

SYCAMORE PLAZA  
22331 – 22377 El Toro Road  
Lake Forest, California 92630

# SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- Located at one of the busiest intersections in South Orange County
- The property is surrounded by some of Orange County's best communities
- Join Stater Bros., Del Taco, Chipotle, Starbucks and more
- 3,900 SF retail space available.



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# Sycamore Plaza

## Space for Lease

### Traffic Counts Source: OCTA

El Toro Road	± 36,000 ADT
Trabuco Road	± 25,000 ADT
<b>Total Exposure</b>	<b>± 61,000 ADT</b>

### Demographics

	1 Mile	3 Miles	5 Miles
Total Population	24,101	140,724	306,587
Total Households	8,079	51,044	113,321
Avg. HH Income	\$129,968	\$124,795	\$131,272



## Property Description

Sycamore Plaza is well-positioned retail center in the heart of Lake Forest. The property is located at the northwest corner of El Toro Road and Trabuco Road with exceptional visibility with high traffic counts of ±61,000 cars per day. C-G (Commercial General) zoning allows for a wide range of uses; restaurant, retail, medical, banking, general services and others.

Sycamore Plaza is anchored by a recently renovated Stater Bros. Market and other notable tenants include Del Taco, Chipotle, Circle K, Starbucks, Papa Johns Pizza and more.





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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	24,165		142,909		314,034	
2020 Estimate	24,101		140,724		306,587	
2010 Census	24,136		130,994		270,600	
Growth 2020 - 2025	0.27%		1.55%		2.43%	
Growth 2010 - 2020	-0.15%		7.43%		13.30%	
2020 Population by Hispanic Origin	6,067		31,962		60,117	
2020 Population	24,101		140,724		306,587	
White	18,752	77.81%	110,134	78.26%	236,103	77.01%
Black	452	1.88%	2,846	2.02%	6,158	2.01%
Am. Indian & Alaskan	209	0.87%	999	0.71%	1,748	0.57%
Asian	3,632	15.07%	20,654	14.68%	48,245	15.74%
Hawaiian & Pacific Island	67	0.28%	356	0.25%	751	0.24%
Other	989	4.10%	5,735	4.08%	13,583	4.43%
U.S. Armed Forces	19		91		119	
Households						
2025 Projection	8,089		51,843		115,941	
2020 Estimate	8,079		51,044		113,321	
2010 Census	8,162		47,545		100,921	
Growth 2020 - 2025	0.12%		1.57%		2.31%	
Growth 2010 - 2020	-1.02%		7.36%		12.29%	
Owner Occupied	6,058	74.98%	36,549	71.60%	77,645	68.52%
Renter Occupied	2,021	25.02%	14,495	28.40%	35,676	31.48%
2020 Households by HH Income	8,081		51,045		113,322	
Income: <\$25,000	694	8.59%	5,543	10.86%	11,578	10.22%
Income: \$25,000 - \$50,000	785	9.71%	6,397	12.53%	12,973	11.45%
Income: \$50,000 - \$75,000	1,166	14.43%	7,070	13.85%	14,783	13.05%
Income: \$75,000 - \$100,000	1,152	14.26%	6,327	12.39%	13,390	11.82%
Income: \$100,000 - \$125,000	927	11.47%	5,659	11.09%	12,853	11.34%
Income: \$125,000 - \$150,000	796	9.85%	4,885	9.57%	10,948	9.66%
Income: \$150,000 - \$200,000	1,280	15.84%	7,098	13.91%	16,494	14.55%
Income: \$200,000+	1,281	15.85%	8,066	15.80%	20,303	17.92%
2020 Avg Household Income	\$129,968		\$124,795		\$131,272	
2020 Med Household Income	\$106,567		\$100,819		\$107,657	