

# Self-Storage Facility

20941 Canada Road • Lake Forest, CA 92630  
Self-storage investment • Orange County (formerly El Toro)



|                            |                                      |                                |                                  |
|----------------------------|--------------------------------------|--------------------------------|----------------------------------|
| <b>2.78</b> AC<br>LOT SIZE | <b>Self-Storage</b><br>PROPERTY TYPE | <b>25–200</b> SF<br>UNIT SIZES | <b>American Mini</b><br>OPERATOR |
|----------------------------|--------------------------------------|--------------------------------|----------------------------------|

## PROPERTY HIGHLIGHTS

- ◆ Indoor & drive-up access
- ◆ Multi-level storage
- ◆ Gated & secured — cameras & on-site manager
- ◆ Retail supplies & online payment

## PROPERTY FACTS

|               |                                  |                        |  |
|---------------|----------------------------------|------------------------|--|
| Property Type | <b>Self-Storage</b>              | Building / Rentable SF | <i>To be confirmed</i>                   |
| Land Use      | <b>Industrial</b>                | Year Built             | <i>To be confirmed</i>                   |
| Lot Size      | <b>±2.78 AC</b>                  | Levels                 | <b>Multi-level</b>                       |
| Operator      | <b>American Mini Storage</b>     | Access                 | <b>Indoor &amp; drive-up</b>             |
| Market        | <b>Lake Forest (El Toro), OC</b> | Security               | <b>Gated · cameras · on-site manager</b> |

*Facts compiled from public commercial records; italicized items to be confirmed against owner records.*