

PAD, RESTAURANT & RETAIL AVAILABLE

Oakbrook Village Shopping Center

24231-24321 AVENIDA DE LA CARLOTA
LAGUNA HILLS, CA 92653

reata
OAKBROOK VILLAGE 289 units

Providence *Scratch*
BAKERY & CAFE

2
DODD BURNER
SPORTS

KREI

pet food express

**TRADER
JOE'S**

POPPY BANK **See's**
CANDIES



Avenida de la Carlota (approx. 14,000 cpd)
I-5 Fwy (approx. 355,000 cpd)



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Where Atmosphere Inspires Lifestyle
Oakbrook Village brings refined shopping, dining, and gathering to Laguna Hills

Oakbrook Village is a 20-acre, upscale shopping center located in Laguna Hills, strategically positioned to serve the communities of South Orange County. With outstanding visibility from I-5 Freeway, Oakbrook Village has close to 130,000 square feet of retail space, with multiple national & regional brand retailers including top tier anchors Trader Joe's & REI. The neighboring Reata Luxury Apartment Village includes 289 apartment units, adding an additional dedicated customer base retailers within the project.

The center is also immediately adjacent the Village Laguna Hills, a 68-acre development with plans to include approx. 1,500 new housing units, two hotels, and recreation areas, creating a vibrant community to serve the growing population of Laguna Hills & greater South OC.

With strong demographics and exceptional regional positioning, Oakbrook Village serves as a premier retail destination, catering to the residents Laguna Hills, as well as surrounding communities of Laguna Woods, Laguna Niguel, Aliso Viejo, Lake Forest, and beyond.

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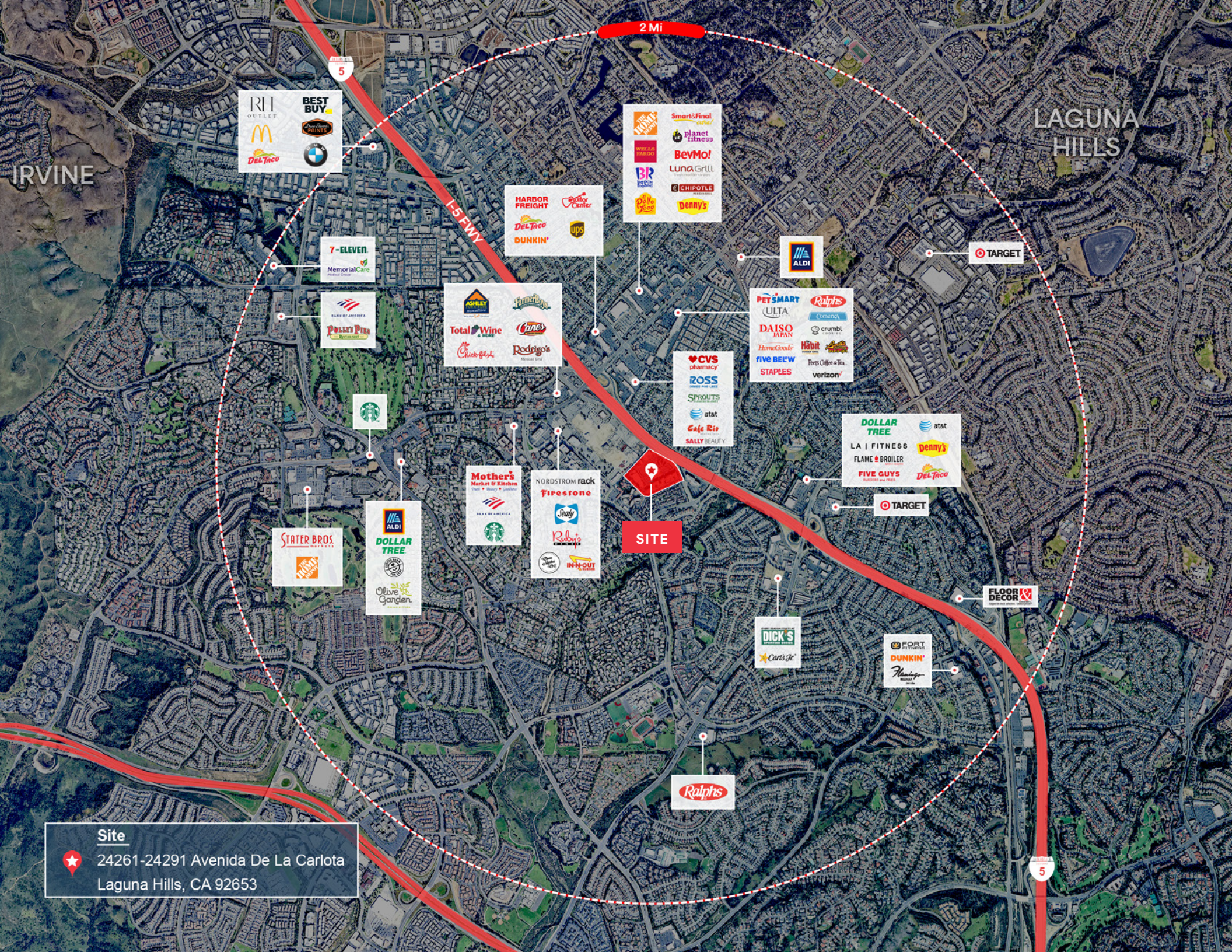
TENANT DIRECTORY **Oakbrook Village**

NO.	TENANT	SF
BUILDING A		
A4	REI	33,000
BUILDING A1		
110	See's Candies	2,012
120	Kitchen Art	1,978
130	Poppy Bank	2,660
BUILDING A2		
	Trader Joe's	14,000
BUILDING B		
B1	Amazing Hearing	1,409
B2	Amazing Hearing	1,207
B3	Luminous Nails	1,114
B4	Coeur Pilates OC	1,448
BUILDING C		
C1	Pet Food Express	5,595
BUILDING E		
E1	DEAL PENDING!	9,500
PAD DEVELOPMENT OPPORTUNITY		
PAD F	Pad Development Opportunity	7,500
BUILDING H		
H1	Imp. Restaurant + Patio (Divisible)	4,000-5,053
H3	Expedia Cruise	950
H4	Storage	515
H5	Kotobuki Sushi	2,050
H7	Mission Heritage Medical Group	12,473
H8	Scratch Bakery Café	3,615
BUILDING P		
P1	Ma's House	3,000
P4	DEAL PENDING!	2,020
P5	Road Runner Sports	7,705
P8	Available	2,400
BUILDING Q		
Q1	The Hair Gallery	1,050
Q2	Available	1,750
Q3	Maivie Pressed Floral Workshop	1,400
Q4	Oakbrook Dental	913
Q5	Profix Jewelry & Watch	835

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Site
 24261-24291 Avenida De La Carlota
 Laguna Hills, CA 92653



TRADE AREA OVERVIEW

- Laguna Hills is one of South Orange County's most desirable suburban communities, combining affluent demographics, strong household stability, and strategic accessibility. With freeway visibility and proximity to both coastal and inland cities, Laguna Hills offers an ideal setting for upscale neighborhood retail and lifestyle destinations.
- The 68-acre Village at Laguna Hills redevelopment (formerly Laguna Hills Mall) is redefining the city's position as a dynamic live-work-play hub.
- Dynamic workforce population across multiple sectors (including professional services, healthcare, retail and finance).

DEMOGRAPHICS

	EST. POPULATION	AVG. HH INCOME	MEDIAN AGE	EST. DAYTIME POPULATION
1 Mile	23,895	\$75,882	61.6	12,506
3 Mile	157,956	\$114,599	46.9	103,105
5 Mile	316,883	\$126,971	43.9	209,296

*SOURCE: ESRI 2025

TRAFFIC COUNTS

Avenida de la Carlota
 El Toro Road
 I-5 Fwy
 *SOURCE: COSTAR

approx. 14,000 cars per day
 approx. 62,000 cars per day
 approx. 355,000 cars per day



FOR MORE INFORMATION CONTACT

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