

# 26741 Rancho Parkway Lake Forest CA

## 1,560-2,350 - 3,910 Sq.Ft Restaurant/Retail Space For Lease (Divisible)



### Property Highlights

- Strategically located adjacent to Highway 241 for easy Freeway Access
- High Household Income over \$100K within 1, 3, & 5 Miles
- Well Maintained high-image shopping center with dynamic tenant mix
- Dense workforce population in close proximity & affluent residential population
- Tenants include: Home Depot, 24 Hour Fitness, Jimmy Johns, Oreilly Auto Parts

**Asking Rate**            \$3.00 NNN  
**NNN Expenses**        Approx. \$.55 /sf

### Demographics

Est 2018	1 Mile	3 Mile	5 Mile
Population	9,203	86,021	211,400
Avg. Household Income	\$137,906	\$126,645	\$123,867
Daytime Population	13,842	40,843	134,378

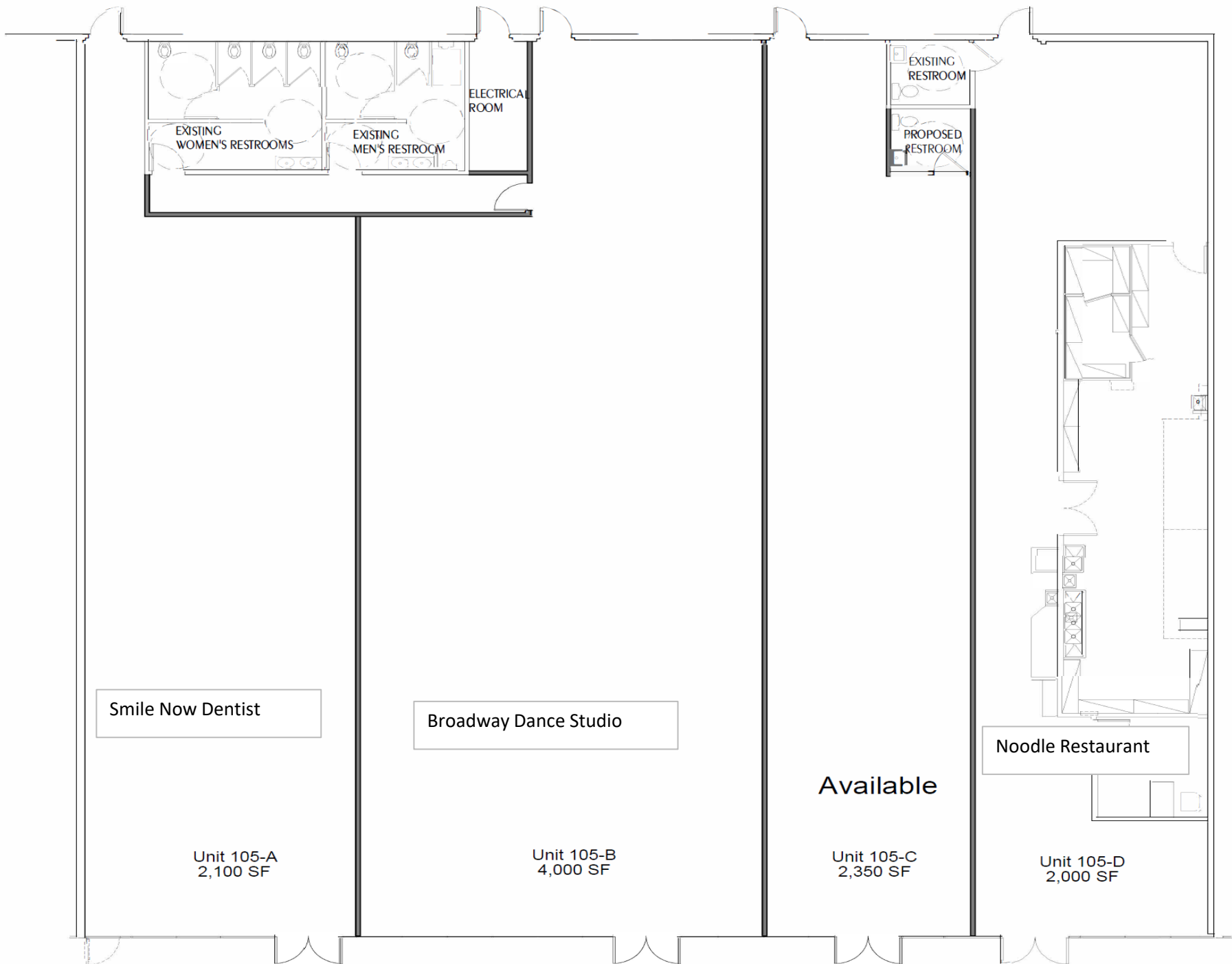
### Traffic Count

Lake Forest Drive	Approx. 21,000 Cars Per Day
Rancho Parkway	Approx. 11,000 Cars Per Day
Foothill Transportation Corridor	Approx. 36,000 Cars Per Day

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## Site Plan





Smile Now Dentist

Broadway Dance Studio

Available

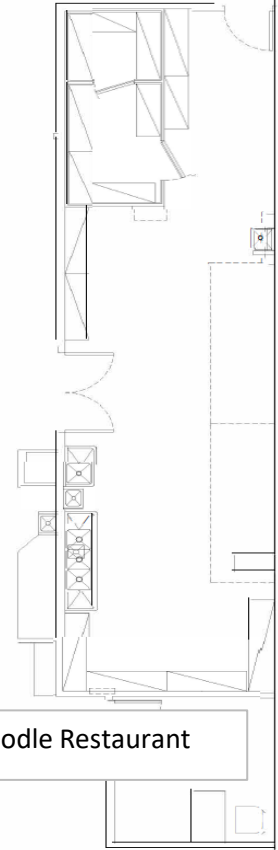
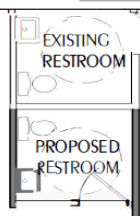
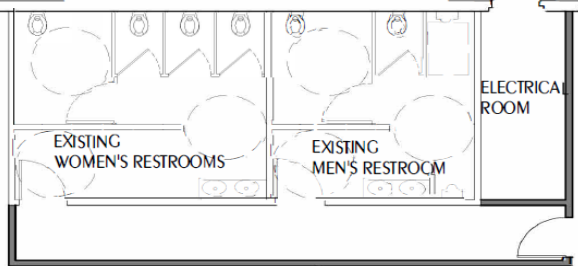
Noodle Restaurant

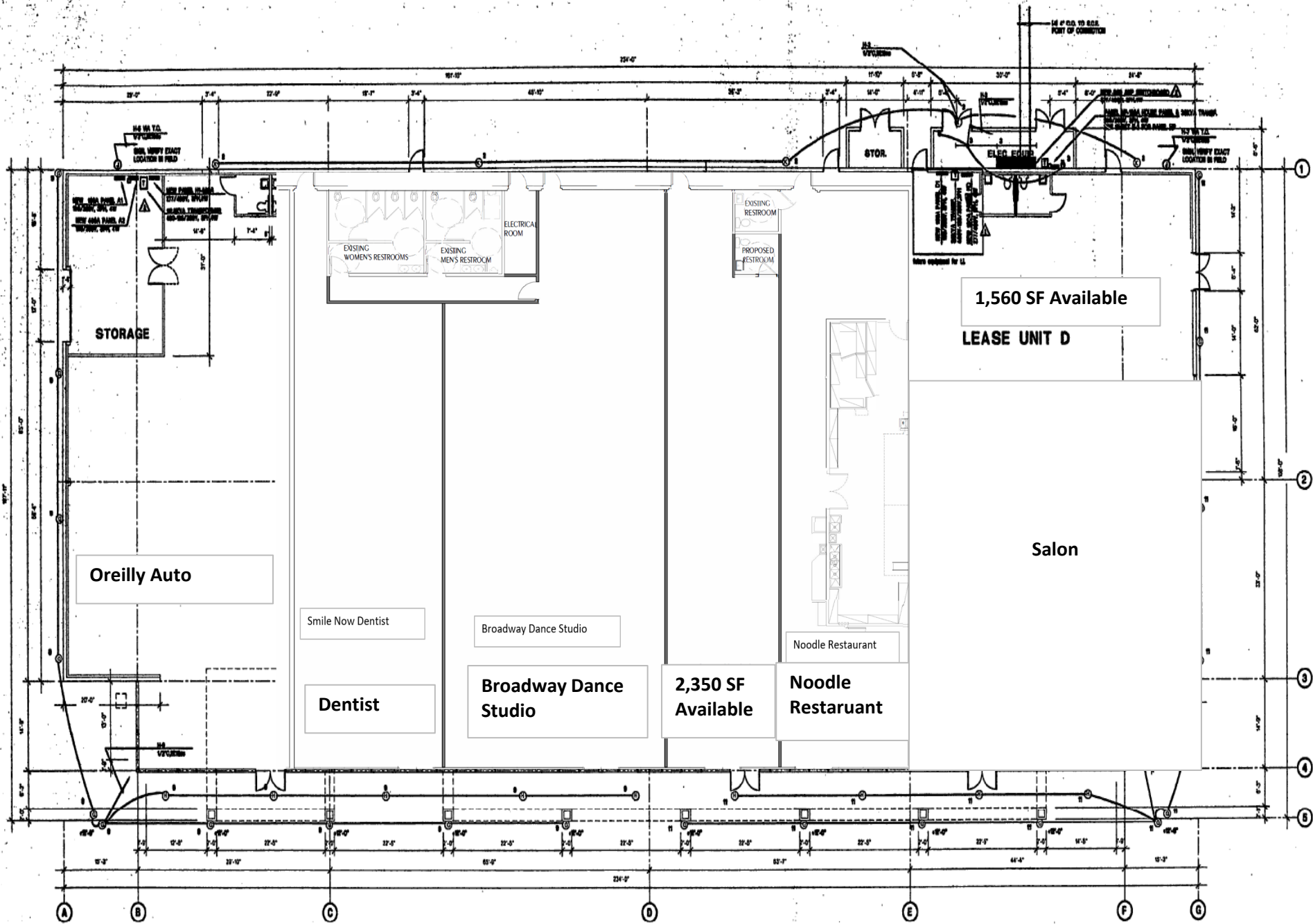
Unit 105-A  
2,100 SF

Unit 105-B  
4,000 SF

Unit 105-C  
2,350 SF

Unit 105-D  
2,000 SF





Oreilly Auto

Smile Now Dentist

Broadway Dance Studio

Noodle Restaurant

Dentist

Broadway Dance Studio

2,350 SF Available

Noodle Restaurant

1,560 SF Available  
LEASE UNIT D

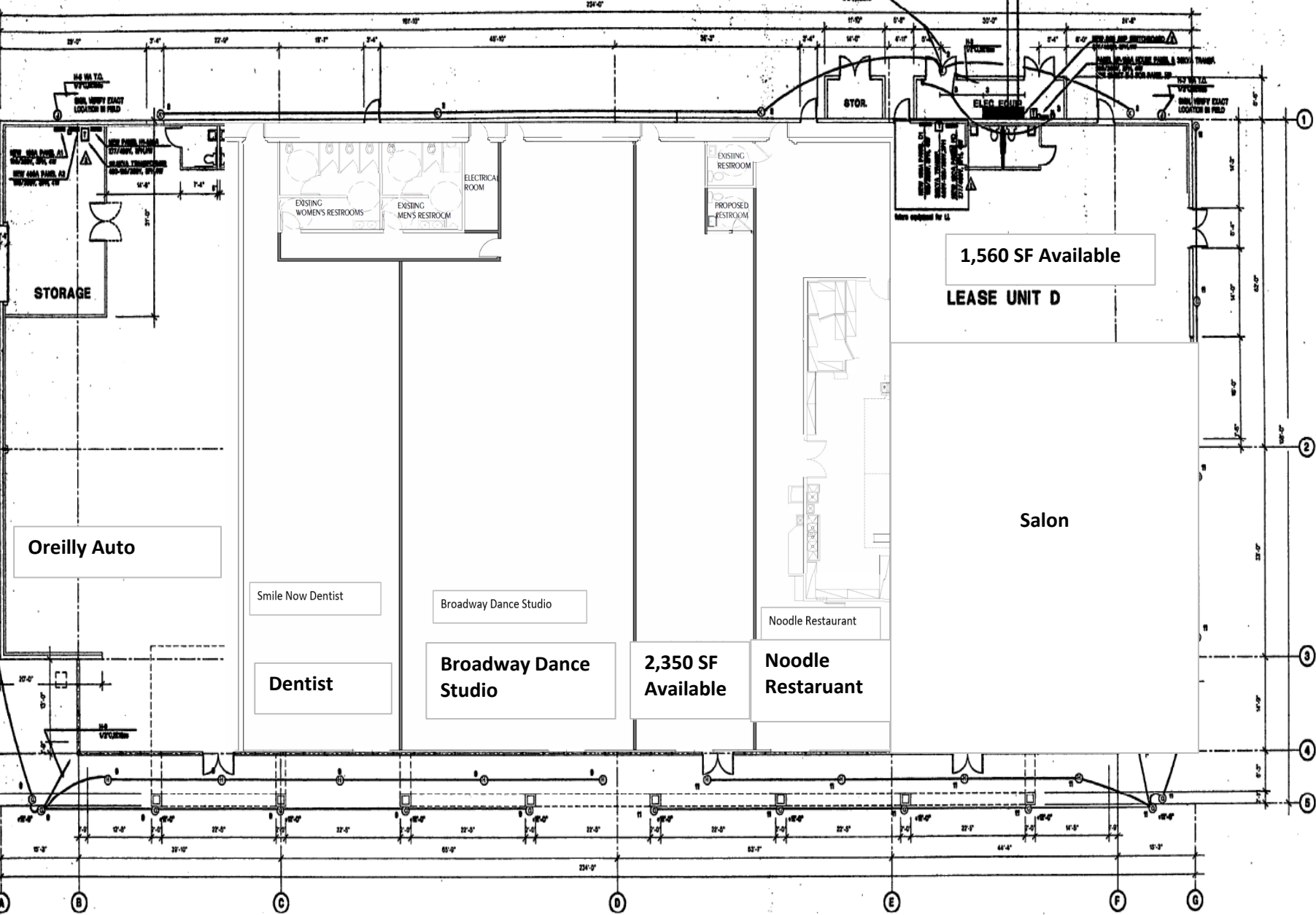
EXISTING RESTROOM  
PROPOSED RESTROOM

EXISTING WOMEN'S RESTROOMS  
EXISTING MEN'S RESTROOM

ELECTRICAL ROOM

STOR.

ELEC. EQUIP.





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## Aerial



