

RETAIL
FOR LEASE



LAKE FOREST GATEWAY

NEWMARK | PACIFIC

23592 ROCKFIELD BLVD.
LAKE FOREST, CA 92630

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HIGHLIGHTS:

- Terrific center right off the 5 Freeway with tons of visibility and traffic!
- Join tenants Springhill Suites Marriott, Starbucks, Panera Bread, Ihop, Ike's Sandwiches, Buffalo Wild Wings and many more
- Recently completed center redevelopment / modernization
- Excellent freeway signage
- Located directly adjacent to the I-5 freeway "on-ramp"
- Outstanding daytime employment and dense residential population
- Signalized intersection located at Lake Forest Drive and Rockfield Boulevard
- ±72,000 cars per day at intersection
- 478 Parking spaces



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	10,391	128,813	334,759
2025 Daytime Popluation	32,333	186,733	388,041
2025 Avg. Household Income	\$145,427	\$150,131	\$170,179

TRAFFIC COUNTS:

Rockfield Blvd.	17,330 CPD
Lake Forest Dr.	58,300 CPD
5 Freeway	328,000 CPD

SPACES AVAILABLE/TENANTS

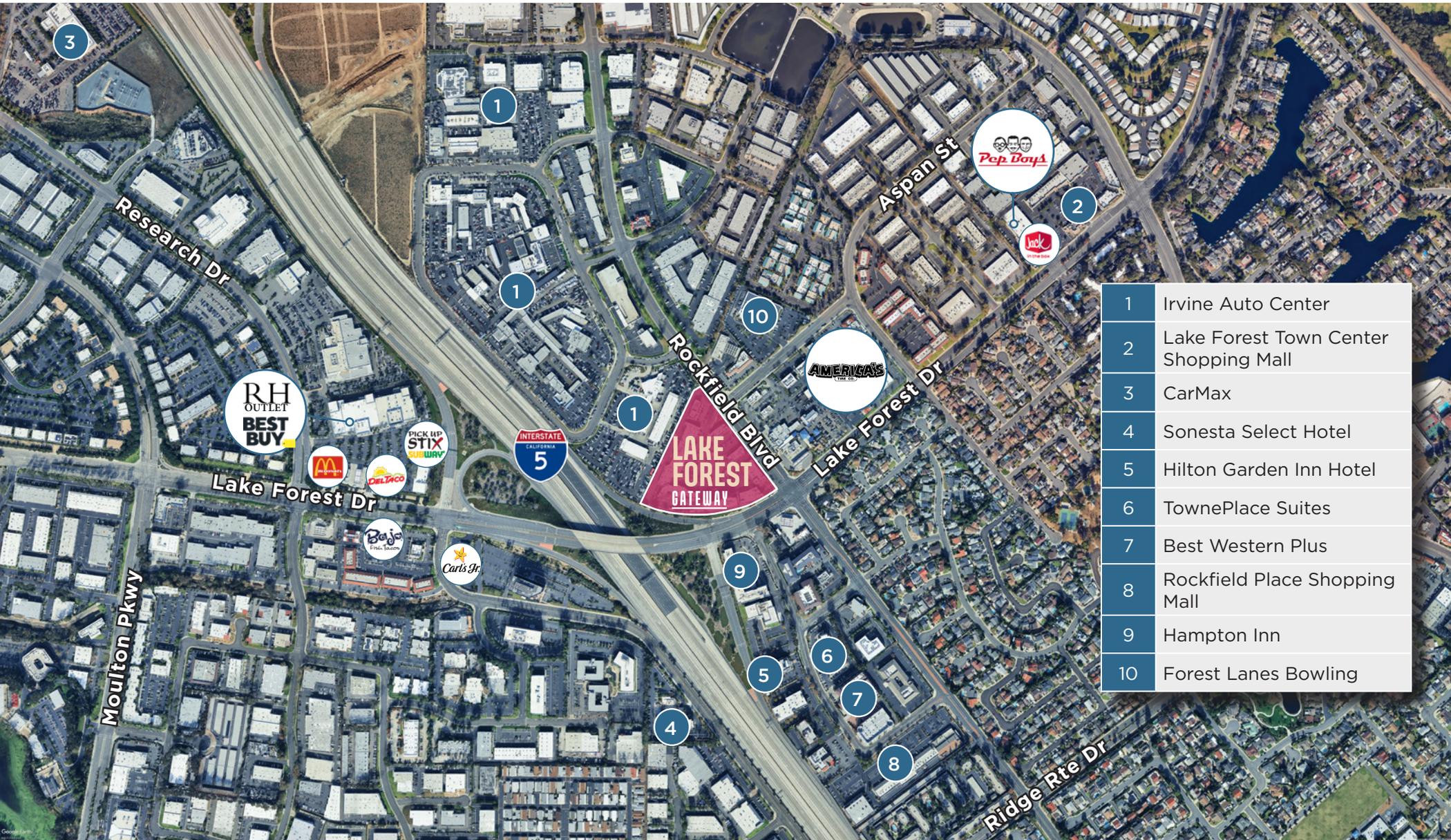
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Tenant	SF
1 IHOP	4,000
2A/B Undisputed	2,067
2C Phenix Salon	2,055
2D/E Anjappar Grocery	4,100
2F/G Gateway Animal Hospital	2,809
2H Thanh Binh II	1,300
2I Uoko Restaurant	1,300
2J Churned Creamery	1,300
2K Inka Grill	1,300
2L Diho Chinese	1,300
2M FedEx	1,300
2N American Beauty Spa	1,300
2O Golden Crown	1,300
2P-Q New Tenant	2,677
2R-T Peppino's	3,823
3A-B Phenix Salon	6,000
3C Golden File Nail Spa	3,378
3F Dr. Celis Eyecare	1,185
3E Buffalo Wild Wings	6,272
- SpringHill Suites	67,000
501 Taqueria De Anda	2,000
502 Kirin Express	2,000
503 Soft Breeze Kid's Dental & Ortho	1,414
504 Lake Forest Cosmetic & Family Dental	1,800
505 DonerG Cafe	1,800
601 Available	3,000
602 Ike's Love & Sandwiches	1,300
603 Waba Grill	1,500
604 Poke Tiki	2,000
605 Krave Kobe Burger/ Wells Fargo ATM	1,800
701 Starbucks	1,800
702 Mochinut	1,400
703 Tigawok	2,069
803 Nekter Juice Bar	1,053
801-2 Panera Bread	4,000

THE NEIGHBORHOOD

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1	Irvine Auto Center
2	Lake Forest Town Center Shopping Mall
3	CarMax
4	Sonesta Select Hotel
5	Hilton Garden Inn Hotel
6	TownePlace Suites
7	Best Western Plus
8	Rockfield Place Shopping Mall
9	Hampton Inn
10	Forest Lanes Bowling

Lake Forest features a thriving local economy with a mix of retail, manufacturing, and technology industries. The city is home to several corporate headquarters and business centers, making it an attractive place for professionals and entrepreneurs.



For more information, please contact:

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