

FOR SALE

+/-8,416 SF Office Condo (Unit B)

33332 Valle Rd
San Juan Capistrano, CA

\$3,250,000



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REAL ESTATE
Corporate License: #02117811

INVESTMENT HIGHLIGHTS

- +/- 8,416 SF
- Situated on 1.21 AC Parcel
- Solar Installed and Paid-Off
- Built in 2006
- Ample Parking with Reserved, Shared, and Covered Stalls
- Zoned Commercial
- Adjacent to I-5 FWY
- Proximity to Abundant Retail, Restaurant, and Service Amenities
Nearby
- Association is approximately \$3,800 per month (Total \$1,900 per unit)

DISCLAIMER

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DOWNTOWN
SAN JUAN
CAPISTRANO



PLAZA DEL OBISPO SHOPPING CENTER

TARGET *Chick-fil-A*

WELLS FARGO **McDonald's**

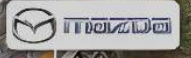
VONS

citibank

RITE AID

TRADER JOE'S

SAN JUAN HILLS
GOLF CLUB



THE COACH HOUSE
CONCERT HALL

SCHOOLS FIRST

CAPISTRANO UNIFIED
SCHOOL DISTRICT



usbank

33332 Valle Road

Albertsons



Residence INN



Best Western
BIU PLUS

Pollo Loco

COSTCO

Staples

Smart & Final

AutoZone

BIG 5

TRADER JOE'S

CHASE

Stater Bros.

CVS pharmacy

Starbucks

Ralphs

WELLS FARGO

Habit Burger Grill

Cafe Rio Mexican Grill

DOWNTOWN
DANA POINT



PACIFIC COAST HIGHWAY

SAN DIEGO FREEWAY

DANA POINT
HARBOR



DOHENY
STATE BEACH

PALISADES
ELEMENTARY
SCHOOL

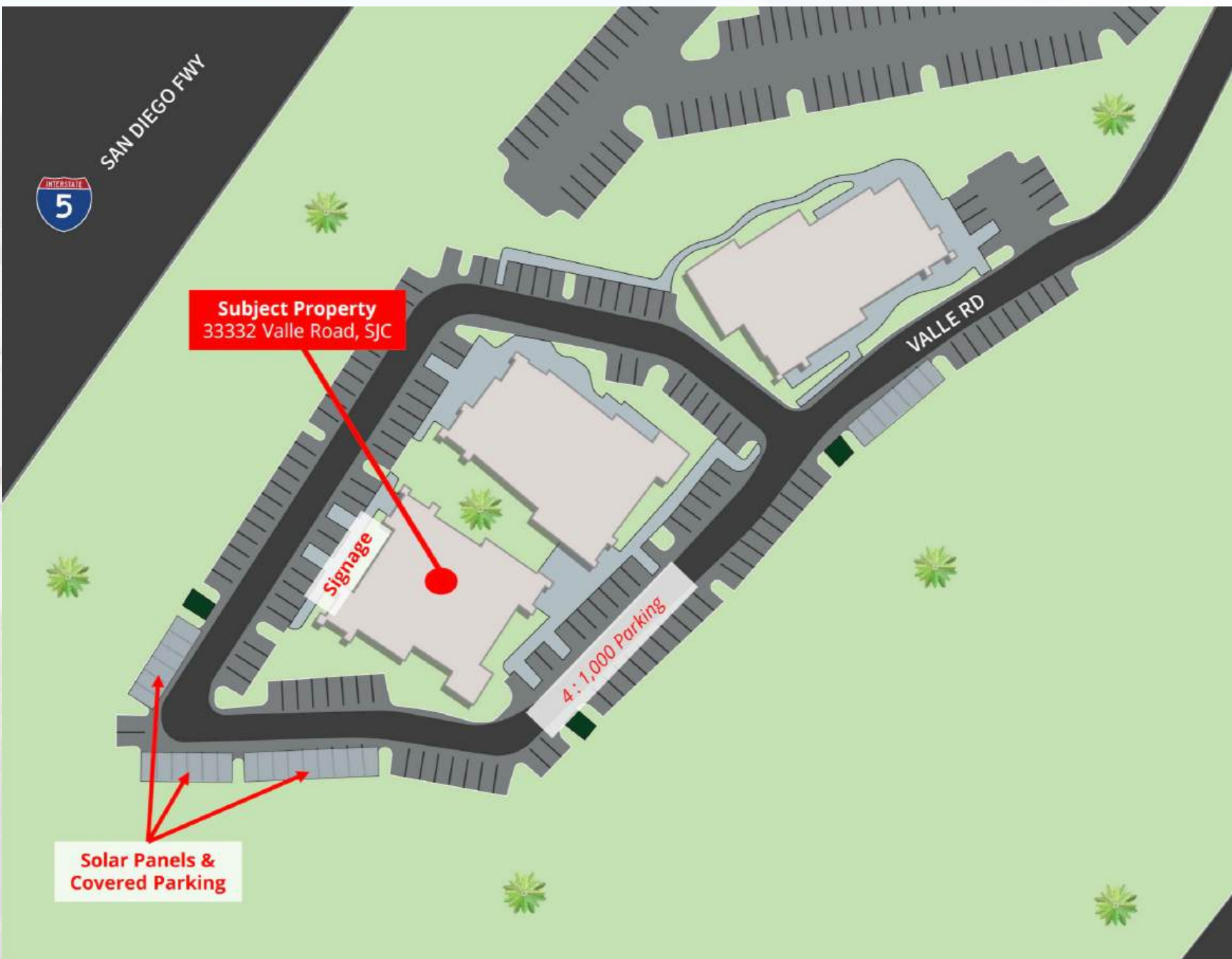


O'Reilly AUTO PARTS

citibank

SPROUTS

SITE PLAN



UNIT B FLOOR PLAN



SUITE 200
+/- 6,772 SF

SUITE 250
+/- 1,644 SF

Suite 200
+/- 6,772 SF

Pro Grill - Suite 250

+/- 1,644 SF

Exp 12/31/2024

Rent:

1/1/24-12/31/24: \$3,600 MG

5 Freeway

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OC MARKET OVERVIEW

- **Work-Life Balance:** With over 42 miles of coastline and 230 miles of regional riding and hiking trails, Orange County offers residents access to numerous outdoor activities, such as hiking and surfing, as well as unique cultural and exquisite dining opportunities. As a community that focuses on health and wellness, executives and employees have the opportunity to enjoy a strong work-life balance.
- **Talented Job Market:** As the home to 28 colleges, universities, and extension campuses, employers have access to some of the top talent available. Campuses such as UCI are known for their academic achievement, premier research, and innovation.
- **Vast Job Opportunity:** The county is primarily recognized for the numerous industries within its cities. It includes established industry sectors, such as Travel & Tourism, Modeling, Simulation & Training, and Optics & Photonics, and the new and emerging industry sectors such as Life Sciences, Clean Technology, and Digital Media. Orange County has a well-balanced economic base that is poised for future growth.
- **Business Hub:** As a business hub, Orange County hosts the headquarters to various Fortune 500 companies, including First American Corporation, Ingram Micro, Western Digital, and Pacific Life, and Fortune 1000 headquarters, including Allergan, Edwards Lifesciences, Epicor, and Sun Healthcare Group.



BENEFITS OF OWNERSHIP



» **Appreciation**

Leverage the down payment for increased returns through potential appreciation.



» **Compare to Rent**

Occupancy costs are similar to rent; have your business pay the costs of owning the real estate.



» **Control**

Control the image and management of the property for your needs.



» **Reduce Taxes**

Reduce income tax liability with deductions of interest expense and depreciation.



» **Diversification**

Start your commercial real estate portfolio to expand your asset classes.

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CONTACT OUR TEAM

Disclaimer: While we believe all information to be accurate, buyer is responsible to verify all information and complete their own due diligence.