



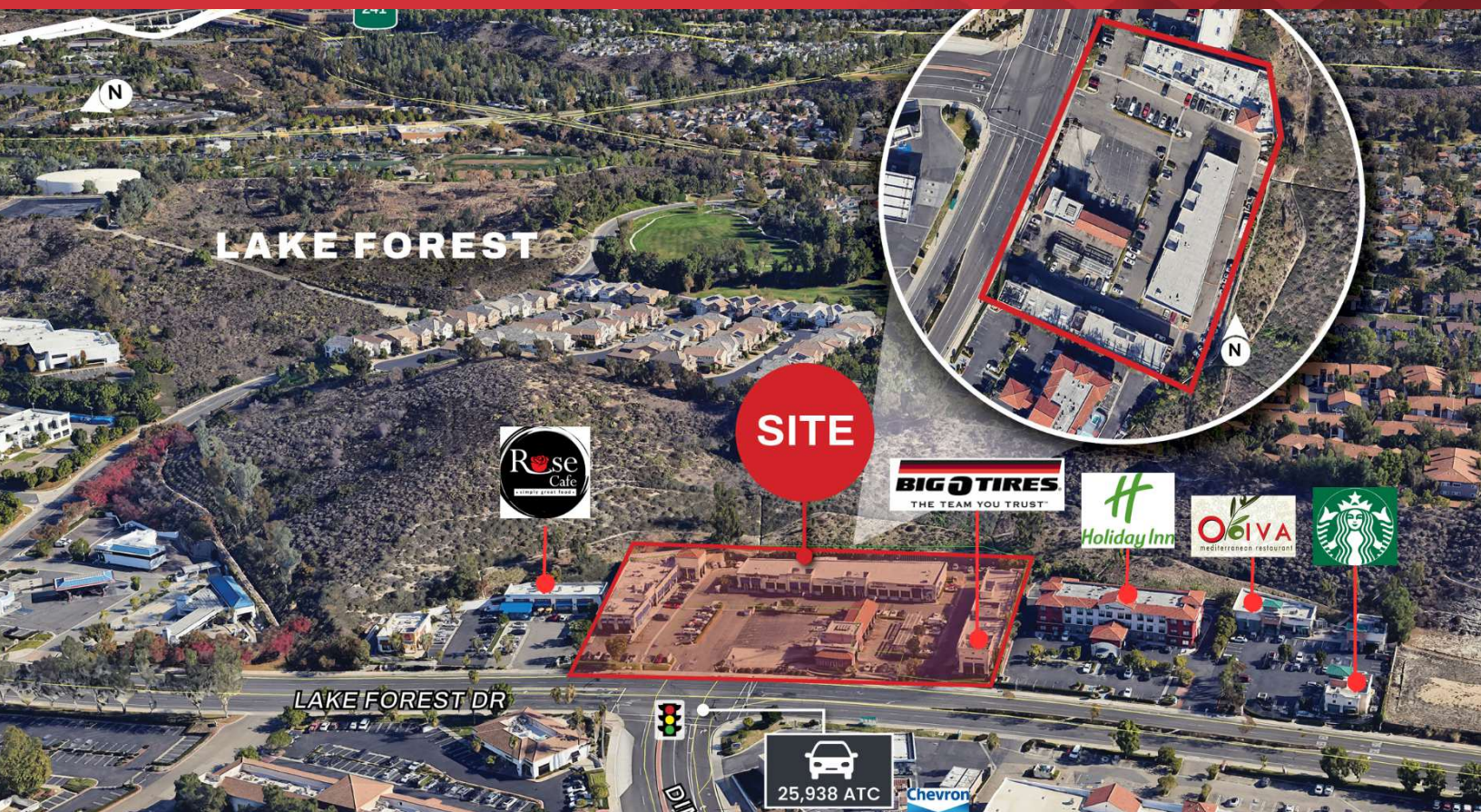
**FOR LEASE**



**FOOD/COMMERCIAL  
KITCHEN/RETAIL; AUTO**



**2,318 - 2,830 SF**



## Lake Forest One Stop

20702 Lake Forest Drive  
Lake Forest, California 92630

### Property Highlights

- 2,830 SF Commercial Kitchen Use
- 2,318 SF Automotive Use
- Next to Holiday-In Express, Starbucks, Big-O Tires, Saddleback Automotive, Rose Cafe, Los Cabos Bar/Grill, Fuji Grill, & more
- Advertisement via Pylon Signage and Storefront Top Signage
- High Traffic Center on Lake Forest Drive
- 25,000+ Vehicles Per Day
- 244,000 Population within 5-Miles
- \$183,000 Annual Incomes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,867	41,862	87,652
Total Population	13,800	117,468	244,482
Average HH Income	\$151,897	\$181,601	\$183,011

SPACES	LEASE RATE	NNN	SPACE SIZE
Suite A6	\$2.00 SF/month	\$0.80 NNN	2,830 SF
Suite B5	\$3.00 SF/month	\$0.80 NNN	2,318 SF

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## PROPERTY OVERVIEW

Suite A6 is a 2,820 SF former commercial kitchen, equipped with exhaust hood, 400 amps power, loading area, & restroom.

Suite B5 is a 2,318 SF former automotive shop equipped with 300A power, front and rear roll up doors, 4 bay work area, hanging air compressor and electrical lines, front lobby, restroom, and storage space.

The Lake Forest One Stop has a synergistic local tenant mix that includes Big-O Tires, Los Cabos Bar & Grill, Fuji Grill, Holiday In Express, Starbucks, Rose Cafe, BluFig Hookah Lounge, Saddleback Automotive, V-Tech Automotive & more. The center offers monument signage and building top signage facing over 25,000 vehicles passing per day on Lake Forest Drive. Within a 5-mile radius there is over 244,000 people with annual household incomes over \$183,000.

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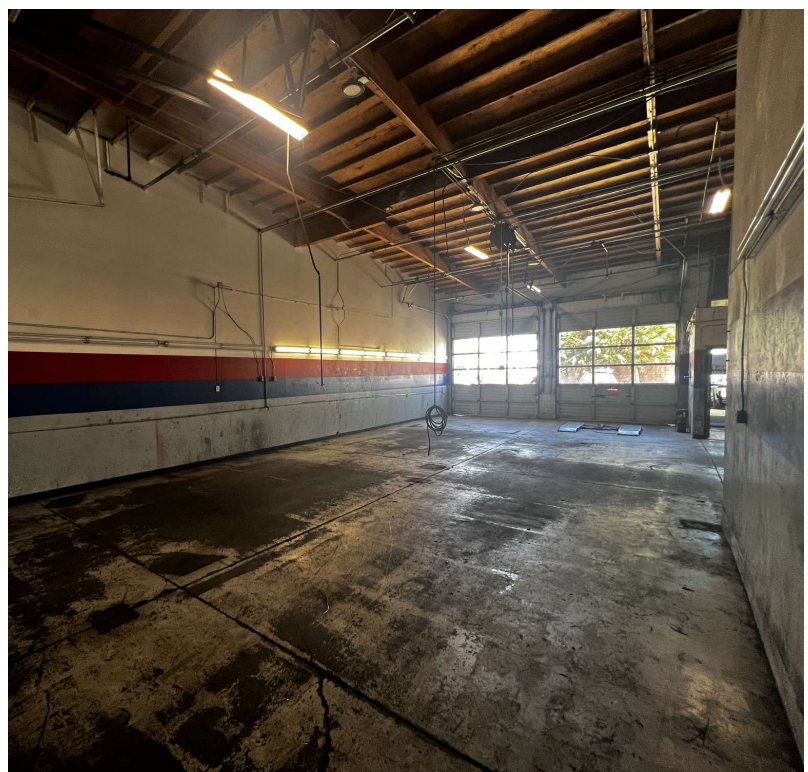
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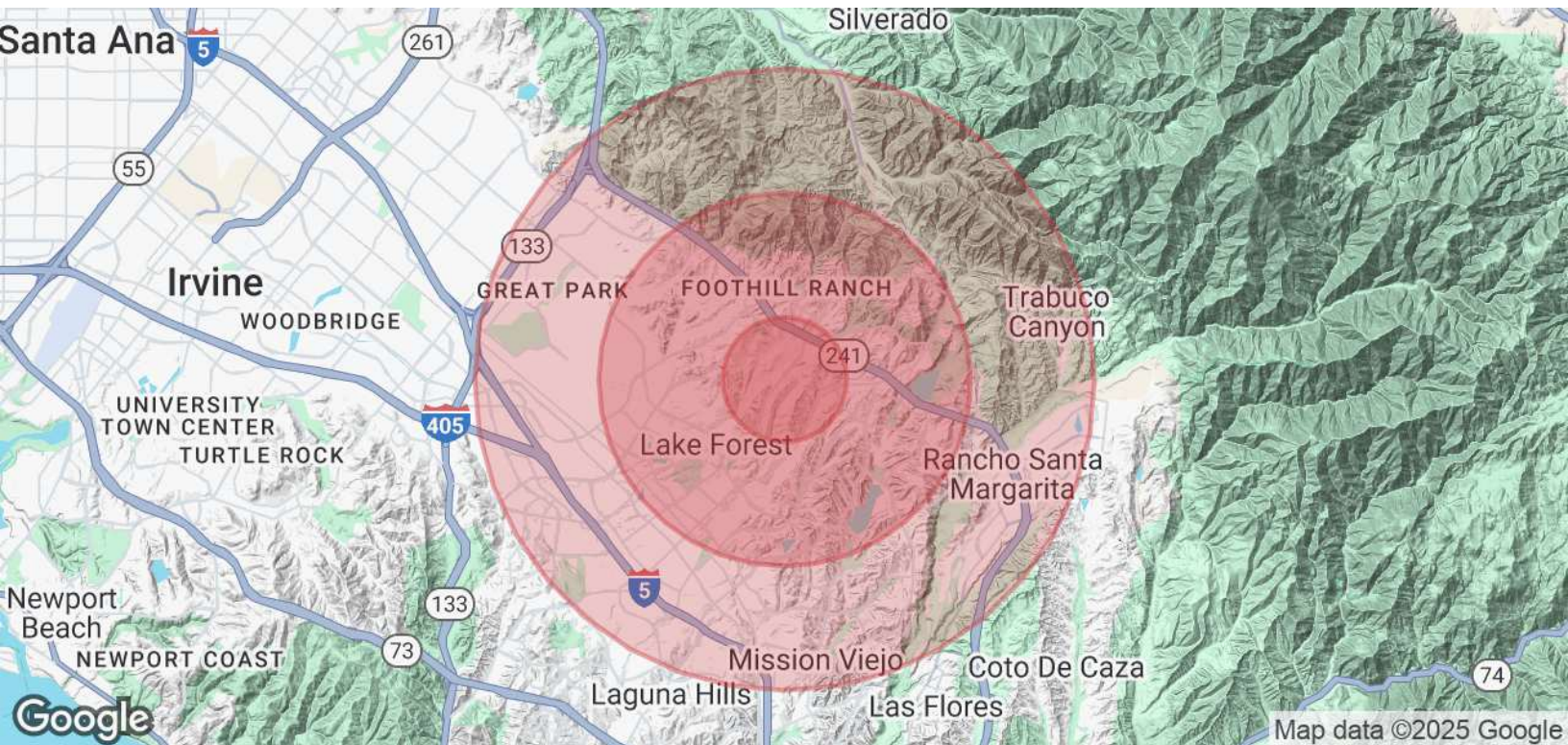
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,800	117,468	244,482
Average Age	38	41	42
Average Age (Male)	37	40	41
Average Age (Female)	38	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,867	41,862	87,652
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$151,897	\$181,601	\$183,011
Average House Value	\$1,082,318	\$1,065,346	\$1,053,568

Demographics data derived from AlphaMap

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