%	\$828.9M	24.61%	\$2B	24.24%
Vehicle Purchases	\$19.8M	11.27%	\$177.9M	11.85%	\$396.1M	11.76%	\$816M	9.72%
Gasoline	\$10.1M	5.73%	\$83.7M	5.57%	\$189.2M	5.62%	\$609M	7.25%
Vehicle Expenses	\$1.3M	0.75%	\$11.8M	0.79%	\$26.2M	0.78%	\$93.3M	1.11%
Transportation	\$6.6M	3.72%	\$53.2M	3.55%	\$118.5M	3.52%	\$247.8M	2.95%
Automotive Repair & Maintenance	\$5.3M	2.98%	\$43.8M	2.92%	\$98.9M	2.94%	\$269.6M	3.21%
Total Health Care	\$7.6M	4.29%	\$68.3M	4.55%	\$154.9M	4.60%	\$419.5M	5.00%
Medical Services	\$4.8M	2.73%	\$42.9M	2.85%	\$96.6M	2.87%	\$253.9M	3.02%
Prescription Drugs	\$1.9M	1.09%	\$18.1M	1.21%	\$41.6M	1.24%	\$124.9M	1.49%
Medical Supplies	\$836.7K	0.47%	\$7.3M	0.49%	\$16.7M	0.50%	\$40.7M	0.48%
Total Education/Day Care	\$15.6M	8.84%	\$129.1M	8.60%	\$283.7M	8.42%	\$701.6M	8.36%
Education	\$9.9M	5.61%	\$80.3M	5.35%	\$175.7M	5.22%	\$429.6M	5.12%
Fees & Admissions	\$5.7M	3.24%	\$48.8M	3.25%	\$108M	3.21%	\$272M	3.24%

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