

# The Orchard at Saddleback



## SEC El Toro Road & Rockfield Blvd Lake Forest, CA

- 280,000 sq. ft - Largest Center at the Busiest Intersection in South OC
- Across the I-5 Frwy from The Village at Laguna Hills (former Laguna Hills Mall being redeveloped)
- Prime Trade Area Location with Outstanding Visibility & Accessibility
- Area Retailers Include: Home Depot, Ross, Guitar Center, Big 5 & BevMo!



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### Join Existing Retailers and Restaurants



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## Intersection Traffic Counts

El Toro Road N/B: 47,600 CPD  
 El Toro Road S/B: 62,100 CPD

Rockfield Blvd E/B: 17,600 CPD  
 Rockfield Blvd W/B: 13,100 CPD

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Demographics	1 Mile	2 Mile	3 Mile
Population	22,771	76,746	153,496
Avg. HH Income	\$94,513	\$120,291	\$130,683
Daytime Population	12,853	55,301	115,695

# Tenant Roster – 1st Qtr 2024



Retailer	Size	Space #	Use
Petsmart	20,000	1	Pet Supplies
Ulta	10,000	2	Cosmetics
Diaso	12,320	3	General Merchandise
Home Goods	25,000	4	Home Furnishings
Five Below	10,851	5	Discount apparel
Staples	20,000	6	Office Supplies
Ralph's	55,000	15	Grocery Store
Carters	6,000	16	Children's Apparel
Kabob Express	2,217	7	Persian QSR
Pho Ha Noi	1,598	8	Vietnamese QSR
Lee's Sandwiches	1,908	9	Sandwich QSR
School Food Grill	1,838	10	Korean BBQ
Crimson Coward	2,025	11	Hot Chicken
JL Music School	2,000	12	Classical Music
Available	3,500	13	Retail use
Hand & Stone	2,168	14	Massage/Wellness
Goodwill	18,800	17	Gently Used Merchandise
Firestone Tire	6,640	18	Auto Service
Comfort Shoe Loft	1,300	19	Shoe Store
Yogurtland	1,300	20	Yogurt
Crystal Cove	1,301	21	Metaphysical
Reborn Cabinets	1,214	22	Kitchen/Bath Showroom
Laser Away	1,196	23	Hair/Tattoo Removal
Deka Lash	1,254	24	Beauty Care
iTan	1,578	25	Tanning Salon
Jamba Juice	1,444	26	Juice/Smoothies
Osteo Strong	1,452	27	Wellness/Fitness
Cox	3,000	28, 30	Cable/Wireless Retailer
Pacific Dental	3,000	29	Dentistry
California Fish Grill	2,570	31	Seafood QSR
True Sushi N' Fish	1,725	32	Sushi QSR
Crumbl	1,481	33	Cookies
Corner Bakery	3,319	34	Breakfast/Lunch Café
Finest Nails	2,335	35	Nail Salon
Asurion	1,170	36	Tech Repair
Red Wing	1,302	37	Shoe store
America's Best	3,429	38	Optometry
Yunnan	3,196	39	Chinese QSR
Sky Cigars & Gifts	1,856	40	Wine & Cigar shop
European Wax	1,525	41	Beauty Care
The Habit Burger	2,495	42	Hamburger QSR
Peet's Coffee	1,499	43	Coffee
Available	2,390	44	Retail use
Mattress Firm	3,500	45	Showroom
Comerica	3,500	46	Bank
Verizon	3,000	47	Wireless Retailer
Bru Grill	7,500	48	Italian Restaurant/Deli
Lucille's Bar.B.Que	10,111	49	Barbeque Restaurant

Opening soon

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