HERITAGE HILL

21751 LAKE FOREST DRIVE | LAKE FOREST, CA 92630

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Property Details

Owned GLA
123,803 SF

Availability
2 Suites | 3,996 SF

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 125,000+ with an average household income of $174,079 within a 3-mile radius
- 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









For more information, contact: Maggie Brady | 949-506-4863 | mbrady@performproperties.com

Updated November 2026

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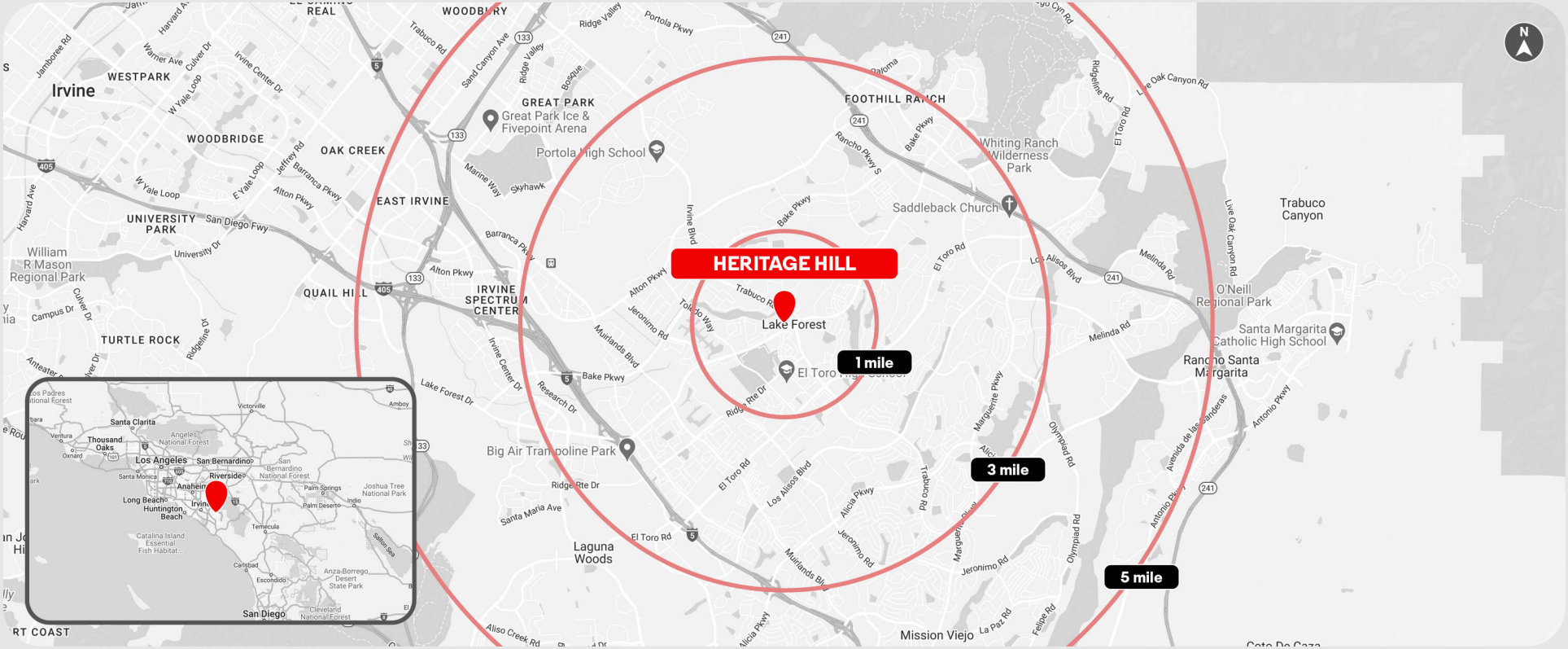
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	19,319	21,159	6,872	$184,324	$151,529
3-MILE RADIUS	125,007	151,699	44,672	$174,079	$141,728
5-MILE RADIUS	313,756	351,557	117,781	$182,923	$146,688

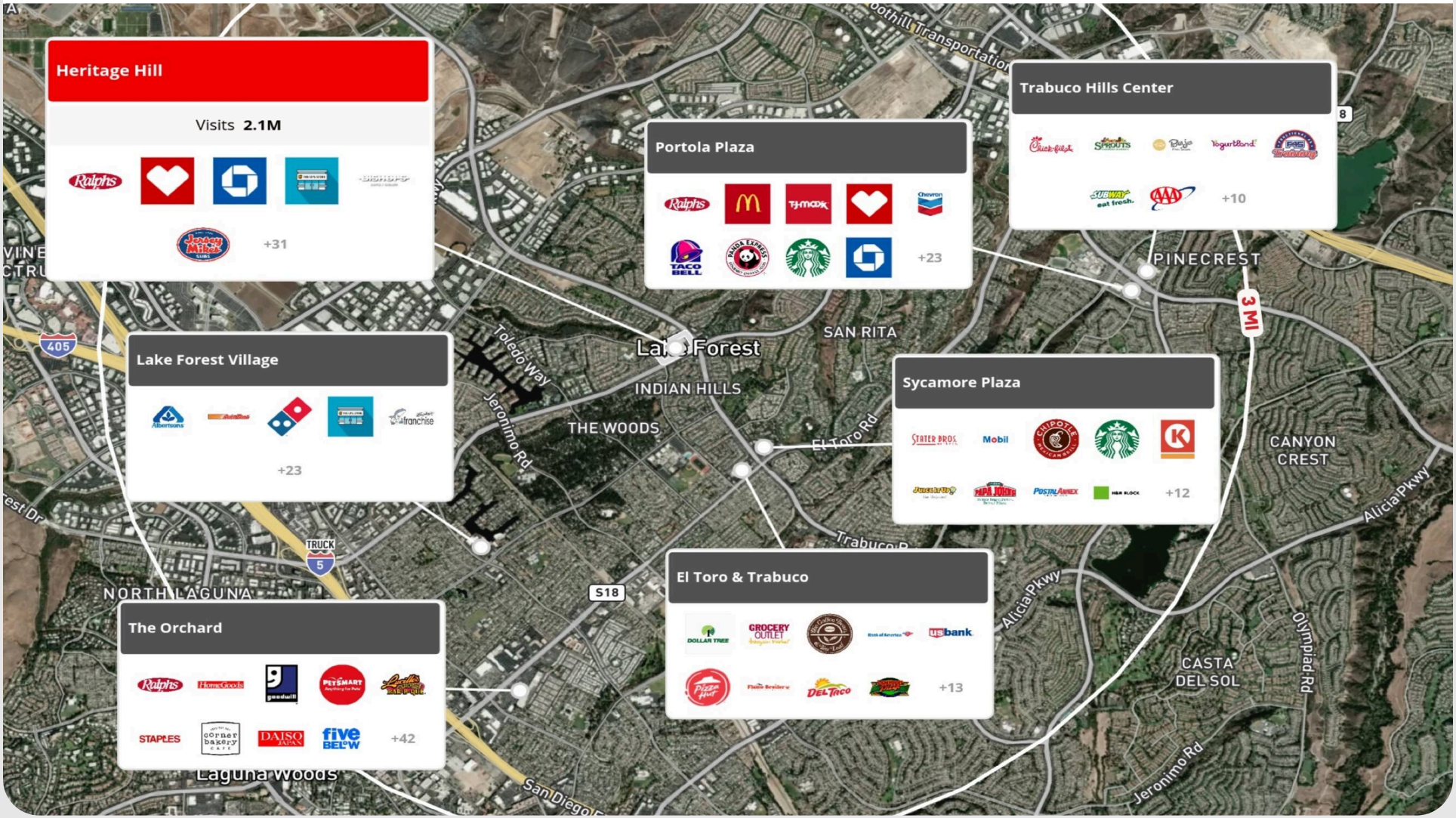


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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
101	AVAILABLE	3,079
107	AVAILABLE	917
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
5	LITTLE ITLAY GELATO	1,105
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
105	REVIVE AESTHETICS OC	749
11	CHICHUHU KID	732
110	ESPORTS AUTOMATE	600
109	MAGICEYE DOG SPA	590

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Get in Touch with Us

Leasing

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