

Oakbrook Village

24271 Avenida De La Carlota

LAGUNA HILLS, CA

RESTAURANT/RETAIL SPACE AVAILABLE FOR LEASE



Property Highlights

OAKBROOK VILLAGE
LAGUNA HILLS, CA

- Recently renovated 130,000 SF neighborhood center with enlarged new Trader Joes
- Oakbrook Village includes the 289 unit Reata Apartments
- Strong tenant roster including Trader Joe's, REI, Roadrunner Sports, Sees Candy, and more
- Freeway visibility to I-5 Freeway (351,000 ADT) and provides easy accessibility to the freeway at El Toro Road (62,100 ADT)
- Signalized entrance to Oakbrook from Avenida de la Carlota
- Connection with the much anticipated Village @ Laguna Hills
- Abundant surface parking
- Opportunities for outdoor dining on many spaces
- Trade area includes Laguna Hills, Laguna Woods as well as Lake Forest and Aliso Viejo



THE VILLAGE @ LAGUNA
MERLONE GEIER 68 ACRE
MIXED-USE DEVELOPMENT

TRADER JOE'S

See's
CANDIES

POPPY BANK

REI
CO-OP

AVAILABLE

ROADRUNNER
SPORTS

SCRATCH
BAKERY - CAFE

Providence

AVAILABLE

AVAILABLE

REATA 289 UNIT LUXURY
APARTMENT COMPLEX

Avenida De La Carlota
INTERSTATE 5
351,000 ADT
14,000 ADT



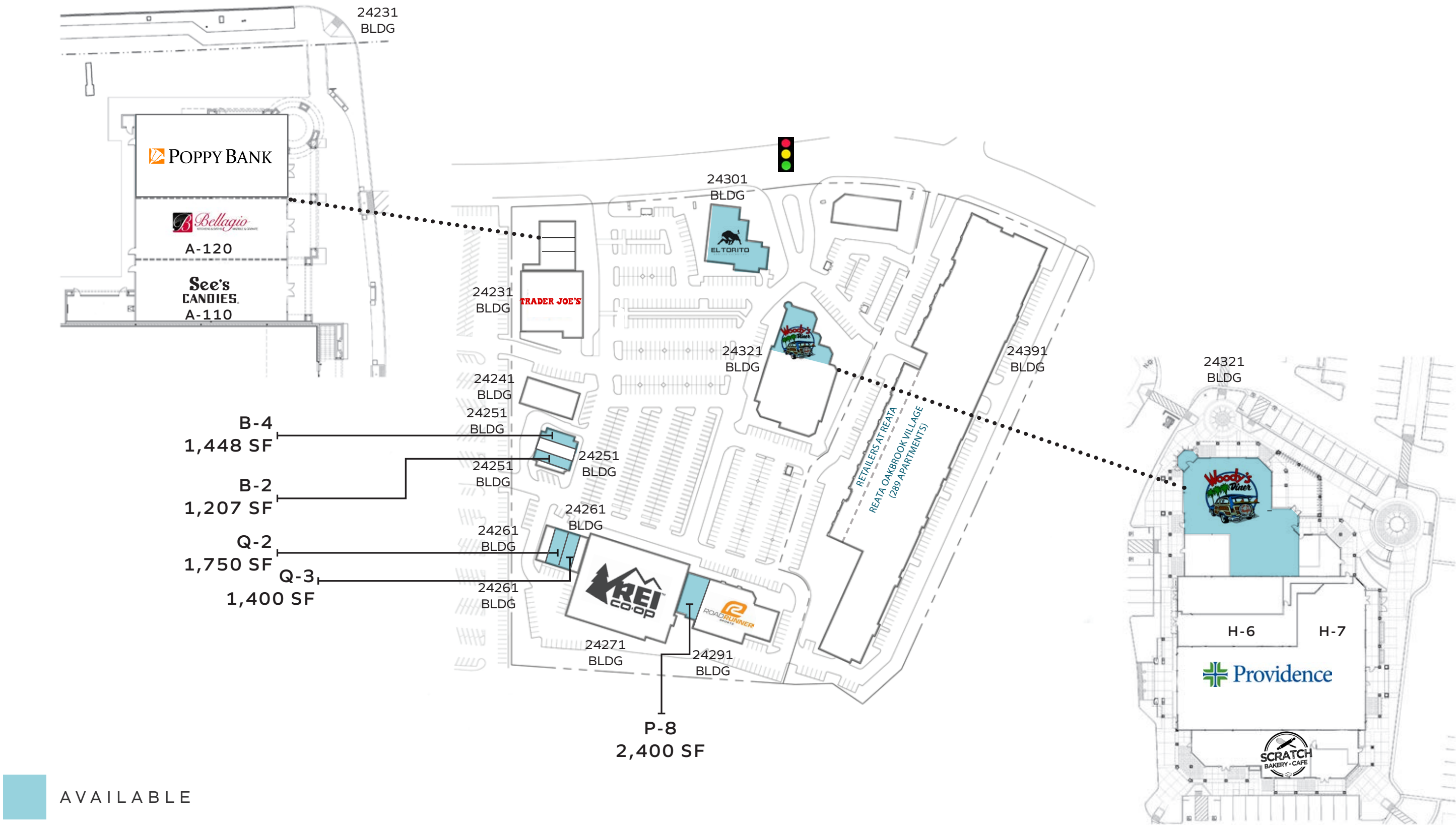
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TENANT ROSTER BY BUILDING ADDRESS

24231 AVENIDA DE LA CARLOTA

Suite	Tenant Name	Size(SF)
A-100	Trader Joe’s	14,000
A-110	See’s Candy	2,012
A-120	Bellagio Kitchen & Baths	1,978
A-130	Poppy Bank	2,660

24241 AVENIDA DE LA CARLOTA

	Tenant Name	Size(SF)
C1	IN-LEASE	5,595

24251 AVENIDA DE LA CARLOTA

Suite	Tenant Name	Size(SF)
B-1	Amazing Hearing	1,409
B-2	AVAILABLE	1,207
B-3	Nu Star Nails	1,114
B-4	AVAILABLE	1,448

24261 AVENIDA DE LA CARLOTA

Suite	Tenant Name	Size(SF)
Q-1	The Hair Gallery	1,050
Q-2	AVAILABLE	1,750
Q-3	AVAILABLE	1,400
Q-4	Oakbrook Dental	913
Q-5	Profix Jewlery & Watch Repair	835

24271 AVENIDA DE LA CARLOTA

	Tenant Name	Size(SF)
	REI	33,000

24291 AVENIDA DE LA CARLOTA

Suite	Tenant Name	Size(SF)
P-1	Ma’s House	3,000
P-4	Balvina’s Mexican Kitchen	2,020
P-5	Road Runner Sports	7,705
P-8	Twila True Fine Jewelry & Watches	2,400

24301 AVENIDA DE LA CARLOTA

	Tenant Name	Size(SF)
	El Torito	9,500

24321 AVENIDA DE LA CARLOTA

Suite	Tenant Name	Size(SF)
H-1	Woody’s Diner	5,053
H-3	Expedia Cruise Ship Centers	950
H-5	Kotobuki Japanese Restaurant	2,050
H-6 & H7	Providence Health	12,473
H-8	Scratch Bakery Café	3,615



BJ'S BREWERY



WALGREENS



RAISING CANE'S



CHICK-FIL-A



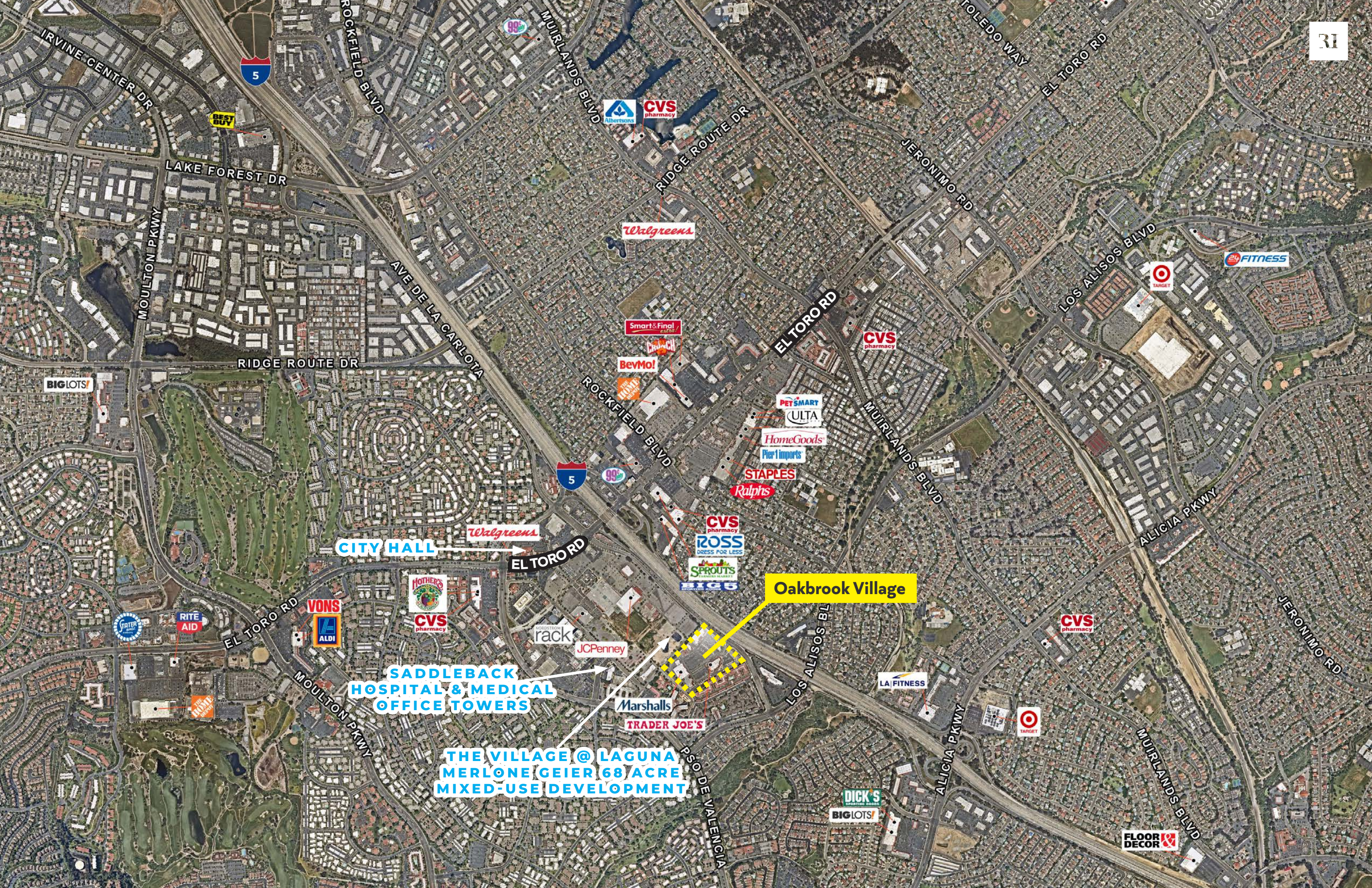
IN-N-OUT



NORDSTROM RACK



The Neighborhood



CITY HALL

Oakbrook Village

SADDLEBACK
HOSPITAL & MEDICAL
OFFICE TOWERS

THE VILLAGE @ LAGUNA
MERLONE GEIER 68 ACRE
MIXED-USE DEVELOPMENT

CVS
pharmacy

Walgreens

Smart & Final

BevMo!

CRACK

PET SMART

ULTA

HomeGoods

Pier 1 Imports

STAPLES

Ralphs

CVS
pharmacy

ROSS
DRESS FOR LESS

SPROUTS

WALMART

Walgreens

MOTHER'S

CVS
pharmacy

VONS

ALDI

RITE
AID

WATER

rack

JCPenney

Marshalls

TRADER JOE'S

LA FITNESS

TARGET

CVS
pharmacy

DICK'S

BIG LOTS

FLOOR
DECOR

24 FITNESS

TARGET

LOS ALISOS BLVD

JERONIMO RD

TOLEDO WAY

EL TORO RD

RIDGE ROUTE DR

MUIRLANDS BLVD

ROCKFIELD BLVD

LAKE FOREST DR

IRVINE CENTER DR

5

BEST
BUY

MOULTON PKWY

RIDGE ROUTE DR

BIG LOTS

ROCKFIELD BLVD

5

99

EL TORO RD

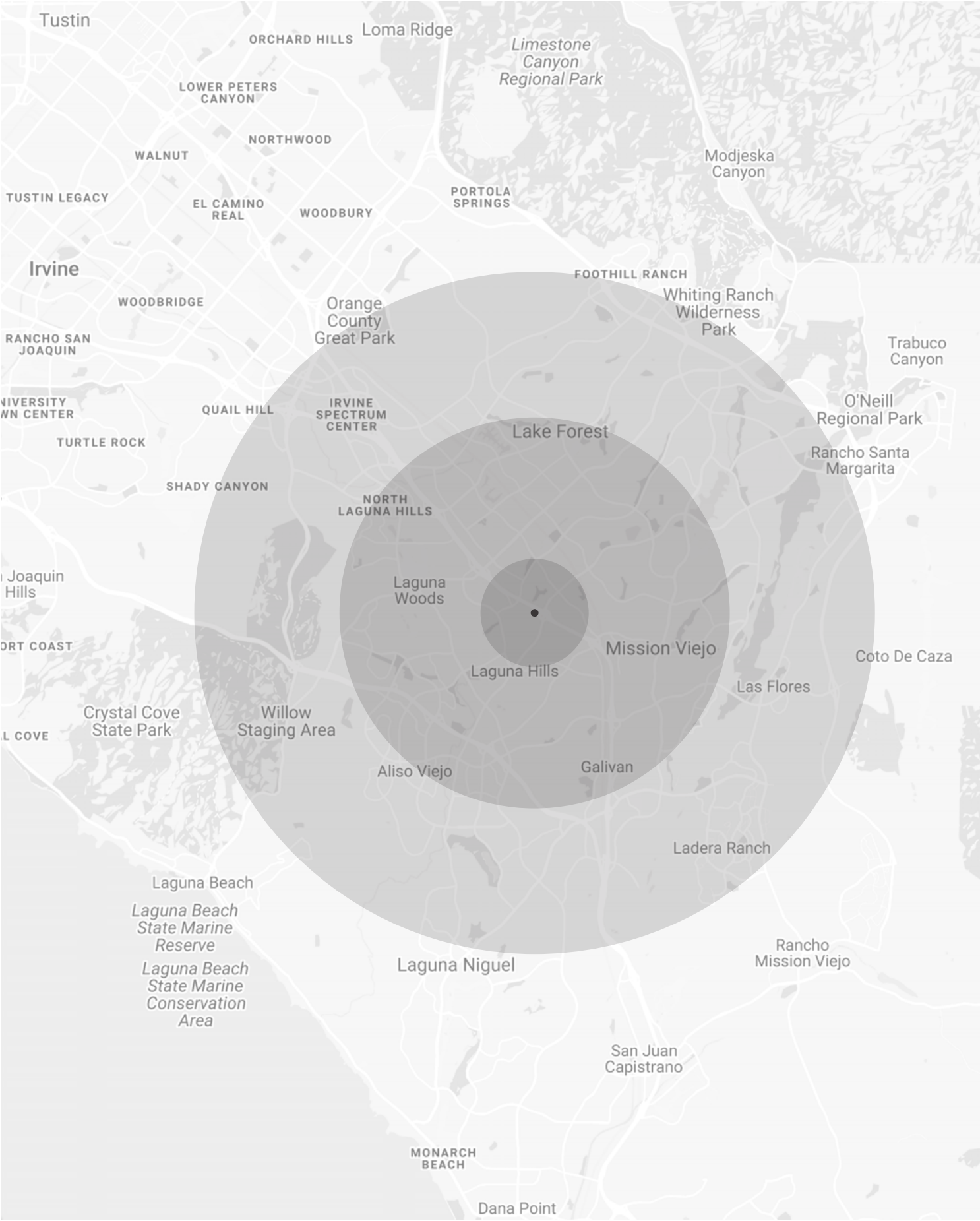
MOULTON PKWY

LOS ALISOS BL

ALICIA PKWY

MUIRLANDS BLVD

JERONIMO RD



Demographics

EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	24,506	162,457	322,302
Forecasted Population (2027)	24,849	161,923	321,518

Daytime Demos			
Total Daytime Population	27,760	185,006	380,223

Median HH Income			
Estimated Median Household Income	\$64,429	\$104,339	\$115,166
Median Disposable Income	\$54,435	\$84,724	\$95,356

Avg HH Income			
Estimated Avg Household Income	\$98,128	\$143,954	\$158,605
Avg Disposable Income	\$73,023	\$101,124	\$109,225

Age			
Median Age	60.7	44.9	42.6

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RI RETAIL INSITE

TRADER JOE'S

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