

# OAKBROOK VILLAGE

24271 Avenida de la Carlota, Laguna Hills, CA

RETAIL / RESTAURANT SPACE AVAILABLE FOR LEASE



**Oakbrook Village**, a 20-acre shopping center located in Laguna Hills. With outstanding visibility from I-5 Freeway, Oakbrook Village has close to 130,000 square feet of retail space and serves the communities of Laguna Hills, Laguna Woods, Laguna Niguel, Aliso Viejo, and Lake Forest, as well as the surrounding cities of Irvine, Laguna Beach, Dana Point, San Clemente, and San Juan Capistrano.

**For leasing, please contact:** Fritz Duda Company | 949 723 7100 | [leasingCA@fritzduda.com](mailto:leasingCA@fritzduda.com)



# PROJECT HIGHLIGHTS

STRATEGIC LOCATION / PRIME ACCESS / EXCEPTIONAL OPPORTUNITIES



## Features

- Space available for lease in recently remodeled shopping center
- Excellent visibility and access from I-5 Freeway
- Connection w/ proposed mixed use project Village at Laguna Hills
- Opportunities for outdoor dining on many spaces
- Oakbrook Village includes the 289 unit Reata Apartments

## Join anchor tenants:

**TRADER  
JOE'S**



**ROAD RUNNER  
SPORTS**

## Trade Area Demographics

	1 Mile	3 Miles	5 Miles
Population	22,506	161,557	323,704
Daytime Pop.	24,781	178,018	368,091
Median Age	57.2	45.0	42.3
Avg. Household Income	\$101,011	\$144,861	\$162,019

## Traffic Counts

I-5 Freeway	354,700 ADT
El Toro Road	62,100 ADT
Avenida de la Carlota	14,000 ADT

# SITE PLAN OVERVIEW

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## OAKBROOK VILLAGE

### BUILDING A

SUITE	TENANT	S.F.
A-4	REI	33,000

### BUILDING A1

A1-110	See's Candies	2,012
A1-120	Kitchen Art	1,978
A1-130	Poppy Bank	2,660

### BUILDING A-2

Trader Joe's	14,000
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### BUILDING B

B-1	Amazing Hearing	1,409
B-2	Amazing Hearing	1,207
B-3	Luminous Nails	1,114
B-4	Coeur Pilates OC	1,448

### BUILDING C

C-1	Pet Food Express	5,595
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### BUILDING E

Available	9,500
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### PAD F

Available	7,500
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### BUILDING H

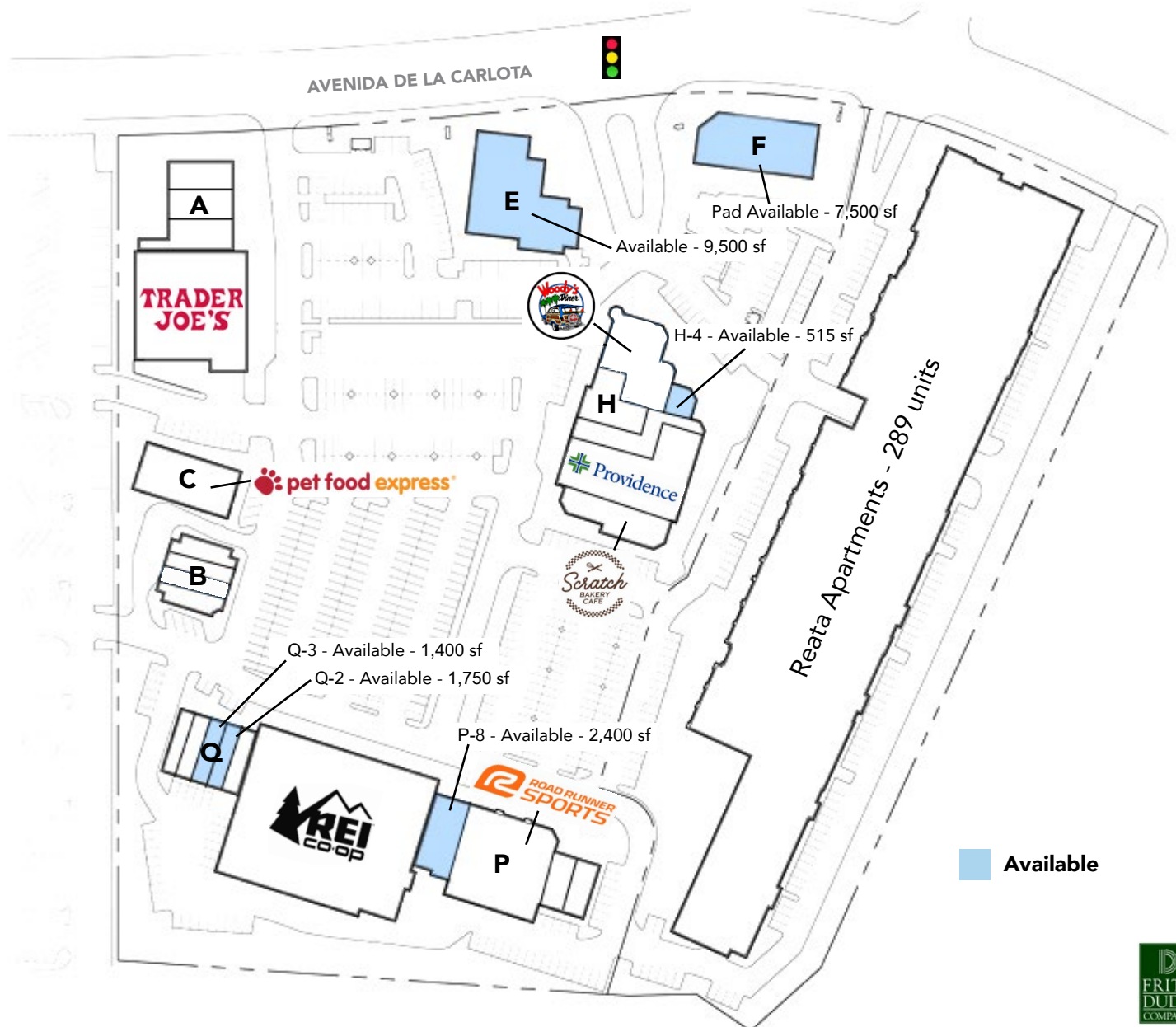
H-1	Woody's Diner	5,053
H-3	Expedia Cruise	950
H-4	Available	515
H-5	Kotobuki Sushi	2,050
H-7	Providence	12,473
H-8	Scratch Bakery Cafe	3,615

### BUILDING P

P-1	Ma's House	3,000
P-4	Balvina's	2,020
P-5	Road Runner Sports	7,705
P-8	Available	2,400

### BUILDING Q

Q-1	The Hair Gallery	1,050
Q-2	Available	1,750
Q-3	Available	1,400
Q-4	Oakbrook Dental	913
Q-5	Profix Jewelry & Watch	835



# AERIAL OVERVIEW

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