

2 RETAIL SUITES AVAILABLE

AT THE PREMIER INTERSECTION IN SOUTH ORANGE COUNTY



THE ORCHARD AT SADDLEBACK

23600 EL TORO RD | LAKE FOREST, CA 92630



OPPORTUNITY HIGHLIGHTS



±280,000 SF Power Center Positioned at the Prime Intersection in South Orange County (±50,500 VPD)



Strategically Located Directly Off the I-5 Freeway, Across from The Village at Laguna Hills Redevelopment (Former Laguna Hills Mall)



Exceptional Trade Area Offering Superior Visibility and Accessibility



Surrounded by Major National Retailers Including Home Depot, Sprouts, Ulta, PetSmart, and Ralphs

JOIN EXISTING RETAILERS AND RESTAURANTS!



TENANT ROSTER Q1 2026



RETAILER	SIZE (SF)	SPACE #	USE
Petsmart	20,000	1	Pet Supplies
Ulta	10,000	2	Cosmetics
Daiso	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
Mimi's Garden	1,838	10	Asian Dumplings
Crimson Coward	2,025	11	Hot Chicken
JL Music School	2,000	12	Classical Music
Pacific Dental	3,500	13	Dentistry
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
AVAILABLE	1,301	21	Retail Use
AVAILABLE	1,214	22	Retail Use
Laser Away	1,196	23	Hair/Tattoo Removal
Heaven Foot Spa	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
Crumbly	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	Waxing
The Habit Burger	2,495	42	Hamburger QSR
TBD	1,499	43	Coffee
Over the Cloud	2,390	44	Bath/Kitchen Showroom
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

 AVAILABLE
 OCCUPIED



1 **PETSMART**
 2 **ULTA**
 3 **DAISO**
 4 **HomeGoods**
 5 **five BELOW**
 6 **carter's**
 7 8 9 10
 11 12 13 14
 15 **Staples**
 16 **Ralphs**

ORCHARD LN
310 PARKING SPACES
 19 20
 21 22 23 **Yogurtland**
 24 25 26 **LaserAway**
 27 **jamba**
 35 36 37 38 **RE-BUILDING SHEDS**
AMERICA'S BEST
 EYE CARE & EYEWEAR
47 PARKING SPACES
 PYLON SIGN

28 29 **PACIFIC**
 DENTAL SERVICES
 30 31 **COX**
 Authorized retailer
 32 **crumbl**
 cookies
 33 34 **corner**
 bakery
 CAFE
the Habit
 BURGER GRILL
EUROPEAN
 WAX CENTER

ORCHARD LN
523 PARKING SPACES
 17 **goodwill**
Firestone
 18
 PYLON SIGN
 PYLON SIGN


32 PARKING SPACES
 43 44 **MATRESS FIRM**
 45 46 **verizon**
Comerica
 PYLON SIGN

22 PARKING SPACES
 47 **CITY**
ENTRANCE ZONE
Lucille's
 SMOKEHOUSE
BAR-B-QUE
 48
ROCKFIELD BLVD ± 18,100 VPD

EL TORO RD ± 32,400 VPD




 **OLIVEWOOD ELEMENTARY**
420 STUDENTS

 **MEADOW HOMES NEIGHBORHOOD**
AVG INCOME | \$113,785

 **LAKE FOREST NEIGHBORHOOD**
AVG INCOME | \$127,186

 **PATHWAY SCHOOL**
44 STUDENTS

 **LAGUNA NORTH NEIGHBORHOOD**
AVG INCOME | \$118K-\$131K

NEW DEVELOPMENT
 **VILLAGE AT LAGUNA HILLS**
1,500 UNITS

SUBJECT PROPERTY

ROCKFIELD BLVD ± 18,100 VPD

EL TORO RD ± 32,400 VPD

AVENIDA DE LA CARLOTA ± 16,600 VPD



± 854,700 VPD

ASHLEY
Total Wine & MORE

Chick-fil-®

Farmer Boys

Cane's

IN-N-OUT BURGER

Guitar Center

99¢ ONLY STORES

THE HOME DEPOT

SPROUTS FARMERS MARKET

BIG 5 SPORTING GOODS

ROSS DRESS FOR LESS

Smart & Final

UNITED STATES POSTAL SERVICE

O'Reilly AUTO PARTS

Denny's

BevMo!

PET SMART ULTA

DAISO

HomeGoods

five BELOW

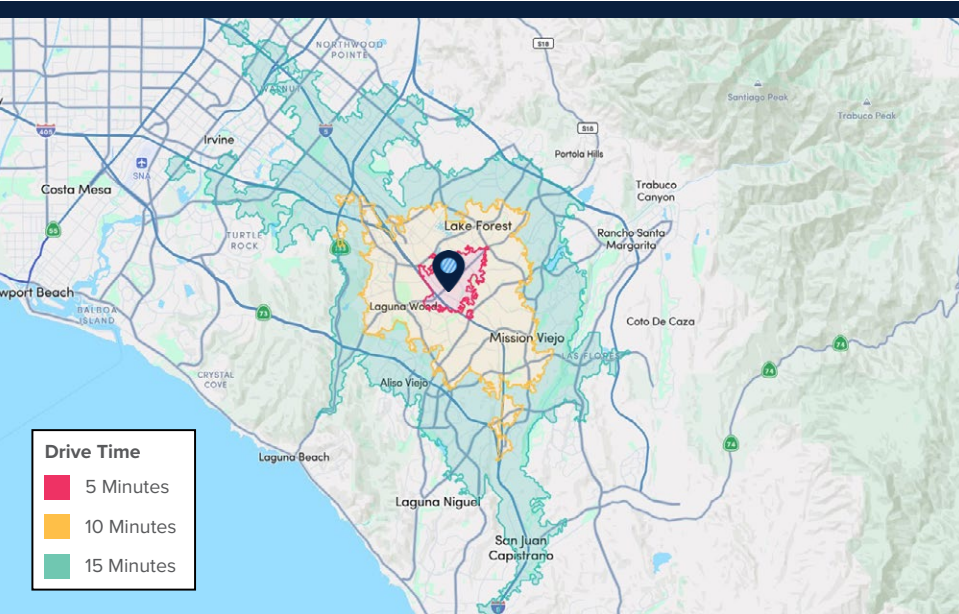
Staples

Ralphs

MARKET OVERVIEW

LAKE FOREST, CA

Lake Forest is a suburban city in Orange County known for its excellent schools, well-maintained neighborhoods, and extensive recreational opportunities. The city offers destinations like Whiting Ranch Wilderness Park and Limestone Canyon, which provide miles of scenic hiking, mountain biking, and nature trails that attract outdoor enthusiasts year-round. Lake Forest also features a variety of amenities, including community centers, sports complexes, and one of the largest free skateparks in California, Etnies Skatepark. Its economy benefits from a strong business community anchored by major employers such as Panasonic Avionics, LoanDepot, Oakley, and Schneider Electric, providing a range of job opportunities across multiple industries. Neighborhoods like Foothill Ranch, Portola Hills, and Baker Ranch feature a mix of modern homes, planned communities, and access to shopping, dining, and entertainment options. With its proximity to coastal beaches, regional parks, and major Southern California employment hubs, Lake Forest combines suburban convenience with easy access to both natural and urban attractions.



MARKET DEMOGRAPHICS WITHIN 3 MILES OF THE SUBJECT PROPERTY



148,326
TOTAL POPULATION



\$127,737
AVG HH INCOME



\$99,966
MED HH INCOME



58,213
HOUSEHOLDS



109,390
DAYTIME EMPLOYMENT



34,488
BACHELOR'S DEGREES



48.6
MEDIAN AGE



\$2.3B
ANN. CONSUMER SPEND

THE ORCHARD AT SADDLEBACK

23600 EL TORO RD | LAKE FOREST, CA 92630

AVAILABLE FOR LEASE

EXCLUSIVE LEASING AGENT

CAMERON CROWNER
Senior Vice President

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License No. 00924460 (CA)

BROKER OF RECORD
David Harrington

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