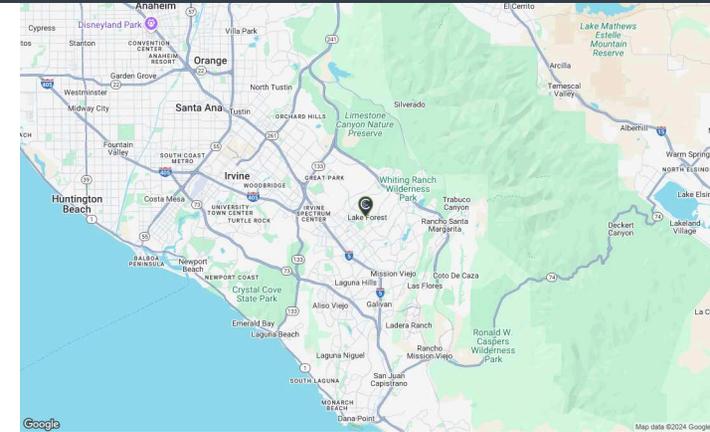


# HERITAGE HILL

21751 LAKE FOREST DRIVE // LAKE FOREST, CA, 92630



**OWNED GLA**  
123,825 SF

**LOCATION**  
Longitude: -117.687822  
Latitude: 33.646997

**DEMOGRAPHICS**  
Population  
Avg Income

	1 Mile	3 Mile	5 Mile
Population	24,499	121,778	282,971
Avg Income	\$124,832	\$121,779	\$125,590

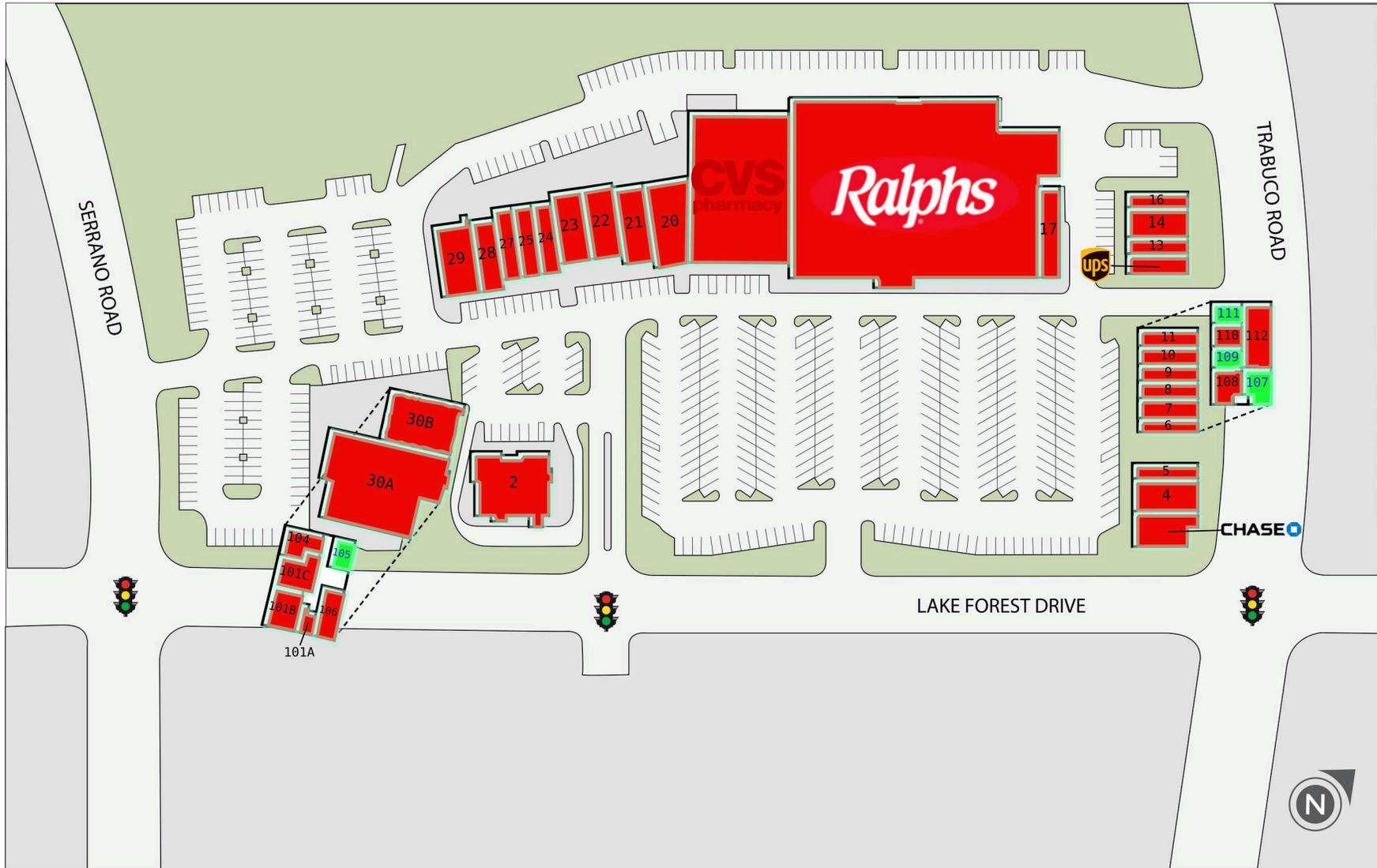
- Dominant grocery and pharmacy destination for the surrounding residential communities
- Anchored by Ralph's with a long-term commitment and recent renewal at market
- Attracts an extremely affluent and well-educated population



**FOR LEASING INFORMATION**  
Tommy Gibbs  
858-798-1480  
tgibbs@shopcore.com  
www.ShopCore.com

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SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
2	WENDY'S	4,871 SF	18	RALPHS GROCERY COMPANY	43,485 SF	101A	MERLONE GEIER MANAGEMENT	696 SF
3	CHASE BANK	2,625 SF	19	CVS GROCERY COMPANY	15,000 SF	101B	MERLONE GEIER MANAGEMENT	1,156 SF
4	BISHOPS CUT/COLOR	1,495 SF	20	MAJESTIC'S ASIAN EATERY	2,420 SF	101C	MERLONE GEIER MANAGEMENT	1,230 SF
5	PET WANTS OC SOUTH	1,105 SF	21	LOLLIPOP DENTAL	2,450 SF	104	JOHN ELI DMD MSD DDS	1,507 SF
6	KUMON MATH & READING	900 SF	22	MARQUE URGENT CARE	4,200 SF	105	AVAILABLE	785 SF
7	TOGOS	1,485 SF	23	THE JEWELRY BOX	2,200 SF	106	US NAVY	899 SF
8	THE JEWELRY BOX	980 SF	24	SEVEN FALLS SPA	1,610 SF	107	AVAILABLE	900 SF
9	KRAK BOBA	1,020 SF	25	LAKE FOREST FLORAL DESIGN	1,190 SF	108	TOAN D. NGUYEN DDS	924 SF
10	US MARINES	912 SF	27	SERANO CLEANERS	1,400 SF	109	AVAILABLE	590 SF
11	A-1 SHOE REPAIR	732 SF	28	BRIZIOS PIZZA	1,400 SF	110	FARMER'S INSURANCE	600 SF
12	THE UPS STORE	912 SF	29	BAGELS & BREW	2,800 SF	111	AVAILABLE	900 SF
13	LAKE FOREST DENTAL	1,200 SF	30A	KINDER CARE	9,600 SF	112	PHOENIX FEATHER ACADEMY OF MUSIC	1,822 SF
14	GOLD STAR NAILS	1,812 SF	30B	ORANGE COUNTY'S CREDIT UNION	3,500 SF			
16	BIOFIX PHYSICAL THERAPY	912 SF	101	AVAILABLE	3,082 SF			
17	DIN HO CHINESE RESTAURANT	1,800 SF						

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