

MATTHEWS™

RETAIL SPACES FOR LEASE

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 Q3-Q4 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
Super Cuts - <i>Coming Soon</i>	1,301	21	Haircutter
Gold Union	1,214	22	Precious Metals Retailer
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
Spectrum	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
Crumb	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
Makenna Koffee - <i>Coming Soon</i>	1,499	43	Coffee
Over the Cloud	2,390	44	Bath/Kitchen Showroom
Mattress Firm	3,500	45	Showroom
Fifth Third Bank	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

ORCHARD LN

310 PARKING SPACES

47 PARKING SPACES

ORCHARD LN

523 PARKING SPACES

22 PARKING SPACES

32 PARKING SPACES

EL TORO RD ± 32,400 VPD

ROCKFIELD BLVD ± 18,100 VPD

CITY ENTRANCE ZONE



 **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



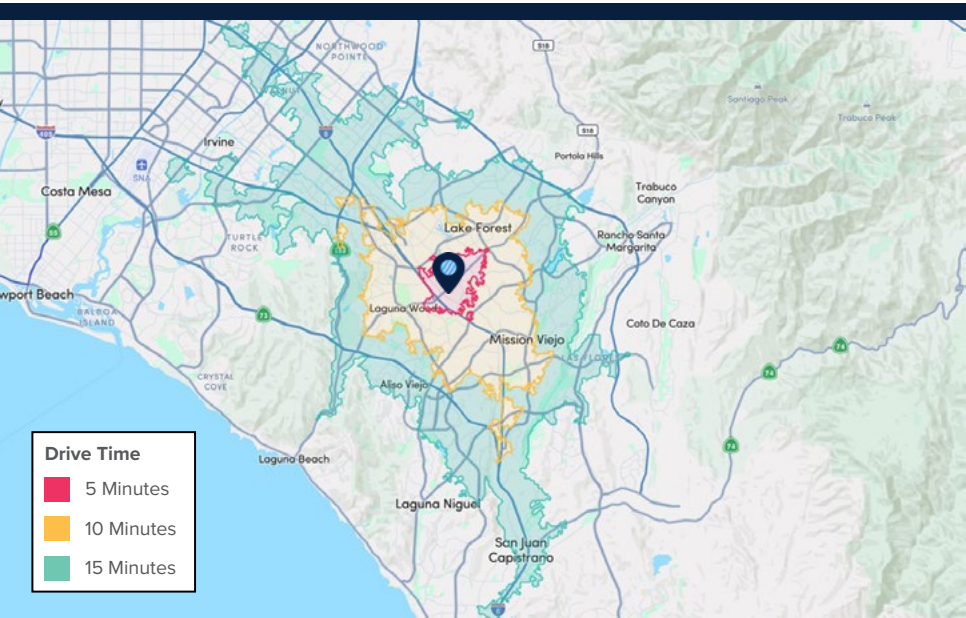
± 854,700 VPD



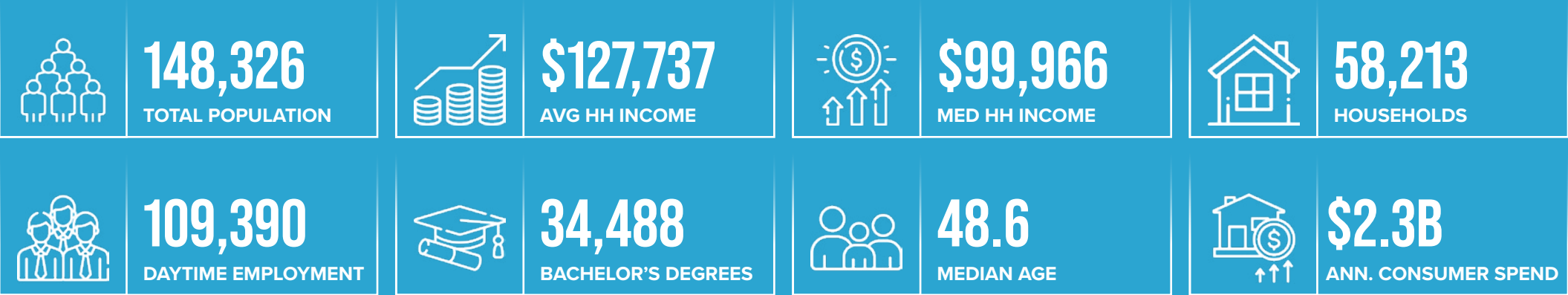
MARKET OVERVIEW

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



THE ORCHARD AT SADDLEBACK

23600 EL TORO RD | LAKE FOREST, CA 92630

AVAILABLE FOR LEASE

EXCLUSIVE LEASING AGENT

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BROKER OF RECORD
David Harrington

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