

PAD, RESTAURANT & RETAIL AVAILABLE

# Oakbrook Village Shopping Center

24231-24321 AVENIDA DE LA CARLOTA  
LAGUNA HILLS CA 92653

**reata**  
OAKBROOK VILLAGE 289 units

Providence *Scratch*  
BAKERY & CAFE

**2**  
DODD BURNER  
SPORTS

**KREI**

**pet food express**

**TRADER  
JOE'S**

POPPY BANK **See's  
CANDIES**



Avenida de la Carlota (approx. 14,000 cpd)  
I-5 Fwy (approx. 355,000 cpd)



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## Where Atmosphere Inspires Lifestyle Oakbrook Village brings refined shopping, dining, and gathering to Laguna Hills

Oakbrook Village is a 20-acre, upscale shopping center located in Laguna Hills, strategically positioned to serve the communities of South Orange County. With outstanding visibility from I-5 Freeway, Oakbrook Village has close to 130,000 square feet of retail space, with multiple national & regional brand retailers including top tier anchors Trader Joe's & REI. The neighboring Reata Luxury Apartment Village includes 289 apartment units, adding an additional dedicated customer base retailers within the project.

The center is also immediately adjacent the Village Laguna Hills, a 68-acre development with plans to include approx. 1,500 new housing units, two hotels, and recreation areas, creating a vibrant community to serve the growing population of Laguna Hills & greater South OC.

With strong demographics and exceptional regional positioning, Oakbrook Village serves as a premier retail destination, catering to the residents Laguna Hills, as well as surrounding communities of Laguna Woods, Laguna Niguel, Aliso Viejo, Lake Forest, and beyond.

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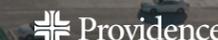


Oakbrook Village Shopping Center

JOIN OUR ANCHORS:



TRADER JOE'S



reata  
OAKBROOK VILLAGE

289 UNITS



## TENANT DIRECTORY **Oakbrook Village**

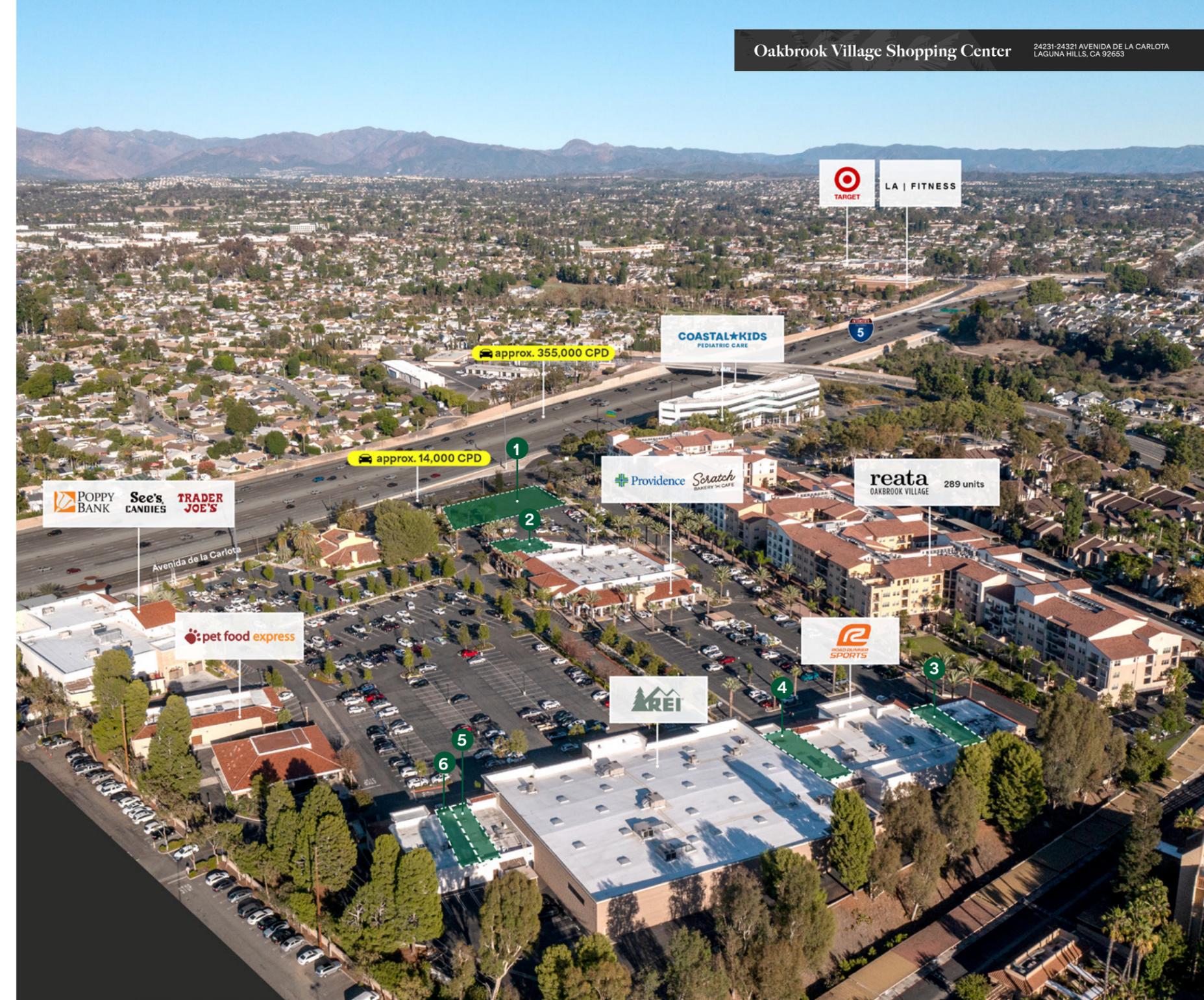
NO.	TENANT	SF
<b>BUILDING A</b>		
A4	REI	33,000
<b>BUILDING A1</b>		
110	See's Candies	2,012
120	Kitchen Art	1,978
130	Poppy Bank	2,660
<b>BUILDING A2</b>		
	Trader Joe's	14,000
<b>BUILDING B</b>		
B1	Amazing Hearing	1,409
B2	Amazing Hearing	1,207
B3	Luminous Nails	1,114
B4	Coeur Pilates OC	1,448
<b>BUILDING C</b>		
C1	Pet Food Express	5,595
<b>BUILDING E</b>		
E1	DEAL PENDING!	9,500
PAD F	Pad Development Opportunity	7,500
<b>BUILDING H</b>		
H1	Improved Restaurant + Exclusive Patio	5,053
H3	Expedia Cruise	950
H4	Storage	515
H5	Kotobuki Sushi	2,050
H7	Mission Heritage Medical Group	12,473
H8	Scratch Bakery Café	3,615
<b>BUILDING P</b>		
P1	Ma's House	3,000
P4	Restaurant Available	2,020
P5	Road Runner Sports	7,705
P8	Available	2,400
<b>BUILDING Q</b>		
Q1	The Hair Gallery	1,050
Q2	Available	1,750
Q3	Available	1,400
Q4	Oakbrook Dental	913
Q5	Profix Jewelry & Watch	835

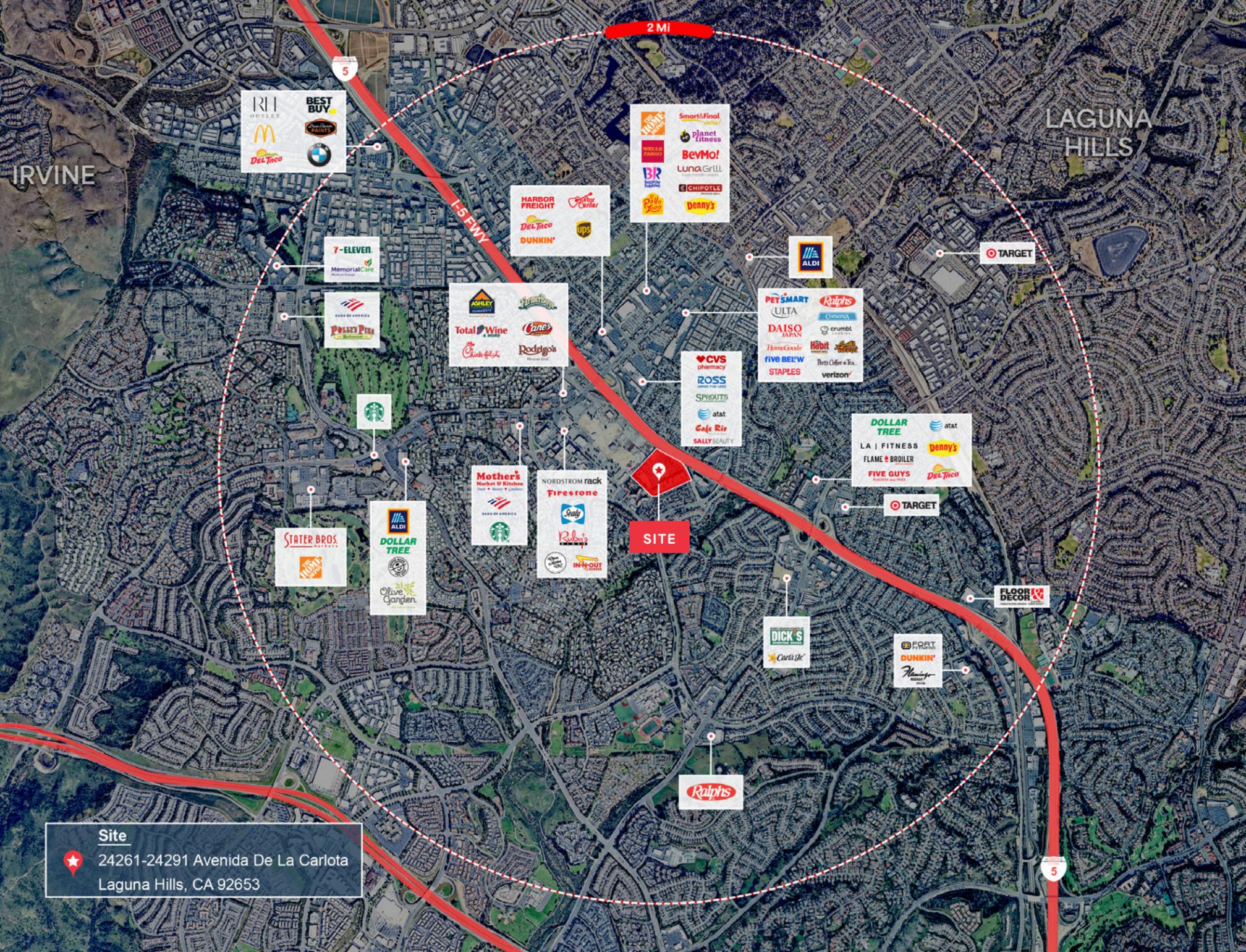
DO NOT DISTURB

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### TRADE AREA OVERVIEW

- Laguna Hills is one of South Orange County's most desirable suburban communities, combining affluent demographics, strong household stability, and strategic accessibility. With freeway visibility and proximity to both coastal and inland cities, Laguna Hills offers an ideal setting for upscale neighborhood retail and lifestyle destinations.
- The 68-acre Village at Laguna Hills redevelopment (formerly Laguna Hills Mall) is redefining the city's position as a dynamic live-work-play hub.
- Dynamic workforce population across multiple sectors (including professional services, healthcare, retail and finance).

### DEMOGRAPHICS

	EST. POPULATION	AVG. HH INCOME	MEDIAN AGE	EST. DAYTIME POPULATION
1 Mile	23,895	\$75,882	61.6	12,506
3 Mile	157,956	\$114,599	46.9	103,105
5 Mile	316,883	\$126,971	43.9	209,296

\*SOURCE: ESRI 2025

### TRAFFIC COUNTS

Avenida de la Carlota	approx. 14,000 cars per day
El Toro Road	approx. 62,000 cars per day
I-5 Fwy	approx. 355,000 cars per day

\*SOURCE: COSTAR



## FOR MORE INFORMATION CONTACT

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.