

# HERITAGE HILL

21751 LAKE FOREST DRIVE | LAKE FOREST, CA 92630

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

123,825 SF

### Availability

4 Suites | 5,850 SF

### Parking Spaces

647

### Overview

- Anchored by Ralphs (Kroger) and offers a blend of local & national operators like CVS, Chase Bank, and Bagels and Brew
- Surrounded by dense population of 120,000 with an average household income of \$126,000
- Located between Interstate 5 and State Route 241 with excellent visibility on the corner of Lake Forest Drive & Trabuco Road in the heart of the Lake Forest and Irvine trade area

## Tenant Mix



# HERITAGE HILL

21751 LAKE FOREST DRIVE | LAKE FOREST, CA 92630

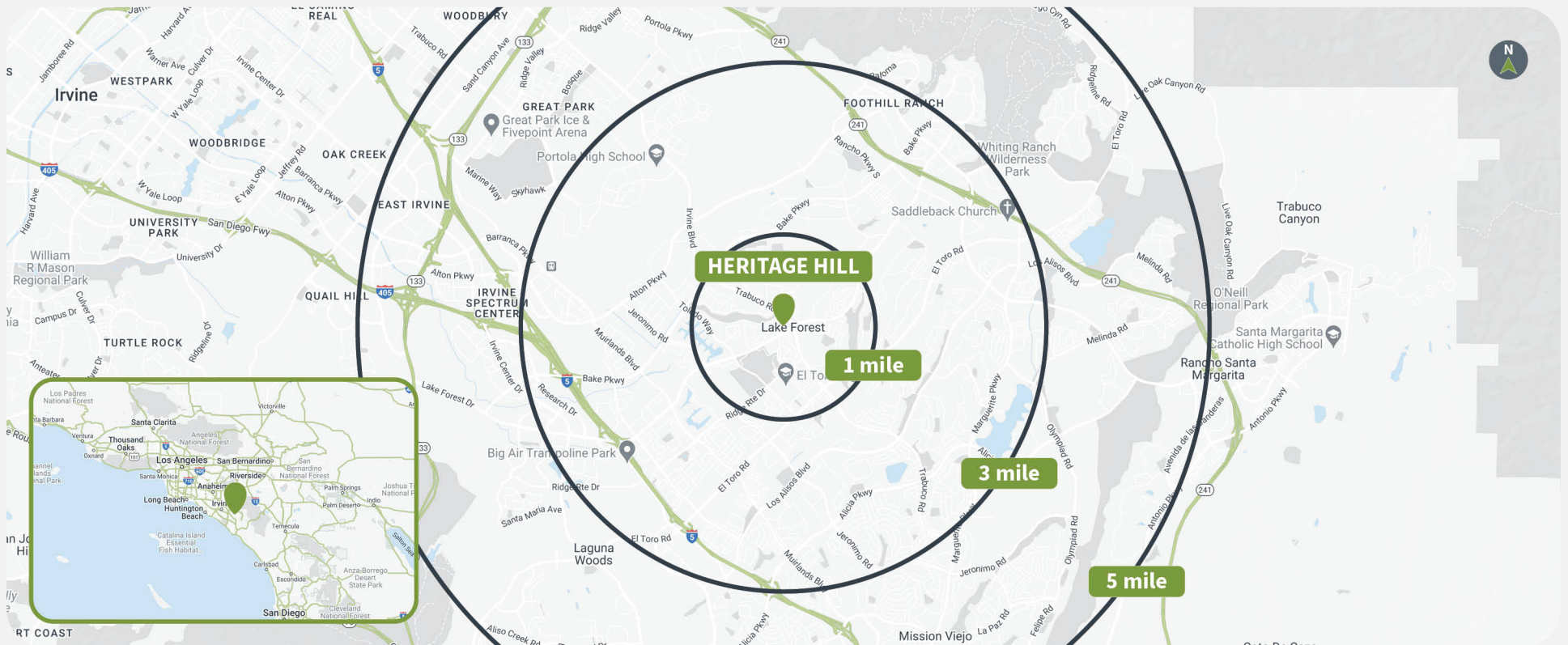
Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	23,237	24,294	8,319	\$141,857	\$121,687
3 MILES	116,579	169,225	40,766	\$140,595	\$121,497
5 MILES	282,975	350,002	108,790	\$147,572	\$123,859





# HERITAGE HILL

21751 LAKE FOREST DRIVE | LAKE FOREST, CA 92630

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Market Aerial



# HERITAGE HILL

21751 LAKE FOREST DRIVE | LAKE FOREST, CA 92630

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Site Plan



Suite	Tenant	GLA (SF)
101	AVAILABLE	3,079
5	AVAILABLE	1,105
107	AVAILABLE	917
105	AVAILABLE	749
18	RALPHS GROCERY COMPANY	43,485
19	CVS	15,000
30A	KINDERCARE	9,600
2	WENDY'S	4,871
22	MARQUE URGENT CARE	4,200
30B	ORANGE COUNTYS CREDIT UNION	3,500
29	BAGELS & BREW	2,800
3	CHASE BANK	2,625
21	LOLLIPOP DENTAL	2,450
20	PHO SO 1 LAKE FOREST	2,420
112	PHOENIX FEATHER ACADEMY OF MUSIC	1,822
14	GOLD STAR NAILS	1,812
17	DIN HO CHINESE RESTAURANT	1,800
24	SEVEN FALLS SPA	1,610
104	JOHN ELI DMD MSD DDS	1,507
4	BISHOPS CUT/COLOR	1,495
7	JERSEY MIKE'S SUBS	1,485
28	BRIZIOS PIZZA	1,400
27	SERANO CLEANERS	1,400
13	LAKE FOREST DENTAL	1,200
25	LAKE FOREST FLORAL DESIGN	1,190
9	BOBA BEE	1,020
8	THE JEWELRY BOX	980
108	TOAN D. NGUYEN DDS	924
16	BIOFIX PHYSICAL THERAPY	912
12	THE UPS STORE	912
10	US MARINES	912
111	REALME BEAUTY STUDIO	900
6	KUMON MATH AND READING	900
106	US NAVY	899
11	CHICHUHU KID	732
110	ESPORTS AUTOMATE	600
109	MAGICEYE DOG SPA	590



# HERITAGE HILL

21751 LAKE FOREST DRIVE | LAKE FOREST, CA 92630

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Get in Touch with Us

### Leasing

Tommy Gibbs

**949-506-4863**

**[tgibbs@performproperties.com](mailto:tgibbs@performproperties.com)**

### Pop-up & Short-term Leasing

Specialty Leasing Team

**949-979-7860**

**[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)**

### Property Management

Tony Lucero Sr.

**626-564-1066 ext. 4**

**[tlucero@performproperties.com](mailto:tlucero@performproperties.com)**



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about Heritage Hill at [shopcore.com/property/heritage-hill](https://shopcore.com/property/heritage-hill)