

FOR LEASE

± 1,300 SF

Retail Space

CARLEN PLAZA

23501 EL TORO ROAD | LAKE FOREST, CA 92630

PROPERTY HIGHLIGHTS

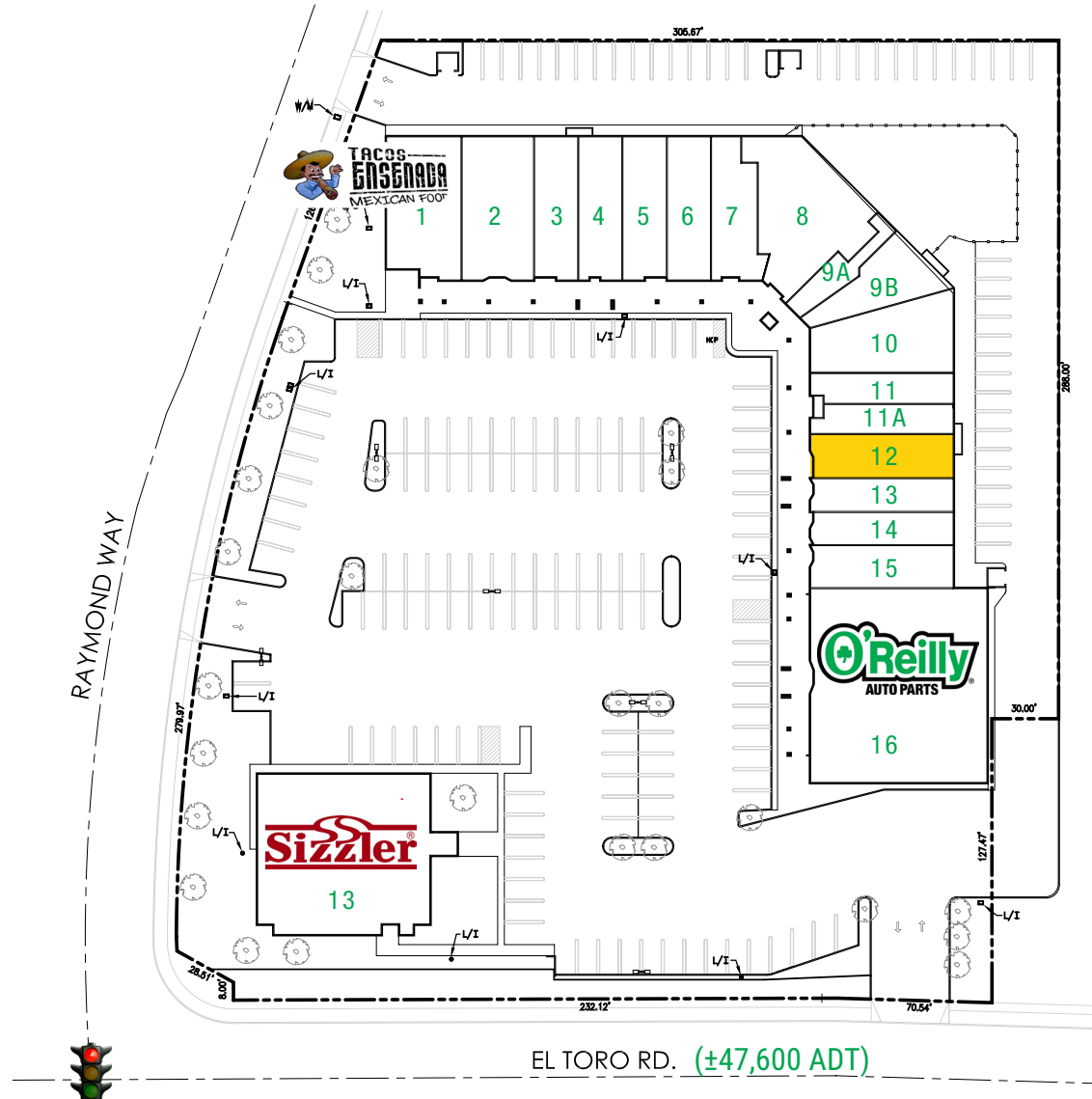
- Located on the major retail thoroughfare within the Lake Forest trade area.
- Services a dense residential and daytime population within the immediate area. Over 109,188 employees in a 3 mile radius.
- Notable tenants in the market include Home Depot, Ralphs, PetSmart, BevMo, Crunch Fitness, Guitar Center and more.
- Traffic counts of approximately 47,600 ADT.
- Affluent household incomes of approximately \$94,591 in 1 mile, \$113,657 in 3 miles and \$129,673 in 5 miles.

KEVIN HANSEN
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TENANT ROSTER

SUITE	TENANT	SF
1	Tacos Ensenda	2,135
2	Texas Pit Bar-B-Que	2,145
3	Bell Tower Florist	1,300
4	RN Hair & Nail	1,233
5	Dentistry	1,300
6	Payless Carpet & Flooring	1,300
7	Efren's Bakery	1,250
8	Ever Brothers	2,710
9A	Montessori Preschool	530
9B	Herbalife	1,040
10	Yang's Braised Chicken	1,950
11A	My Scrubs Medical Uniforms	793
11B	Cash My Check	962
12	Mint Spa (Available)	1,300
13	Brow & Beauty	975
14	Doggie Spa Grooming	975
15	Impressions Beuty Salon & Nail Spa	1,300
16	O'Reilly Auto Parts	7,000
17	Sizzler	7,006

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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DEMOGRAPHICS

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2018 Population

25,844

153,633

326,905

2018 Daytime Population

16,174

109,188

213,354

2018 Average Household Income

\$94,591

\$113,657

\$129,673

2018 Median Age

40.8

45.0

41.7

Total Business

1,928

9,924

18,656

1 MILE

3 MILES

5 MILES

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