

12 MEDICAL/OFFICE CONDOS FOR SALE

NEWPORT BEACH | CA | 92660



ACACIA ATRIUM

20280 Acacia Street

Peichin Lee (C) 626-354-8843
<allanh@cgmddev.com>

AL Capital, Inc.

17877 Von Karman Ave #388
Irvine CA 92614

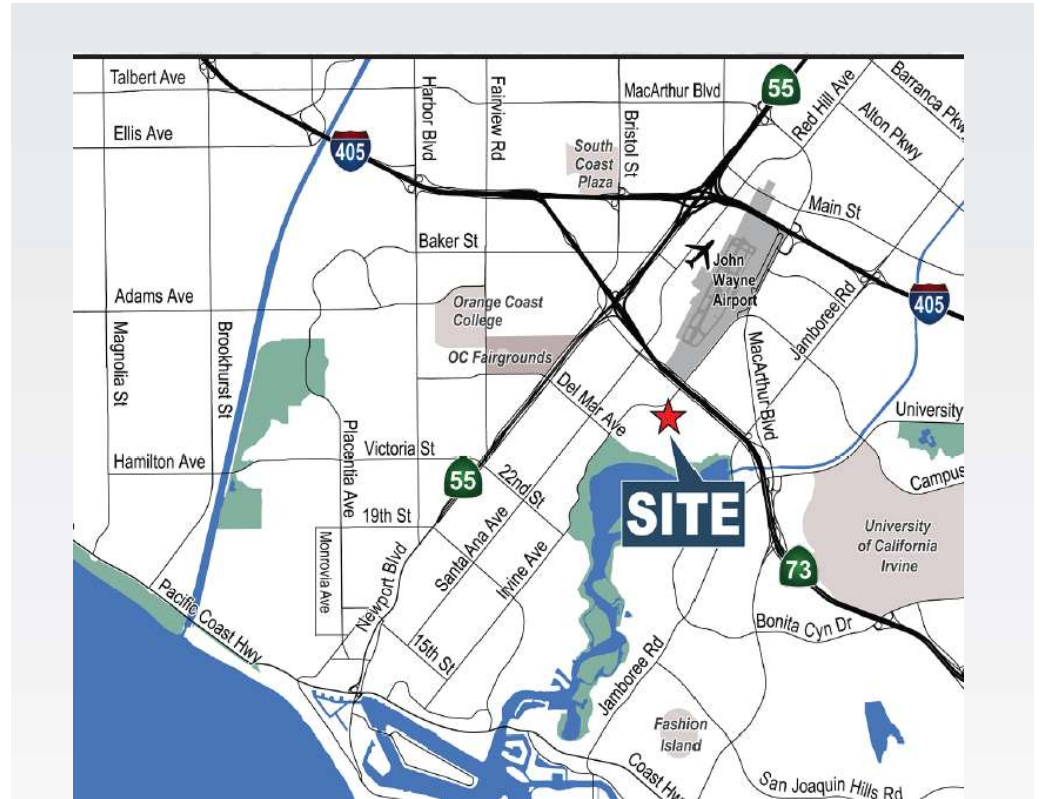
Tel: 949-885-8073
CalBRE #01930922

Development by



Property Info & Location

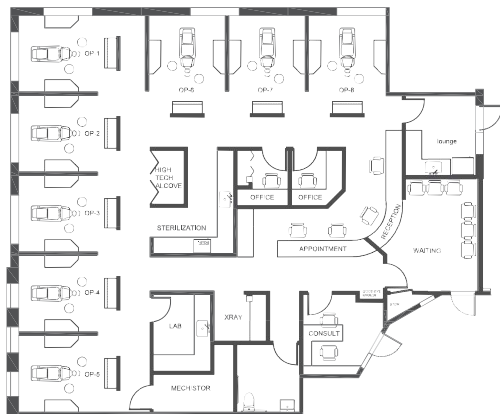
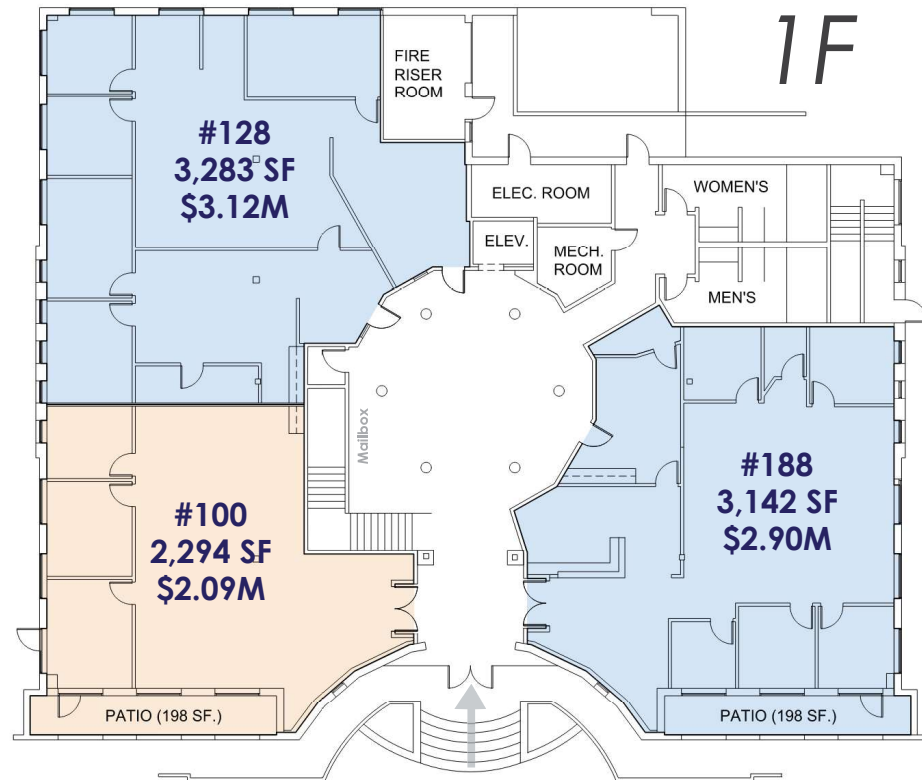
Property Address	20280 Acacia Street Newport Beach, CA 92660
Year Built	2003
Lot Size	±57,935 SF
Building Size	±27,150 SF
Stories	3
Use Allowed	Office & Medical
Parking	109 Surface Stalls
Construction	Steel Frame (V-A Sprinklered)



- Prominent location in the heart of Newport Beach
- Minutes to 55, 73 & 405 Freeways and John Wayne Airport
- Across from Newport Beach Golf Club
- 1.9 miles to UCI Health Irvine Hospital
- 4.9 Miles to Hoag Hospital - Newport Beach
- 4.2 Miles to Fashion Island
- 2.4 miles to South Coast Plaza

Condo Plan & Pricing

Unit #	Square Footage	Purchase Price
#100	2,294	\$2,090,200
#128	3,283	\$3,118,850
#188	3,142	\$2,895,800
#200	2,761	\$2,528,450
#228	2,389	\$2,145,322
#268	1,766	\$1,585,868
#288	2,717	\$2,486,650
#300	2,649	\$2,378,802
#328	2,289	\$2,055,522
#368	1,578	\$1,417,044
#388	2,677	\$2,403,946



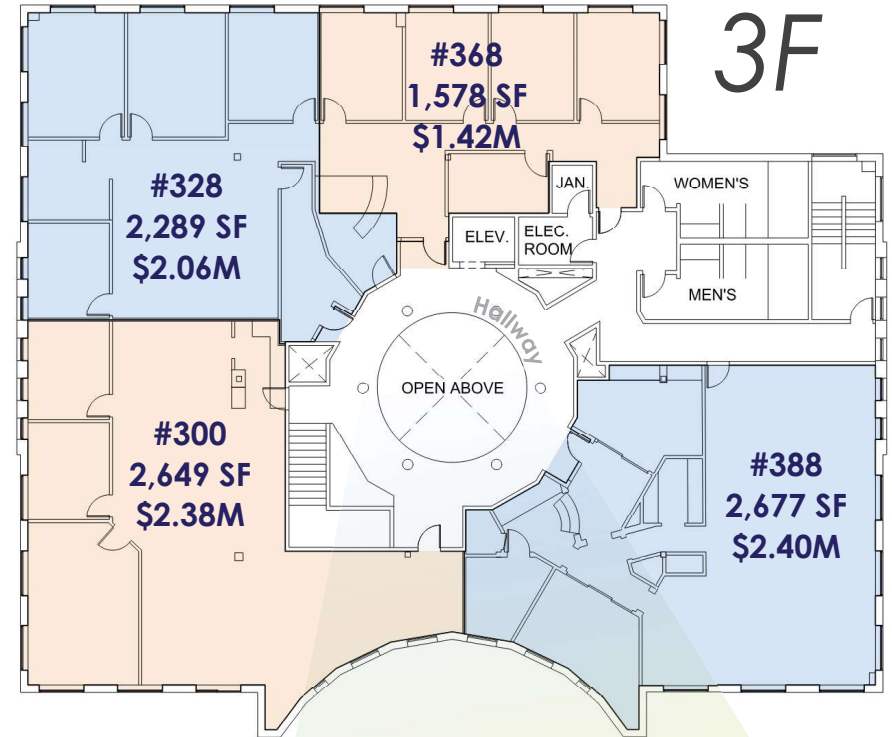
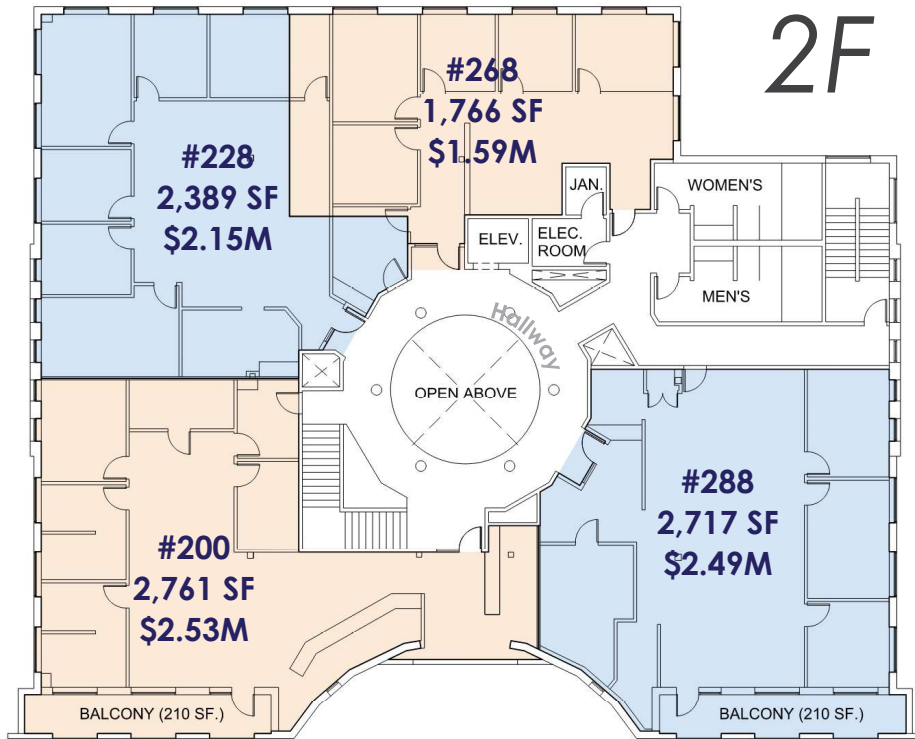
Price of \$950/SF as shown for first floor is for AS-IS condition.

Units can be combined for larger spaces.

Broker Cooperation: 3%

Units 100 & 188 include private balcony

Condo Plan & Pricing



Price of \$898/SF as shown is for AS-IS condition.

Units can be combined for larger spaces.

Broker Cooperation: 3%

Unit 200 & 288 include private balcony



Monthly Payment Breakdown

- Build up your own equity through mortgage payments.
- Enjoy the property value appreciation.
- Pride of ownership, with customized tenant improvement.
- No more tedious landlord relationship and surprise rent increases.
- Flexibility to sell or lease at any time.
- Get a good price for your business practice when you are ready to retire, and generate rental income from buyers who purchase your business.



UNIT 368

1,578 SF
\$1,417,044

UNIT 128

3,283 SF
\$3,118,850

Down Payment (20%)	\$ 283,409	\$ 623,770
Mortgage Interest (6%)	\$ 5,668	\$ 12,475
Property Tax - 1.17%	\$ 1,382	\$ 3,041
Association Fee - \$0.3/SF	\$ 473	\$ 985
Income Tax Benefit (@ 35% tax rate)	-\$ 2,633	-\$ 5,775
Depreciation Tax Benefit (@ 35% tax rate)	-\$ 742	-\$ 1,633
Total Monthly Payment	\$ 4,148	\$ 9,093

All information contained herein has been obtained from sources believed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty or representation about it. Any estimates, projections, opinions or assumptions used are for example only. All information may be subject to change.

Frequently Asked Questions

What types of use are allowed? Any professional office use is allowed by the city. Medical use is allowed with a minor use permit required.

What is included in the monthly association fees? Property insurance (fire and liability) and CAM charges (water, landscaping, trash, janitorial w/ day porter, management fee, AC & roof maintenance); fees are estimated to be \$0.30/sf per month, excluding electricity.

What other fees do I need to pay for? Electricity & janitorial service within your unit.

Who pays for the HVAC and roof maintenance? The association will pay for both. Filters will be replaced three times a year. Roof cleaning twice a year.

What is the ceiling height? At least 9 feet high in each unit.

Are there assigned parking spaces for owners? No, parking is allowed on a first-come, first-served basis. It benefits everyone to arrange it this way.

Where is my electrical panel for the units? Each unit will be provided with an individual sub-panel, which will be sufficient for professional and/or medical office use.

Can you build out the interior for us? Yes, our in-house design team/general contractor can help you with your custom designed new tenant improvement.

When will the subdivision completed? Around Dec. 2025

If you have any questions about purchasing or touring the property, please contact Peichin Lee on her cell phone at 626-354-8843.

PERVIOUS PROJECT

Nogales Plaza - Medical



ON MARKET

BR Metro Office - Medical



ON MARKET

Brea Canyon Business Park - Industrial



ON MARKET

Laguna Hills Medical Art Building



PERVIOUS PROJECT

Diamond Star - Medical

