

**FOR SALE**

**LUXURY OFFICE BUILDING WITH 5 FREEWAY VISIBILITY**

**31601 AVENIDA DE LOS CERRITOS**

*San Juan Capistrano*

**CA 92675**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**OFFERING MEMORANDUM**



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## PROPERTY OVERVIEW

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

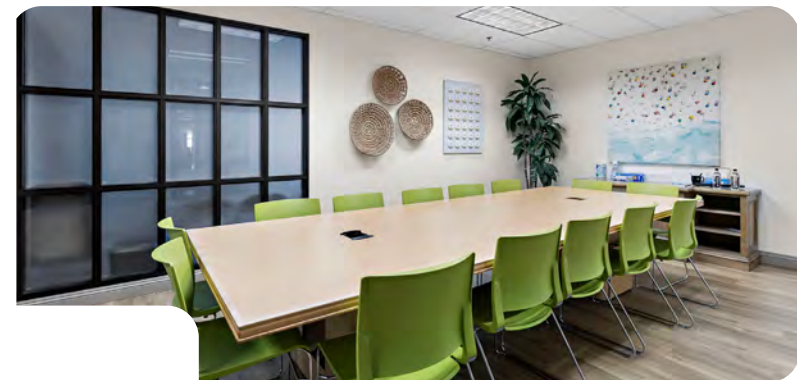
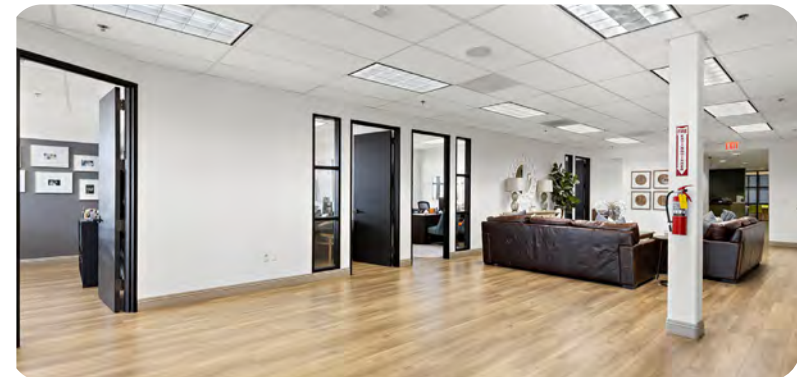






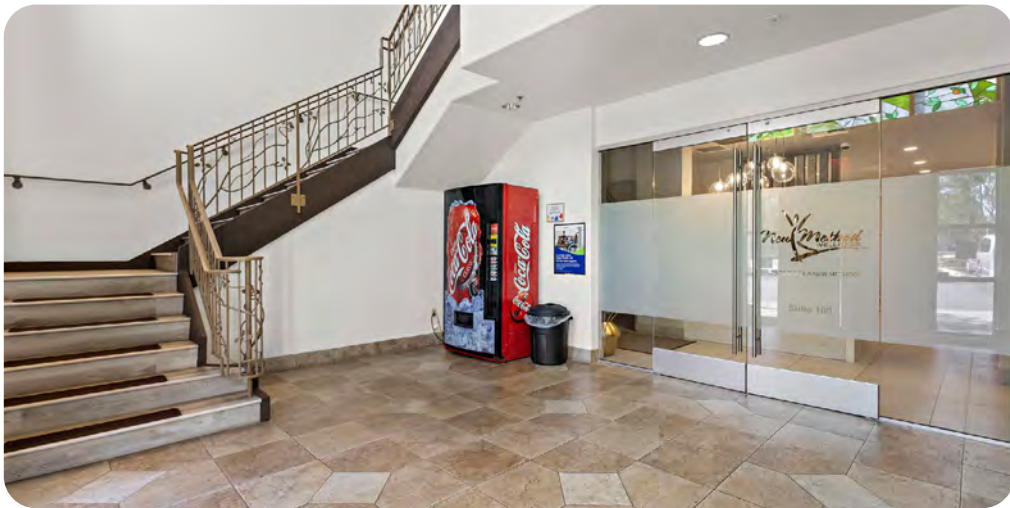
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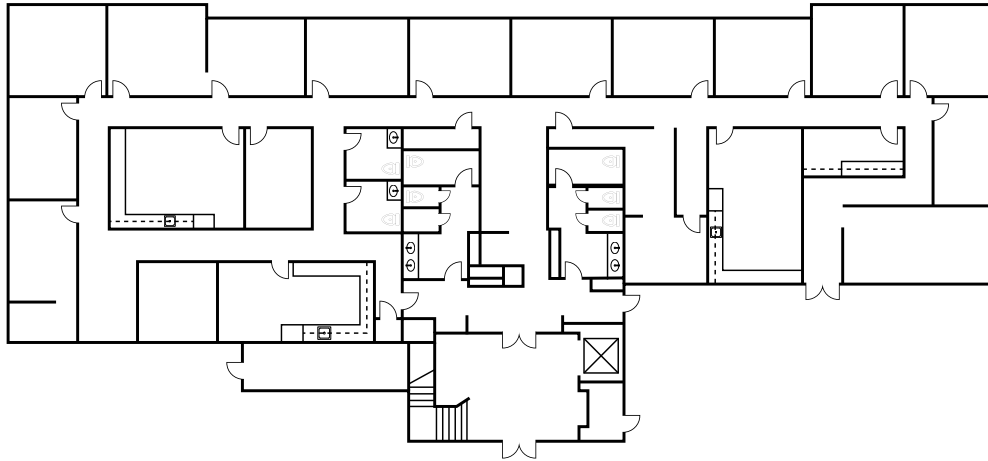


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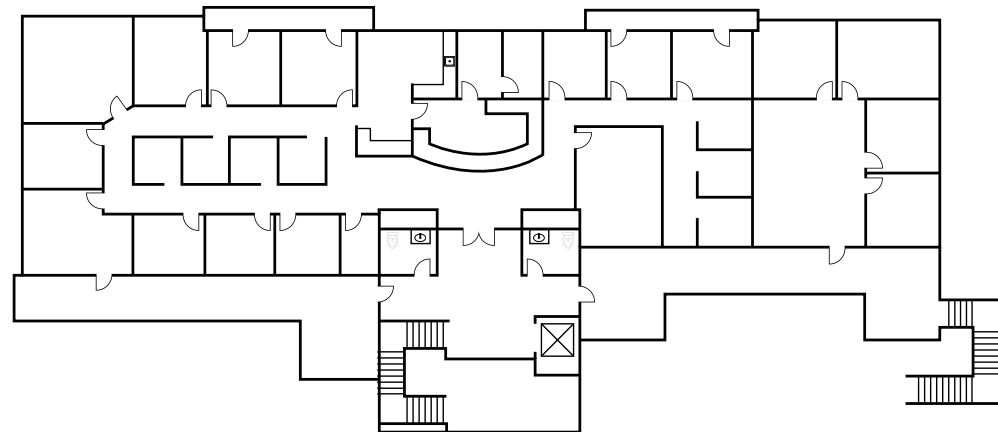


# THE COASTAL BLUEPRINT

**FIRST FLOOR**



**SECOND FLOOR**





# San Juan Capistrano

## DINING



Heritage BBQ



Mayfield,



Rosewood Social



Bloom  
Restaurant & Bar



Riverstreet  
Marketplace



San Juan Hills  
Golf Club



The Ecology  
Center



The Mission  
at San Juan

## ATTRACTIONS

## EQUESTRIAN



5M Ranch



San Juan Capistrano  
Equestrian Center



Rancho Sierra Vista  
Equestrian Center



Ivy Gate Farm



# THE COASTAL COMMUNITY



<b>1 MILE</b>	13,881	9,255	\$125,484	<b>±286,223 Cars Per Day on 5 Freeway</b>	High School Graduate <b>13%</b>
<b>3 MILE</b>	86,996	24,857	\$153,901		Bachelor's Degree <b>27%</b>
<b>5 MILE</b>	212,218	86,363	\$158,889		Post Graduate/ Advanced Degree <b>19%</b>
<b>SAN JUAN CAPISTRANO</b>	35,546	34,998 (2023)	\$127,893 (2023)		No High School Diploma <b>11%</b>
					High School Graduate <b>17%</b>
					Some College or an Associate Degree <b>29%</b>
					Bachelor's Degree <b>25%</b>
					Post Graduate/ Advanced Degree <b>17%</b>



**TARGET**

**IN-N-OUT  
BURGER**

**RIVER STREET  
MARKETPLACE**

**MISSION  
SAN JUAN CAPISTRANO**

**DANA POINT  
HARBOR**  
12 MILES

**TRADER JOE'S**

**INN AT THE MISSION**  
SAN JUAN CAPISTRANO

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

INTERSTATE  
**5**

**NEARBY AMENITIES**





31601 AVENIDA DE LOS CERRITOS  
SAN JUAN CAPISTRANO

MISSION VILLAGE CENTER



TRADER JOE'S



ROSS  
DRESS FOR LESS



PLAZA DEL RIO

DAISO



citibank

VONS



MARCO FORSTER  
MIDDLE SCHOOL

DOWNTOWN SAN JUAN CAPISTRANO

DANA POINT

SAN CLEMENTE



PLAZA DEL OBISPO



SAN JUAN HILLS  
HIGH SCHOOL



# CITY AERIAL



*Keepin' it Coastal*



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