

PROPERTY FOR LEASE



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EVENT CENTER COMMERCIAL KITCHEN CATERING FACILITY

22731 Aspan St. Lake Forest, CA
92630



For More Information:

BARBARA KREIS

619.985.5592
barbarakreis@mjbinvestments.com

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22731 ASPAN ST. LAKE FOREST, CA 92630



OFFERING SUMMARY

| | |
|----------------|------------------------|
| Lease Rate: | \$1.50 SF/MO/NNN |
| Building Size: | 9,500 SF |
| Lot Size: | 1.4 Acres |
| Renovated: | 2019 |
| Market: | South Orange County |
| Submarket: | Irvine - Mission Viejo |

PROPERTY HIGHLIGHTS

- Heart of Orange County
- Affluent Lake Forest / Mission Viejo / Irvine area location
- Fully Improved
- Fixtures and Equipment Included
- Commercial Kitchen / Catering Services
- Absolutely the BEST LEASE PRICE in the area!!

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PROPERTY DESCRIPTION

Extremely hard to find Event Center/Commercial Kitchen/Catering Facility.

Fully Improved with beautiful, luxury fixtures and equipment... perfect for private affairs, luncheons, corporate events, fundraisers, banquets, conferences or small to lavish weddings and receptions for 20 to 220 guests.

Commercial kitchen can provide catering services for 10 to 1000. Expansion possible.

LOCATION DESCRIPTION

Located in the heart of the dominant Lake Forest Rd.-Rockfield Blvd. retail corridor just South of the Irvine Spectrum. Just minutes from the I-5 Freeway. Busy infill location...affluent neighborhood...outstanding daytime employment and dense residential base...less than 5 miles from Baker Ranch with approx. 2500 new homes...1 block from Lake Forest Gateway. Neighbors include Panerra Bread, Starbucks, IHop, McDonalds, several banks and the Irvine Auto Center. A new Marriott Hotel-Springfield Suites is currently under construction.

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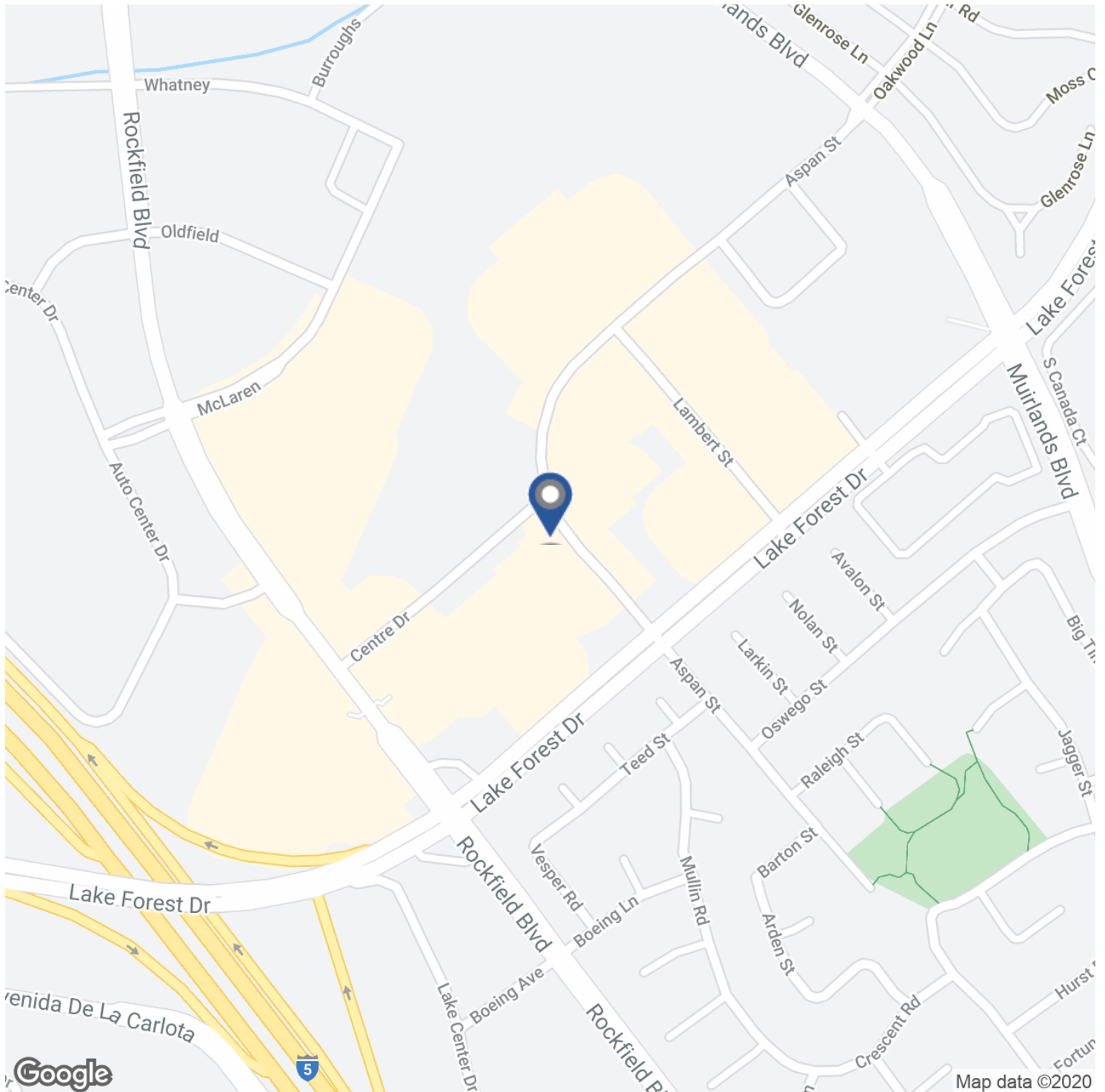
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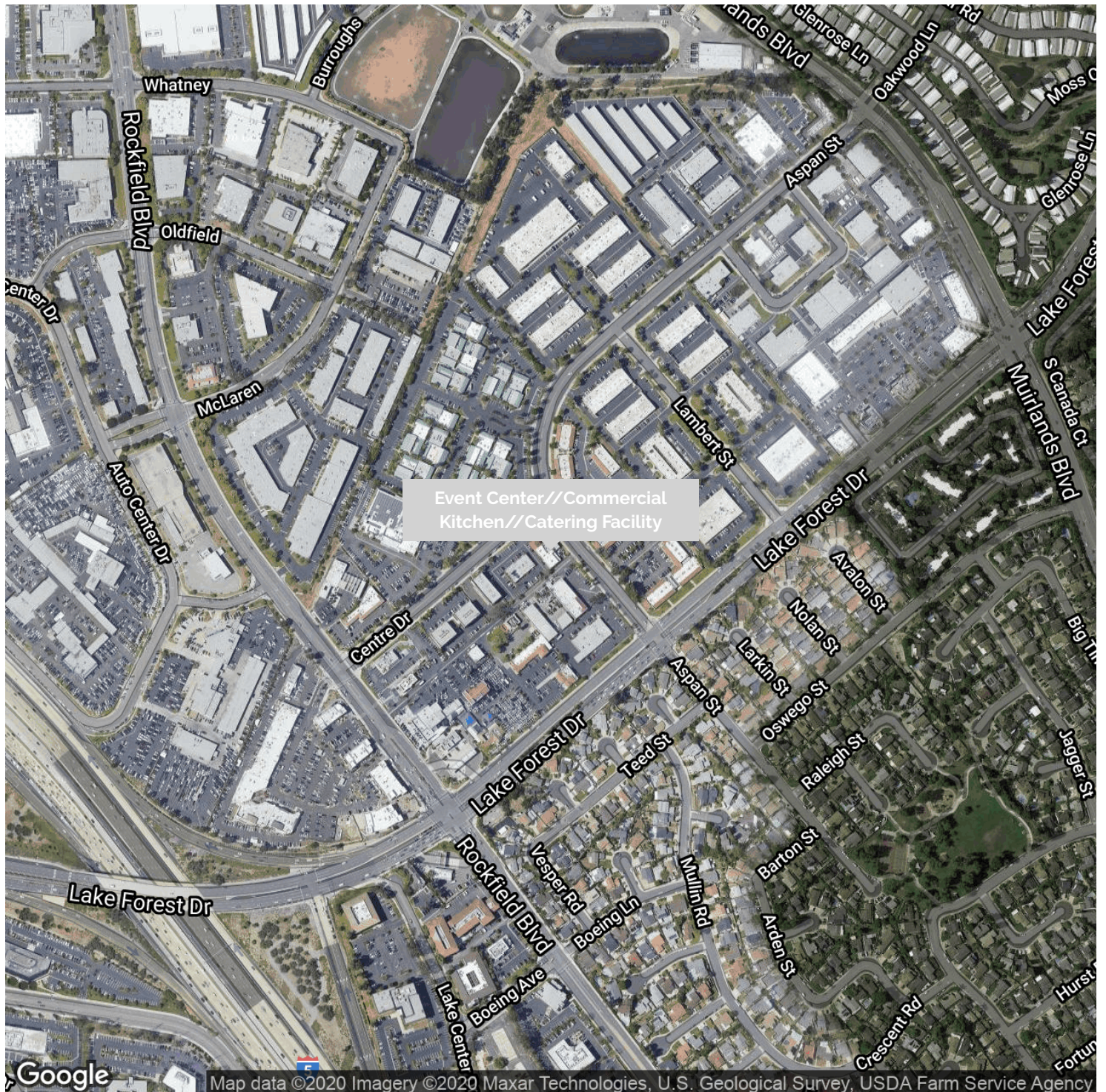
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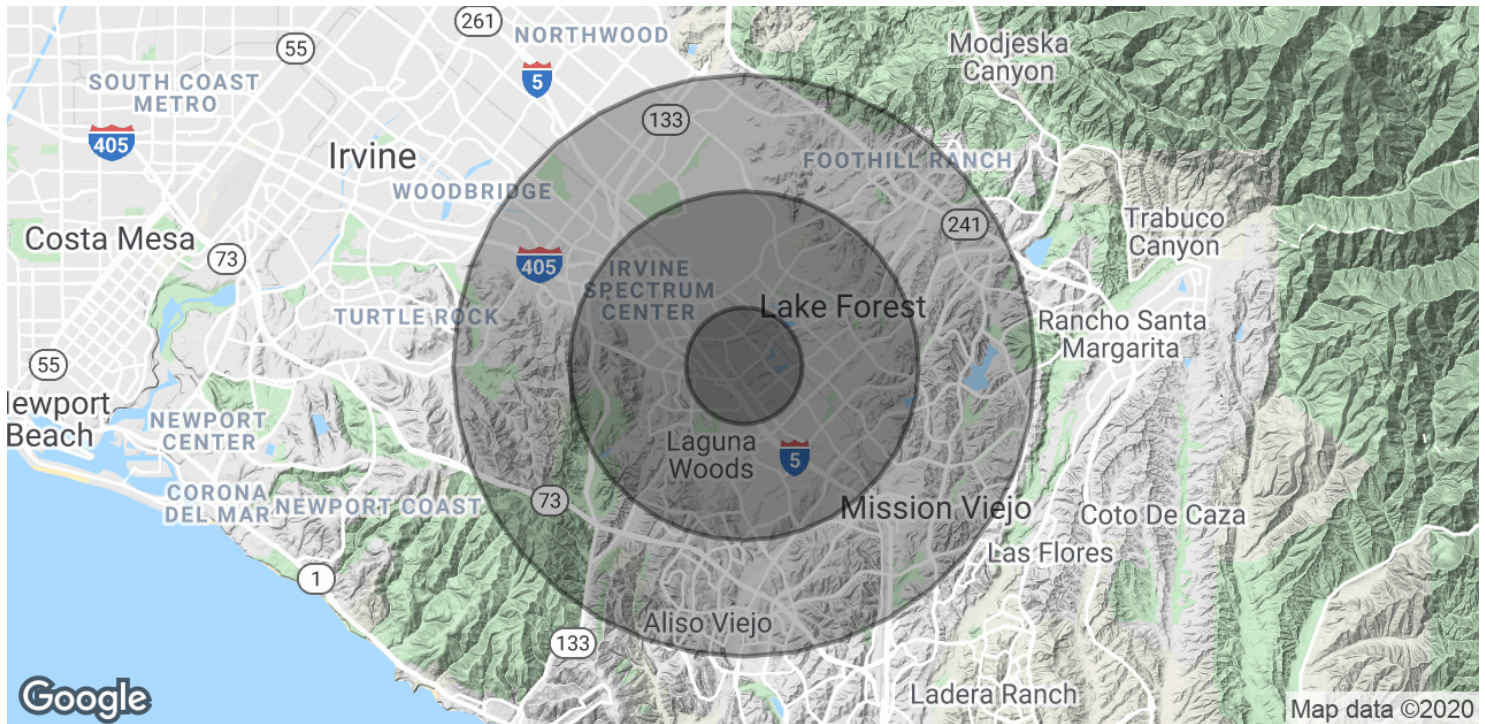
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,683 | 109,451 | 251,894 |
| Average age | 46.4 | 45.2 | 41.7 |
| Average age (Male) | 45.2 | 43.3 | 40.4 |
| Average age (Female) | 47.6 | 47.1 | 43.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,291 | 43,627 | 98,586 |
| # of persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH income | \$78,611 | \$85,299 | \$102,731 |
| Average house value | \$693,880 | \$466,363 | \$571,008 |

* Demographic data derived from 2010 US Census

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