

FOR LEASE

Twin Peaks Shopping Center

EL TORO ROAD, LAKE FOREST, CA

RETAIL



PROPERTY INFO

- + 11,300 SF - Free standing / 1,800 SF shop / 4,798 SF (end-cap)
- + 150,365 SF well-known shopping destination on El Toro Road near the I-5 Freeway
- + Shares signalized entry with The Arbor (Home Depot)
- + Across from successful Orchard at Saddleback (Home Goods, Pier 1 Imports, Ralphs, Staples)
- + Part of one of the largest retail hubs in South Orange County: 2,000,000 SF
- + Close to Mission Viejo, Laguna Hills, Laguna Niguel
- + Smart N' Final Extra – 40,000 SF
- + 48,000 CPD on El Toro at the Twin Peaks Shopping Center

Demographic Highlights

	1 Mile	3 Miles	5 Miles	5 Minutes	10 Minutes	15 Minutes
Population	23,130	154,357	306,215	48,145	234,351	605,368
Average HH Income	\$84,414	\$103,077	\$117,442	\$90,467	\$109,812	\$118,831
Daytime Population	15,954	112,352	216,697	43,322	189,425	391,953

CONTACT

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First Vice President

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TWIN PEAKS OVERVIEW

Twin Peaks has been a popular and successful shopping center in South Orange County for over 50 years. Retailers who locate here can advertise a store location in Twin Peaks and many residents will recognize it as they have shopped at the shopping centers on El Toro Road for years.

Twin Peaks Plaza features Smart & Final, Crunch Fitness, and Beverages & More! A signalized entrance from El Toro Road serves Twin Peaks, the adjacent Home Depot and the Orchard Shopping Center across the street. The Orchard at Saddleback has Home Goods (by T.J. Maxx), Pier 1, PetSmart, Aaron Bros., Ralphs and Staples.



The intersection of El Toro Road and Rockfield has historically been the retail heart of South Orange County. The proximity to the I-5 freeway, Five Lagunas (the redesigned Laguna Hills Mall), and the easy access to surrounding communities create a strong retail location to serve most of South Orange County (500,000 people). There are 300,000 people in a 5-mile radius with average family income of \$115,668 and a median household income of \$95,279.

Other retailers located nearby include Ross, Ulta Cosmetics, Sav-on, Big 5 Sporting Goods, 99¢ Only, Petco, Harbor Freight, and The Guitar Center. Five Lagunas includes Macy's, JC Penny, Marshall's, Trader Joe's, Longs and Walgreens. There are over 2,000,000 square feet of retailers in the area, the largest retail hub in South Orange County.

El Toro Road leads to a number of communities, including Foothill Ranch, Lake Forest, Mission Viejo, Rancho Santa Margarita, Laguna Hills, and Laguna Beach. This important arterial highway has always carried large traffic flows (48,000 CPD at the subject site) and the 5 Freeway has 355,000 CPD at El Toro.

Stores are available for lease from \$2.25 per SF with net charges of \$0.37 per SF (2017). The former market space, a free-standing building, is \$1.65 per s.f. net net net. Please call us if you have any questions or if we can be of assistance.

The 4798 SF on El Toro Rd (Currently Sprint) is available 5/30/19 at \$5.00 per SF NN.

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(Temporarily used by Lake Forest Police Dept.)

23615 Ste U El Toro Rd.
Ste V

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23633 El Toro Rd.
Available 9/1/20

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Twin Peaks Shopping Center
23615 El Toro Road, Suite Y
± 1800 SF Available
(Formaly AAA Billiards)



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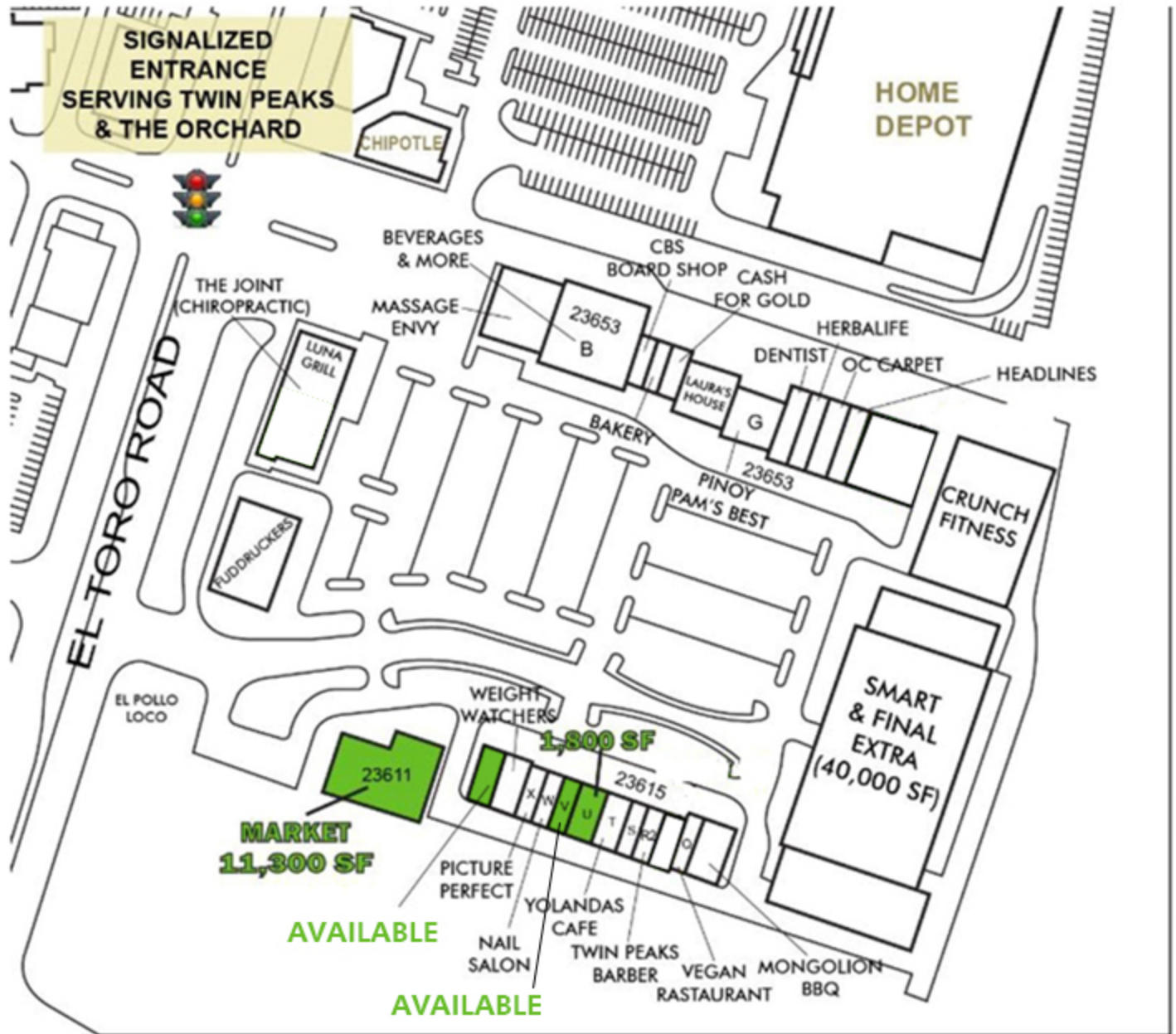


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