

Prescott Professional Building

31601 Avenida Los Cerritos Rd
San Juan Capistrano, CA 92675

For Lease

8,037 SF



Leasing Information:

Robin Singh

949.415.5026
rsingh@lpc.com

Lincoln

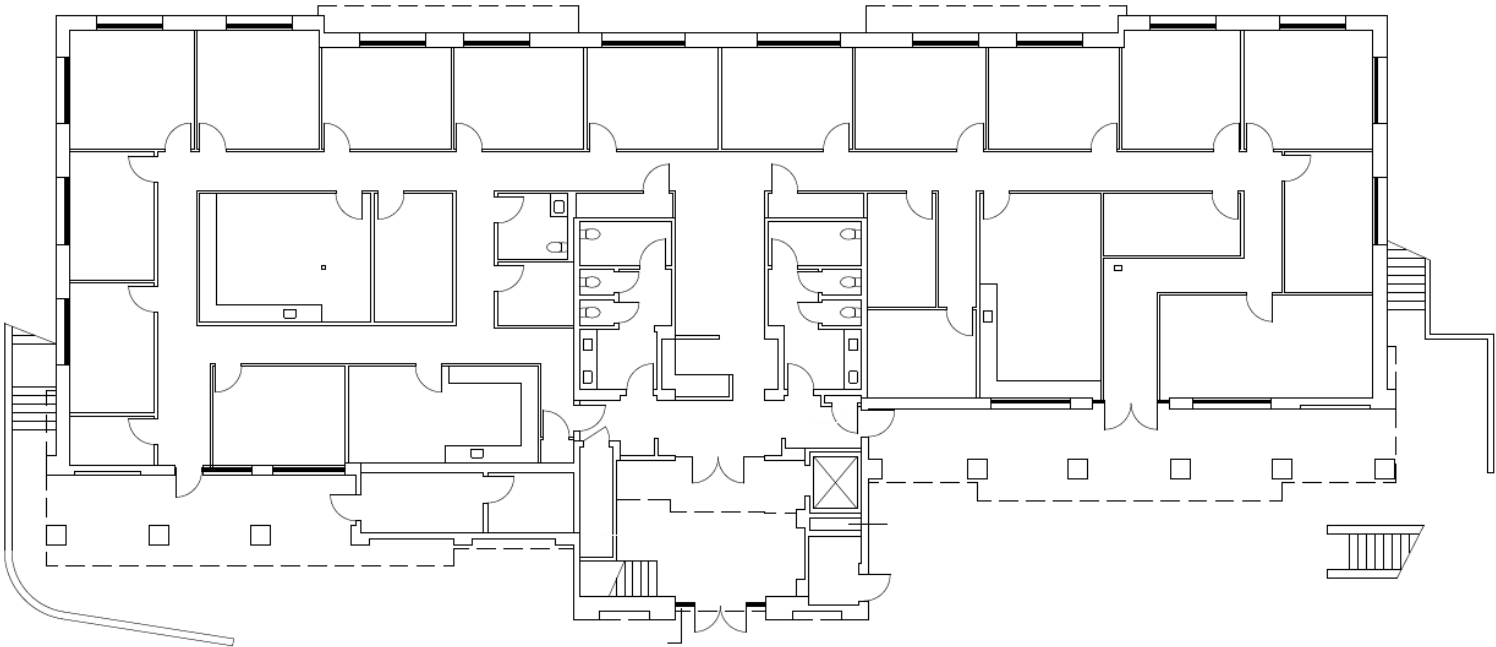
Lincoln Property Company
4041 MacArthur Boulevard , Suite 510
Newport Beach, CA 92660

www.lpc.com

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Floor Plan

31601 Avenida Los Cerritos Rd | San Juan Capistrano, CA



Suite	Size	Lease Rate	Available
First Floor	8,037 SF	\$2.80 SF/Month FSG	Immediately

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The Opportunity

31601 Avenida Los Cerritos offers a rare full-floor availability in one of South Orange County's most supply-constrained office markets. Under new private, local ownership as of June 2026, the ground floor of this two-story, 16,138 square foot professional office building delivers approximately 8,037 rentable square feet in move-in ready condition, featuring approximately 16 private offices, a conference room, three enclosed kitchen and breakroom areas, and dedicated storage. Private covered entries are included at no additional charge. Ownership will consider demising the floor into two suites, each with its own exterior entrance, accommodating requirements from approximately 4,000 square feet to the full floor, subject to deal terms and tenant financials.

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The Building

Completed in 2006 and extensively field-verified under the current BOMA 2024 office standard, the building pairs timeless Spanish Colonial architecture, white stucco, terracotta tile roof, and covered galleries, with an efficient, light-filled floor plate. Newly acquired in June 2026 by private, local ownership committed to the property as a long-term hold, the building offers tenants responsive, hands-on decision making rarely found in institutionally owned product. On-site parking is available at approximately 3.2 stalls per 1,000 rentable square feet for the ground floor tenant, among the strongest ratios of any competing availability in San Juan Capistrano, and an approved sign program provides building wall signage and monument identity along Rancho Viejo Road.

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The Location

Positioned at the signalized intersection of Rancho Viejo Road and the Interstate 5 / Ortega Highway interchange, the property offers immediate freeway access in both directions, with on and off ramps under a minute from the front door. Marbella Plaza's shops, dining, and daily conveniences are within walking distance, along with In-N-Out Burger and the retail corridor serving the surrounding trade area. Historic downtown San Juan Capistrano, the Mission, and the Los Rios District are minutes away, giving tenants and their clients an amenity base few suburban office locations can match. San Juan Capistrano offers one of the tightest office markets in Orange County, with no new construction underway and only a handful of availabilities above 5,000 square feet citywide.

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Photos

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