

# LAGUNA HILLS FLEX CONDO FOR SALE

23141 La Cadena Drive, Unit R | Laguna Hills, CA 92653



Exclusively Offered By:

**RYAN HARMAN**  
Senior Vice President  
License ID #01399616  
949.790.3136  
rharman@leeirvine.com

**KEVIN BAYLESS**  
Vice President  
License ID #01788899  
949.790.3142  
kbayless@leeirvine.com

**JESSE KNIGHT**  
Senior Associate  
License ID# 0205899  
949.790.3103  
jknight@leeirvine.com



COMMERCIAL REAL ESTATE SERVICES

COASTAL INVESTMENT GROUP

coastalinvestmentsales.com | 949.727.1200

# CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (this "Memorandum") is being delivered to you for the sole purpose of evaluating the possible acquisition of 23141 La Cadena Drive, Unit R, Laguna Beach, California 92653 (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material, including any computer diskettes) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "AS IS," "WHERE IS" basis, a prospective purchase must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material (which may include engineering, environmental or other reports) may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other Broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



Exclusively Offered By:

**RYAN HARMAN**

Senior Vice President  
License ID #01399616  
949.790.3136  
rharman@leeirvine.com

**KEVIN BAYLESS**

Vice President  
License ID #01788899  
949.790.3142  
kbayless@leeirvine.com

**JESSE KNIGHT**

Senior Associate  
License ID #02058999  
949.790.3103  
jknight@leeirvine.com

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**COASTAL INVESTMENT GROUP**

coastalinvestmentsales.com | 949.727.1200



## INVESTMENT OVERVIEW

Address:	23141 La Cadena Dr, Unit R Laguna Hills, CA 92653
Offering Price:	\$995,000
Structural Square Footage:	±2,044
Sale Type:	Owner / User
Building Type:	Flex Condo
Year Built:	1979
Zoning:	Mixed Use
APN:	934-243-91
Association Fee:	\$563.76



COMMERCIAL REAL ESTATE SERVICES

COASTAL INVESTMENT GROUP

23141 LA CADENA, LAGUNA HILLS

## THE PROPERTY

Lee & Associates, Coastal Investment Group, is pleased to present an exceptional opportunity to acquire a ±2,044 square foot owner-user flex condominium located at 23141 La Cadena Dr, Unit R. Situated in Laguna Hills, a vibrant commercial area, enhancing visibility and accessibility for clients and customers, this versatile space is ideal for businesses seeking a strategic location in a thriving community with immediate access to Lake Forest Drive and the 5 Freeway. The Zoning at 23141 La Cadena Dr is designed for a range of uses (Mixed Use), providing ample opportunity for customization to suit specific operational requirements.

## PROPERTY IMPROVEMENTS

The flexible layout of the unit allows for easy customization to meet specific operational needs. The large reception area provides an inviting entry point for clients and visitors, while the 3 offices and kitchen offer privacy and functionality for staff. The two restrooms enhance convenience for employees and customers alike while the rear-facing warehouse, which constitutes approximately ±40% of the total space, is ideal for storage, light manufacturing, or distribution activities. This combination and flexibility of office and warehouse space allows for various configurations, making it suitable for businesses in a range of industries. To make things a little easier for any future owner, the Association recently replaced the roof and the Seller recently installed 2 new AC/Heaters.

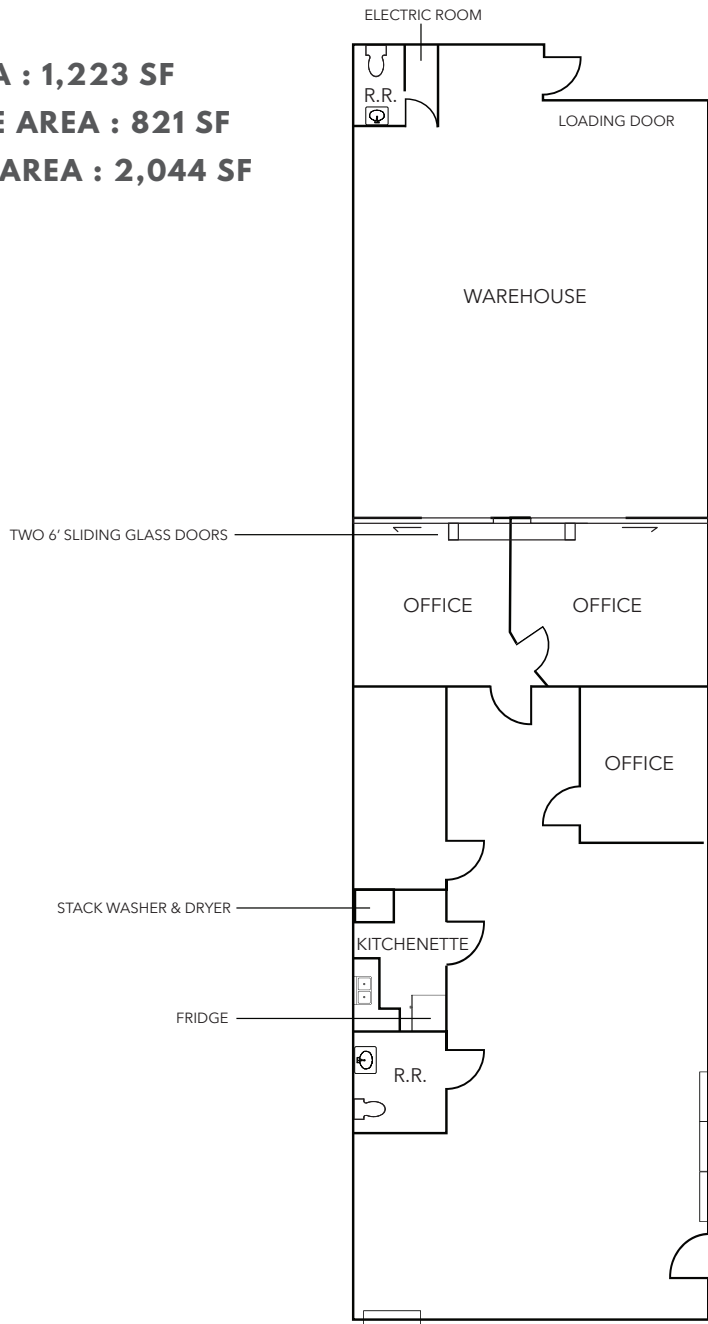
# EXTERIOR PHOTOS



# BUILDING PLANS

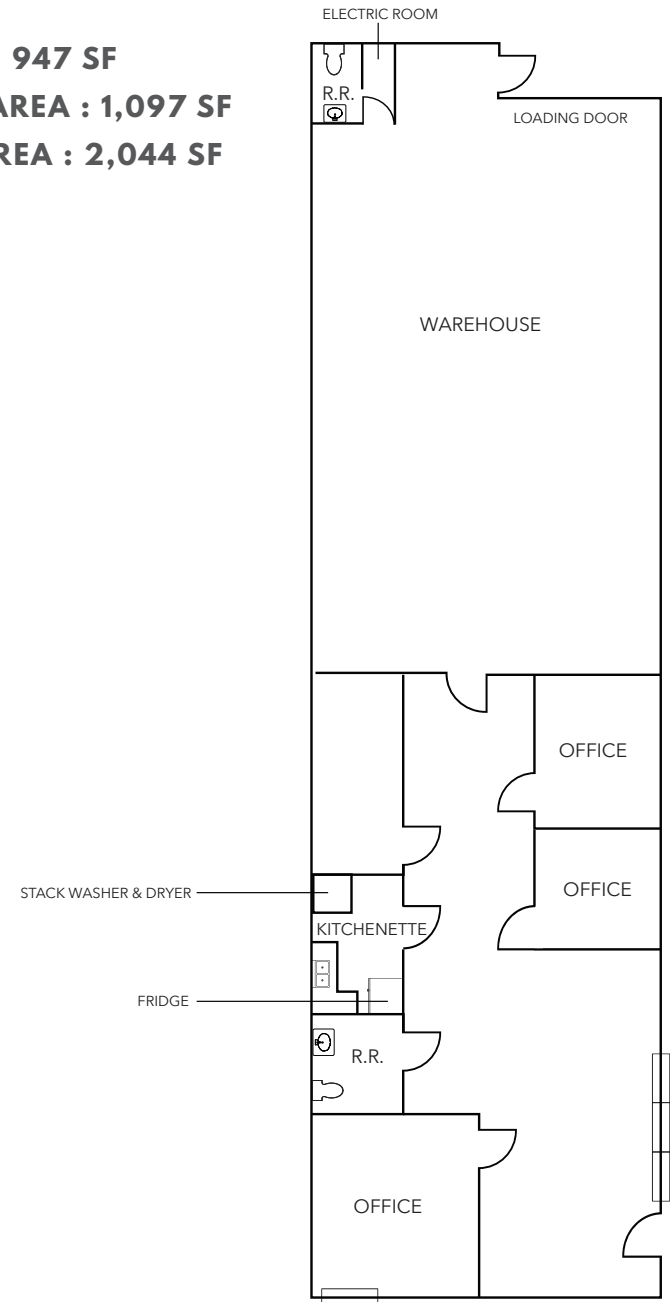
## CURRENT FLOORPLAN

**OFFICE AREA : 1,223 SF**  
**WAREHOUSE AREA : 821 SF**  
**TOTAL UNIT AREA : 2,044 SF**



## HYPOTHETICAL FLOORPLAN

**OFFICE AREA : 947 SF**  
**WAREHOUSE AREA : 1,097 SF**  
**TOTAL UNIT AREA : 2,044 SF**



# AERIAL PHOTO

23141 La Cadena Drive, Unit R | Laguna Hills, CA 92653



Exclusively Offered By:

**RYAN HARMAN**  
Senior Vice President  
License ID #01399616  
949.790.3136  
rharman@leeirvine.com

**KEVIN BAYLESS**  
Vice President  
License ID #01788899  
949.790.3142  
kbayless@leeirvine.com

**JESSE KNIGHT**  
Senior Associate  
License ID# 0205899  
949.790.3103  
jknight@leeirvine.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

COASTAL INVESTMENT GROUP  
coastalinvestmentsales.com | 949.727.1200