

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
- 1,300 SF retail space available.



**BROWN
&
COMPANY**

Michael J. Abrego, CSM
P:949.748.7030 F:949.748.7030
mabrego@BrownCoRealEstate.com
License No. 0120877

Gregory S. Brown, CCIM
P:949.748.7030 F:949.748.7030
gbrown@BrownCoRealEstate.com
License No. 01093571

Sycamore Plaza

Space for Lease

Traffic Counts Source: OCTA 2026

El Toro Road	± 32,000 ADT
Trabuco Road	± 25,000 ADT
Total Exposure	± 57,000 ADT

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 ±57,000 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.



Sycamore Plaza
22331 - 22377 EL Toro Road
Lake Forest, California



This document has been prepared by Brown and Company Management Services, LLC (BCMS) for advertising and general information only. BCMS makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. BCMS excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of BCMS.

4889 Main Street
Yorba Linda, CA 92886
P 949 748 7030
F 949 748 7030



**BROWN
&
COMPANY**

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	