

# LAKESHORE



RETAIL



# COASTAL ORANGE COUNTY



The District

South Coast  
Plaza

IRVINE

Diamond  
Jamboree

LAKESHORE



JOHN WAYNE  
AIRPORT



Park  
Place



The Spectrum



COSTA  
MESA

University  
Center

UNIVERSITY  
OF CALIFORNIA  
IRVINE

The Bluffs



PACIFIC  
OCEAN

NEWPORT  
BEACH

Fashion  
Island





# LAKESHORE



Lakeshore is the quintessential O.C. experience – with its impressive design, appealing architecture and purposeful conveniences all within strolling distance. Our 900,000 SF campus boasts a variety of options to settle into depending on how you want to carve out your daily work flow. Escape to one of the outdoor coves for a small-group meeting and unplug in one of our many shaded lounge areas. Seek sanctuary in a coveted ‘single’ setting to plug-in and push projects forward. This is your space – and how you ‘do business’ transcends corporate walls and traditional office backdrops.

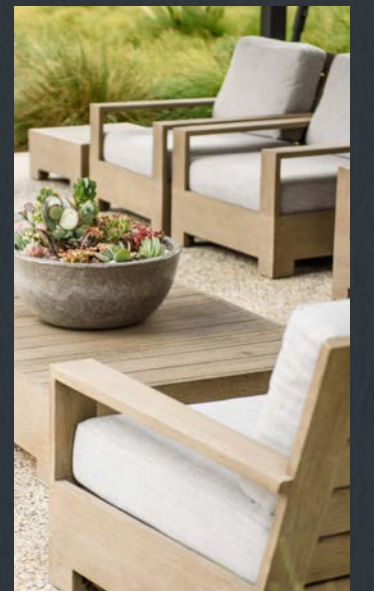


# INTRODUCING *the* PARK AT LAKESHORE

Designed by world renowned architect Gensler, our Lakeshore retail opportunity seamlessly blends efficient indoor spaces with outdoor patios capitalizing upon an expansive view of our Wi-Fi enabled park and event space. Retail is further served by dedicated valet service and a 2,700 stall parking garage with visibility off of Interstate 405 and direct access off of Von Karman Avenue. Lakeshore is supported by over 4,000 customers on campus each day in addition to 65,000 customers in a 1 mile radius.

From the flow of the landscape and indoor-outdoor work environment, seasonal outdoor entertainment, and a multitude of on-campus activities, this mixed use campus is built for efficiency and equipped to be part of the fabric of the Coastal OC experience.

Help us to re-define retail -  
we want you as our partner.







65,000

daytime customers in a 1 mile radius



3,000

customers on-site



1,000

visitors per day



2M+

square feet of class A office  
within 5 minute walk



\$124,000

average household income in  
a 3 mile radius



2,700

parking spaces on-site

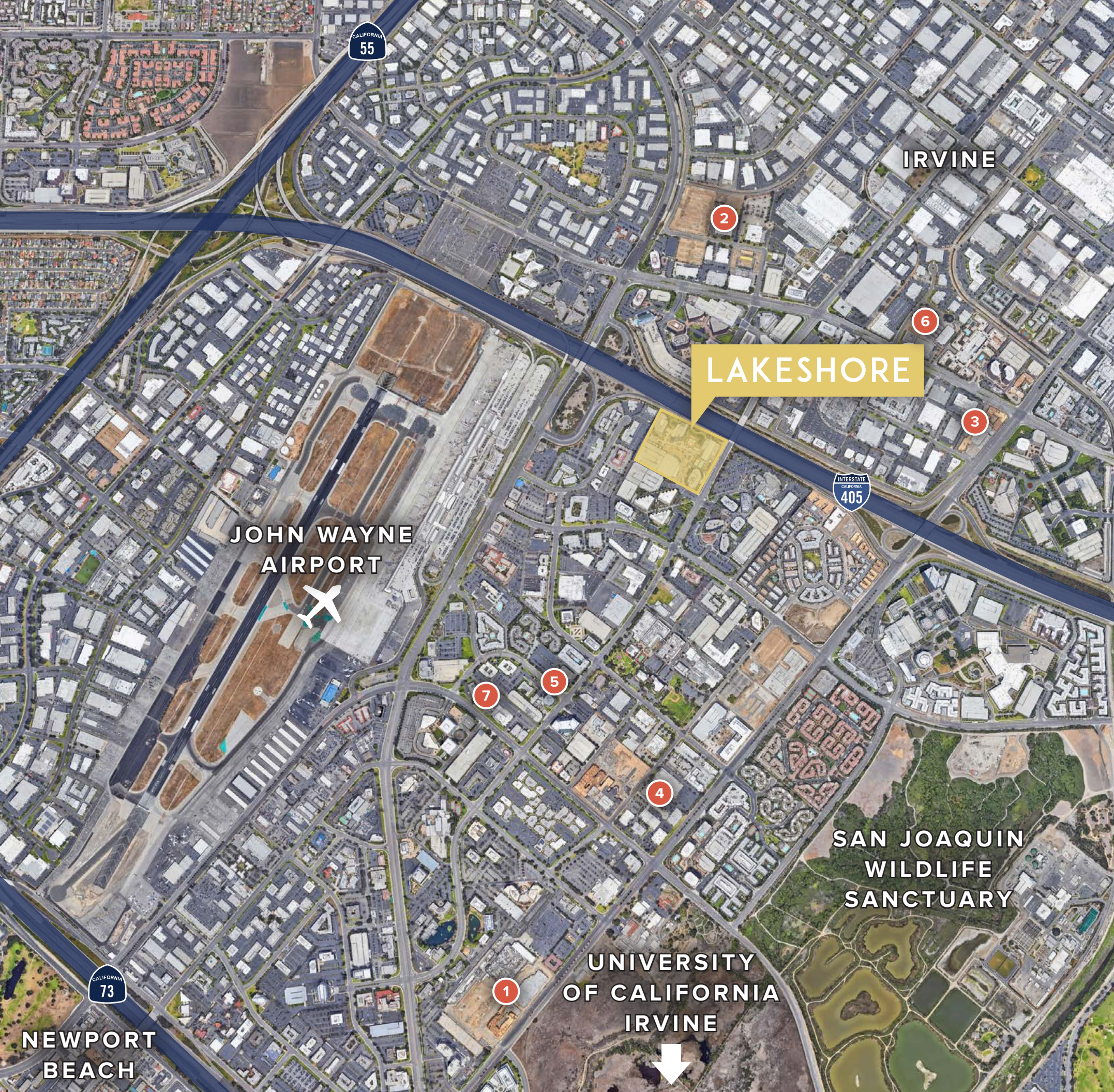


valet service

on-site







# RESIDENTIAL

# 4,000

new housing units under  
construction or permitted  
in a 1.5 mile radius






- 1 **IUN**  
1,244 Units
- 2 **CITY SQUARE**  
49 Units
- 3 **SKY LOFT**  
388 Units
- 4 **ELEMENTS PHASE II**  
960 Units
- 5 **MILANI APARTMENTS**  
287 Units
- 6 **THE CARTWRIGHT**  
270 Units
- 7 **TRILOGY**  
876 Units



# the PARK

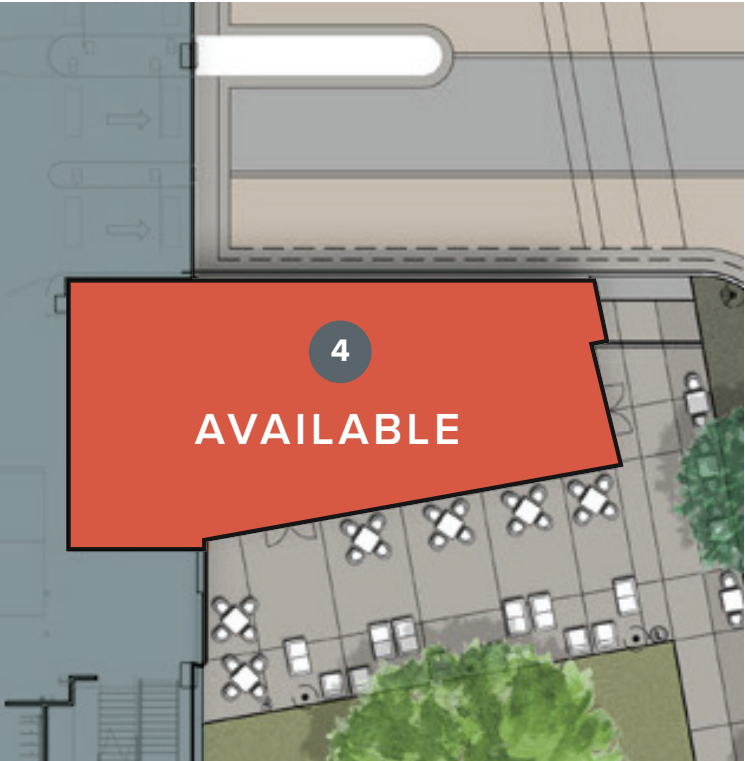
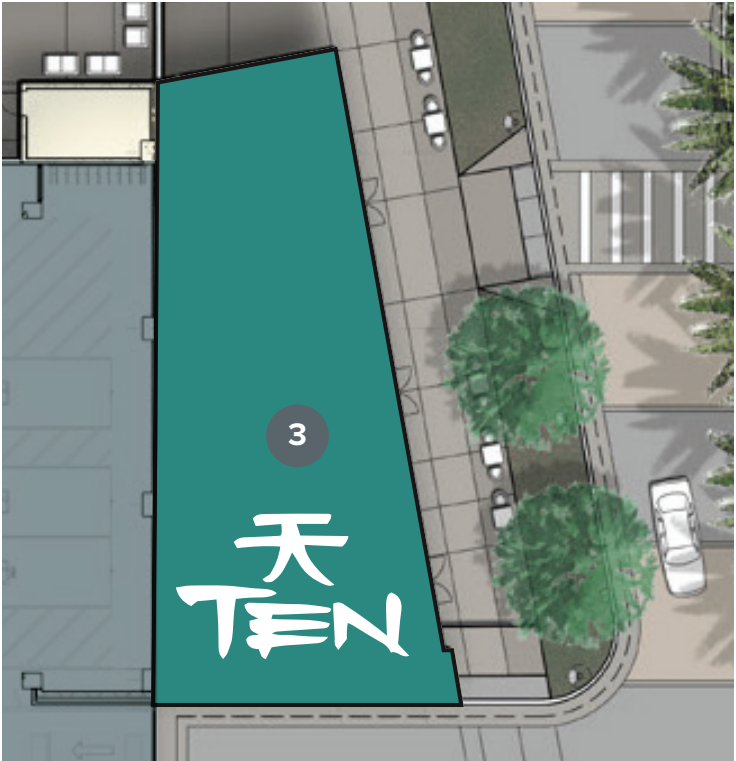
AT LAKESHORE



- |  |   |
|--|---|
|  Office               |  Parking |
|  Retail & Restaurants |  Signage |
|  Available            |   |







1 Available - 2,176 SF

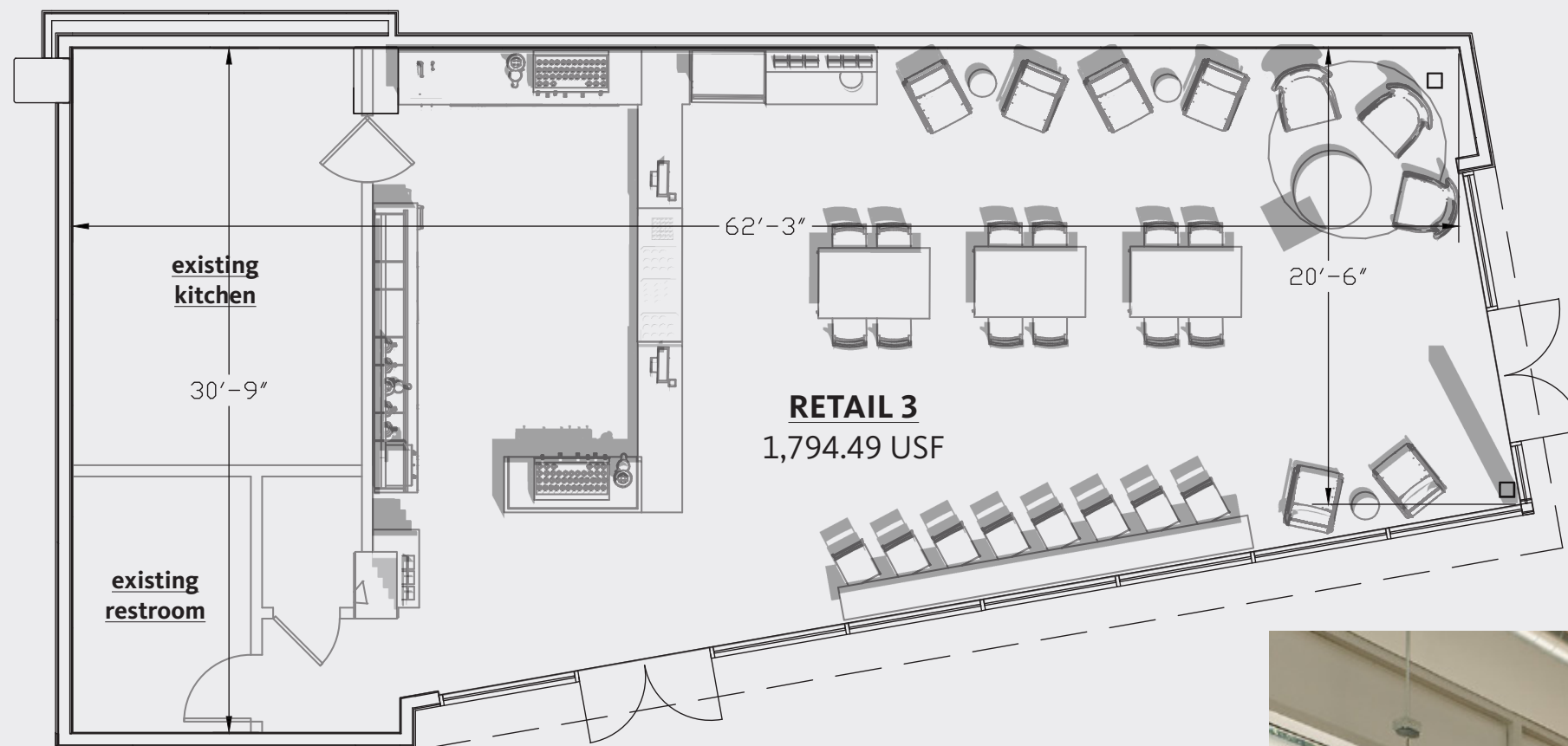
2 Leased - Bosscat

3 Leased - Ten Asian

4 Available - 1,794 SF

5 Leased - Life Time Fitness





*Available*

1,794 SQUARE FEET











## Open

Using the freshest ingredients & traditional cooking techniques, Il Fornaio offers a wide variety of premium-quality Italian food paired with an award-winning wine list & crafted cocktails in beautiful settings.

**IL FORNAIO** | *Authentic Italian Restaurant*



## Opening Q2 of 2022

Bosscat Kitchen & Libations is home to an impressive whiskey stash of over 300 bottles, tasty American comfort food with a contemporary twist.

**BOSSCAT KITCHEN** | *American Comfort Food & Whisky Bar*



## Opening Q2 of 2022

The menu highlights a new level of Asian flair, with an emphasis on fresh, unique, and quality ingredients. Specially trained master chefs strive to bring guests fresh, and innovative dishes.

**TEN** | *Sushi and Cocktail Bar*



## Opening Q4 of 2022

Life Time is the ultimate social and athletic destination, offering the best boutique programs, industry-leading amenities, dedicated fitness studios, and a resort like pool deck.

**LIFE TIME** | *Athletic Resort*



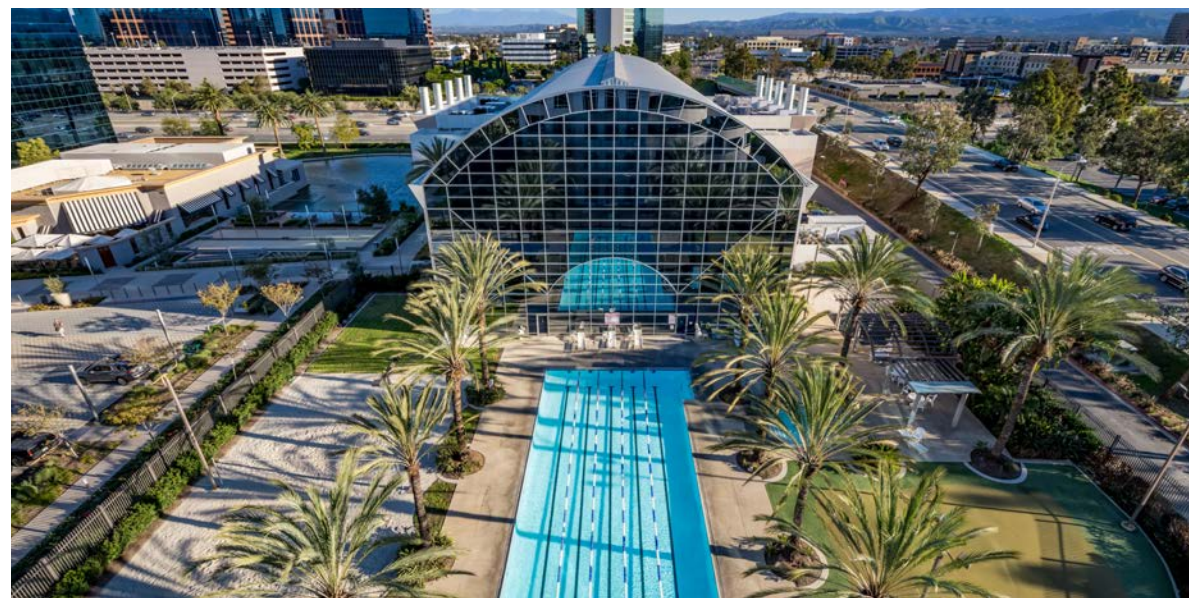
# SENTRÉ



Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 10 million square feet and \$4B in transactional volume.

We partner on a variety of real estate projects in urban and/or urban-like locations that are walkable, amenity rich and located near transportation, education and employment centers.

Lakeshore is an embodiment of our real estate philosophy.





# LAKESHORE



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