NEW DEVELOPMENT UNDERWAY FOR LEASE

Oakbrook Village
LAGUNA HILLS, CA

PROPERTY INFO

- Redevelopment underway
- Located on Interstate 5 between El Toro Rd. & Alicia Pkwy
- REATA Oakbrook Village Apartment Community (289 apartments) with ±11,000 SF of ground level retail and restaurant spaces available
- Design changes in the architectural style and physical appearance will incorporate many customer amenities including plaza paseo and community gathering spaces
- Easily accessible from nearby residential areas, government offices, business districts and Saddleback Memorial Hospital Campus
- Over 300,000 SF of multifamily, retail, shopping center community and dining with convenient parking on its 20 acres
- Prominent pad opportunity available with freeway visibility
- New pylon and monument signage
- Approx. 1,000 Apartment Units approved in immediated proximity

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2018 Estimated Demographics

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<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
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<tbody>
<tr>
<td>Population</td>
<td>21,706</td>
<td>160,076</td>
<td>306,700</td>
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<tr>
<td>Average Household Income</td>
<td>$62,321</td>
<td>$97,660</td>
<td>$109,958</td>
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<td>Daytime Population</td>
<td>15,884</td>
<td>110,589</td>
<td>211,447</td>
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Traffic Counts (CPD)

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<tr>
<td>I-5 Freeway</td>
<td>±339,000</td>
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<tr>
<td>Avenida de la Carlotta</td>
<td>±23,000</td>
<td></td>
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<tr>
<td>El Toro Road</td>
<td>±62,100</td>
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Source: CBRE Location Intelligence
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Oakbrook Village
LAGUNA HILLS, CA

Five Lagunas Mall

Trader Joe’s

Oakbrook Village
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LAGUNA HILLS, CA

SITE SUMMARY
GROSS LEASABLE AREA (GLA):
PHASE 2A BUILD-OUT 119,236 SF
RETAIL ON MULTI-FAMILY PARCEL 11,000 SF
TOTAL GLA 130,236 SF
FUTURE BLDG. “F” 7,500 SF
TOTAL GLA w/ FUTURE BLDG. F 137,736 SF

PARKING:
PHASE 2A BUILD-OUT 637 STALLS
RETAIL ON MULTI-FAMILY PARCEL 50 STALLS
TOTAL STALLS 687 STALLS
FUTURE PAD “F” 5 STALLS
TOTAL STALLS w/ FUTURE PAD “F” 692 STALLS

RATIO (vs GLA):
PHASE 2A BUILD-OUT 5.34/1,000
RETAIL ON MULTI-FAMILY PARCEL 4.55/1,000
OVERALL 5.28/1,000
OVERALL w/ FUTURE PAD “F” 5.02/1,000

SCALE: 1”=50’-0”

NEW DEVELOPMENT AVAILABLE Q1-2019
6,650 SF Divisible

Grocer

1,448 SF AVAILABLE

Calico Home

835 SF AVAILABLE

10,100 SF AVAILABLE 1/1/19

±339,000 CPD

Oakbrook Village Apartments

RETAIL

ZONING INFORMATION
Oakbrook Village Apartments

1,750 SF AVAILABLE

1,750 SF AVAILABLE

±7,500 SF FUTURE PAD GROUND LEASE or BTS

Available

±339,000 CPD
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