



OFFERING

Meridian Commercial Real Estate is pleased to present the opportunity to lease the two-story 7,293sf commercial building located at 27432 Calle Arroyo in San Juan Capistrano, CA (Cottage 31). Conveniently located directly at the intersection of the 5 and 73 Freeways and Ortega Highway (I-74) for easy access to three counties (Orange, Riverside and San Diego). Space could easily accommodate a single tenant or owner-user or could also easily be divided for two or three occupants.

INVESTMENT AND TENANCY HIGHLIGHTS

- Spanish architecture. Red tiled roof, paved courtyards, lush landscaping and water features.
- Ideal for Medical use.
- Divisible for up to 3 tenants, all with separate private entrances.
- 20 surface parking spaces (3:1,000).
- Creative office with vaulted ceilings and wood floors.
- Built in 1981, this Class B building was completely renovated in 2020.
- Walking distance to abundant retail amenities.
- Access to Freeways 5 and 73 as well as I-74 Ortega Highway.

CONTACT INFORMATION

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