

FOR SALE

LUXURY OFFICE BUILDING WITH 5 FREEWAY VISIBILITY



31601 AVENIDA DE LOS CERRITOS

San Juan Capistrano

CA 92675

OFFERING MEMORANDUM

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 COASTAL
INVESTMENT
GROUP

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PROPERTY OVERVIEW

Offering Price:	\$5,650,000
Structure SF:	±14,310 SF
Land SF:	±40,964 SF
Sale Type:	Owner/User
Building Type:	Office
Year Built/Renovated:	2006/ 2018-2019
Parking:	50
Ortega/5 Fwy Traffic:	285,000 Cars
Zoning:	OC (Office Commercial District)

PROPERTY HIGHLIGHTS

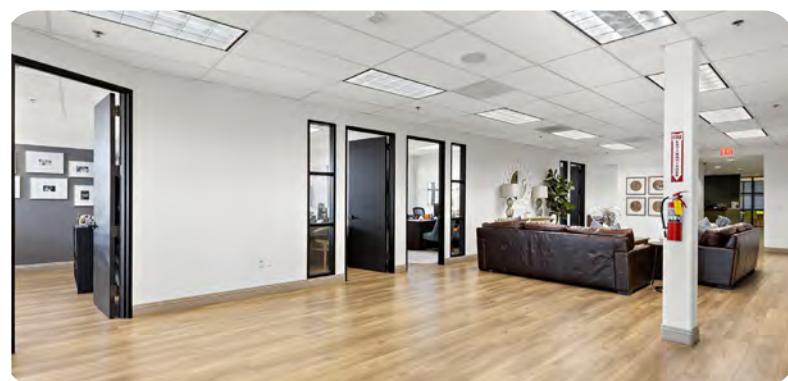
Originally built by Brad Gates, a former Orange County Sheriff and local hero, 31601 Avenida De Los Cerritos is a beautifully renovated office building positioned off the 5 Freeway and Ortega Highway. This prime office building offers outstanding visibility and easy freeway access, the freeway views and exposure to approximately 285,000 vehicles daily makes this property an exceptional location for your business. The ±14,310 square foot building sits on a ±40,964 square foot lot, offering ample space and flexibility for your office use. Built in 2006 and extensively renovated between 2018 and 2019, the building is designed with modern features and functionality. It can also be easily divided into multiple smaller units, making it ideal for businesses seeking to occupy part of the space while generating rental income from the remaining units.

31601 Avenida De Los Cerritos offers a unique opportunity to secure a high-profile, versatile property in a prime location. Whether you plan to occupy the entire space, split it into smaller units, or invest in this high-visibility asset, this property presents exceptional potential.

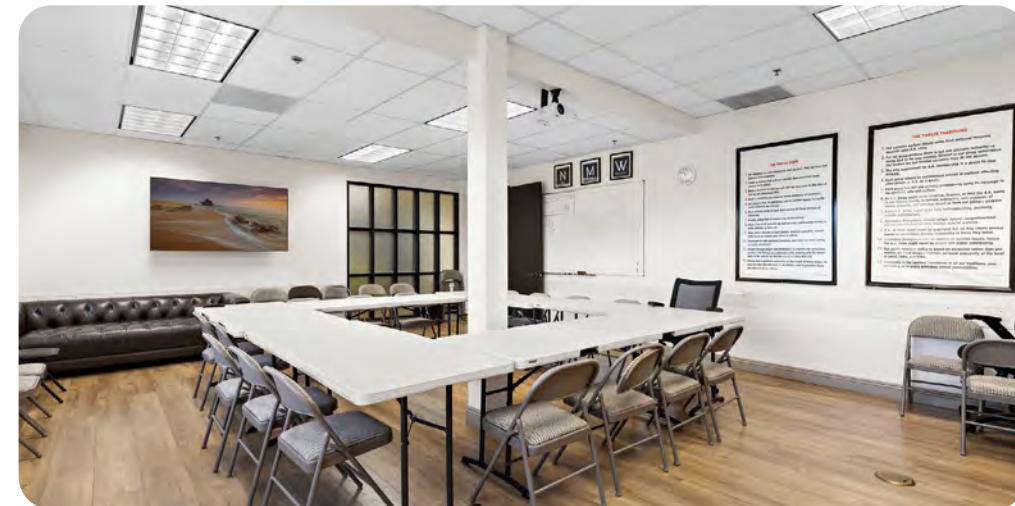




PHOTOS



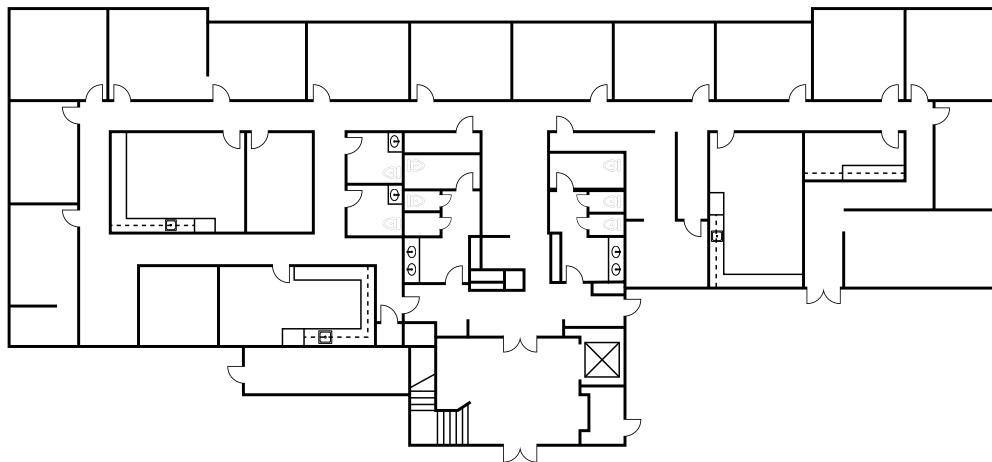
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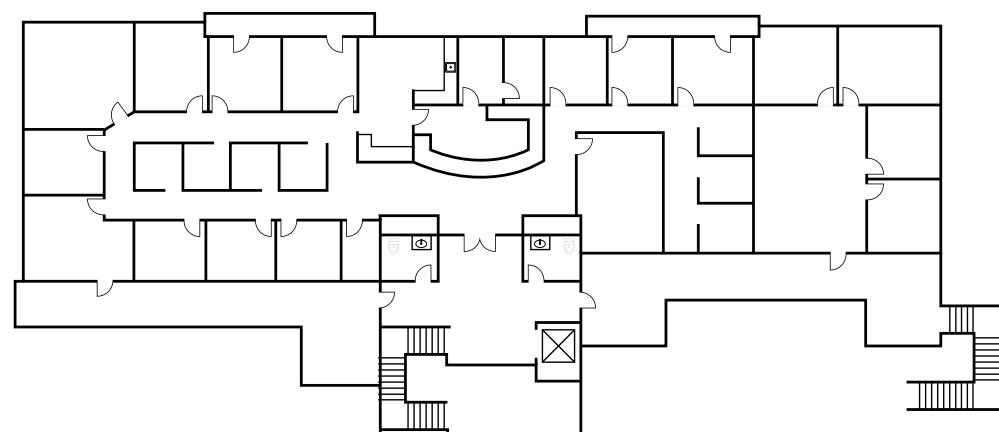
PHOTOS

THE COASTAL BLUEPRINT

FIRST FLOOR



SECOND FLOOR



San Juan Capistrano

DINING



Heritage BBQ



Mayfield,



Rosewood Social



Bloom
Restaurant & Bar

ATTRACTI0NS



Riverstreet
Marketplace



San Juan Hills
Golf Club



The Ecology
Center



The Mission
at San Juan

EQUESTRIAN



5M Ranch



San Juan Capistrano
Equestrian Center

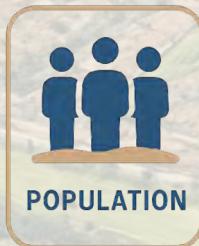


Rancho Sierra Vista
Equestrian Center

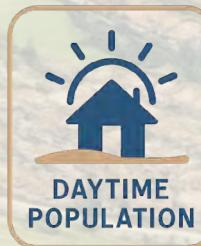


Ivy Gate Farm

THE COASTAL COMMUNITY



POPULATION



DAYTIME
POPULATION



HOUSEHOLD
INCOME



TRAFFIC



EDUCATION

1 MILE

13,881

9,255

\$125,484

3 MILE

86,996

24,857

\$153,901

5 MILE

212,218

86,363

\$158,889

**SAN JUAN
CAPISTRANO**

35,546

34,998
(2023)

\$127,893
(2023)

**±286,223 Cars
Per Day on 5
Freeway**

High School Graduate
13%

Bachelor's Degree
27%

Post Graduate/
Advanced Degree
19%

No High School
Diploma
11%

High School Graduate
17%

Some College or an
Associate Degree
29%

Bachelor's Degree
25%

Post Graduate/
Advanced Degree
17%

 **TARGET**

 **IN-N-OUT
BURGER**

**RIVER STREET
MARKETPLACE**



DANA POINT
HARBOR
12 MILES

TRADER JOE'S

 **INN at the MISSION**

**31601 AVENIDA DE LOS CERRITOS
SAN JUAN CAPISTRANO**



NEARBY AMENITIES



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Keepin' it Coastal



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