

**2ND GENERATION
MEDICAL FOR
SUBLEASE**



22855 LAKE FOREST DR., LAKE FOREST, CA
OFFICIAL LEASING BROCHURE





PROPERTY HIGHLIGHTS



AVAILABILITY

4,500 SF 2nd Generational
Medical Sublease
Opportunity



TENANCY

Neighboring tenants
include; Subway, Sushi
Yaki, Redshift Coffee
Roasters, and Forest
Family Dentistry



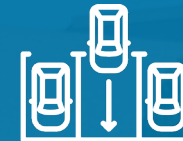
3 MILE RADIUS

8.4M SF Retail Space
14.1M SF Office Space
11.8M SF Industrial Space
52,421 Households



LOCATION

Prime Lake Forest
Location off I-5



PROPERTY FEATURES

2nd generation medical
buildout and ample
shopping center parking



TRAFFIC COUNTS

Lake Forest Dr. 60,129 VPD
Aspan St. 6,010 VPD
Rockfield Blvd. 28,657 VPD
Interstate 5 355,885 VPD



POPULATION

1 MILE 12,007
2 MILES 49,966
3 MILES 127,742



MEDIAN HH INCOME

1 MILE \$144,800
2 MILES \$139,200
3 MILES \$151,200



DAYTIME POPULATION

1 MILE 31,124
2 MILES 129,868
3 MILES 269,905



PROPERTY PHOTOS





OVERVIEW

Lake Forest, California, is a city in Orange County known for its scenic beauty, thriving economy, and family-friendly environment. Located in the Saddleback Valley, Lake Forest offers a mix of suburban charm and modern amenities, with access to two man-made lakes and a vast network of parks and outdoor recreational areas. The city is home to the Whiting Ranch Wilderness Park, providing hiking, biking, and wildlife viewing opportunities.

Lake Forest has a strong and diverse economy driven by key industries such as technology, manufacturing, healthcare, and retail. The city is home to major corporations, including Oakley, Panasonic Avionics, and Apria Healthcare, which contribute to job growth and economic stability. The Serrano Creek Business Park and Lake Forest Business Park serve as hubs for various businesses, fostering innovation and commerce.

Retail and hospitality also play a significant role in the local economy, with shopping centers like The Orchard at Saddleback and Foothill Ranch Towne Centre attracting consumers from surrounding areas. Additionally, the city benefits from its strategic location near major highways, including Interstate 5 and State Route 241, making it a desirable place for businesses and commuters.

The real estate market in Lake Forest remains strong, with ongoing residential and commercial development supporting economic growth. With a skilled workforce, business-friendly policies, and a high quality of life, Lake Forest continues to be an attractive destination for companies and residents alike.

With highly-rated schools, a variety of shopping and dining options, and a strong sense of community, Lake Forest is a desirable place to live and work. The city continues to experience growth and development, balancing its expansion with efforts to preserve its natural beauty and high quality of life.





LEAD ADVISORS



Sam Yourman
Executive Vice President
310.620.8760
SYourman@QREAdvisors.com
Broker ID: 01968594



Jaryd Meenach
Executive Vice President
310.620.8762
JMeenach@QREAdvisors.com
Broker ID: 01936557



Hews Oldham
Associate
310.620.8764
HOldham@QREAdvisors.com
Broker ID: 02248439



Chad M. Firsell
President
312.269.0220
CFirsell@QREAdvisors.com

Daniel Waszak
Executive Vice President
312.269.0550
DWaszak@QREAdvisors.com

Brett Berlin
Vice President
312.683.9923
BBerlin@QREAdvisors.com

Aaron Zell
Vice President
312.683.9927
AZell@QREAdvisors.com

Clay Maxfield
Vice President
312.683.9924
CMaxfield@QREAdvisors.com

Max Himel
Associate
312.683.9928
MHimel@QREAdvisors.com

**2ND GENERATION
MEDICAL FOR
SUBLEASE**



22855 LAKE FOREST DR., LAKE FOREST, CA
OFFICIAL LEASING BROCHURE

