

**MEDICAL OFFICE CONDOS**

# **24953** Paseo De Valencia **#12B**

**LAGUNA HILLS, CA**

**FOR LEASE**



**PEICHIN LEE**  
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# PROPERTY OVERVIEW

## ADDRESS

24953 Paseo De Valencia #12B  
Laguna Hills, CA 92653

## UNIT SIZE

± 1,456 SF (BOMA)

## ASKING

\$4,000/mo. (\$2.75/SF/mo.)

## BUILDING RENOVATION

2023

## ADA UPGRADE

2023

## BUILDING SIZE

± 29,640 SF

## USES

GENERAL & MEDICAL OFFICES ALLOWED

## STORIES

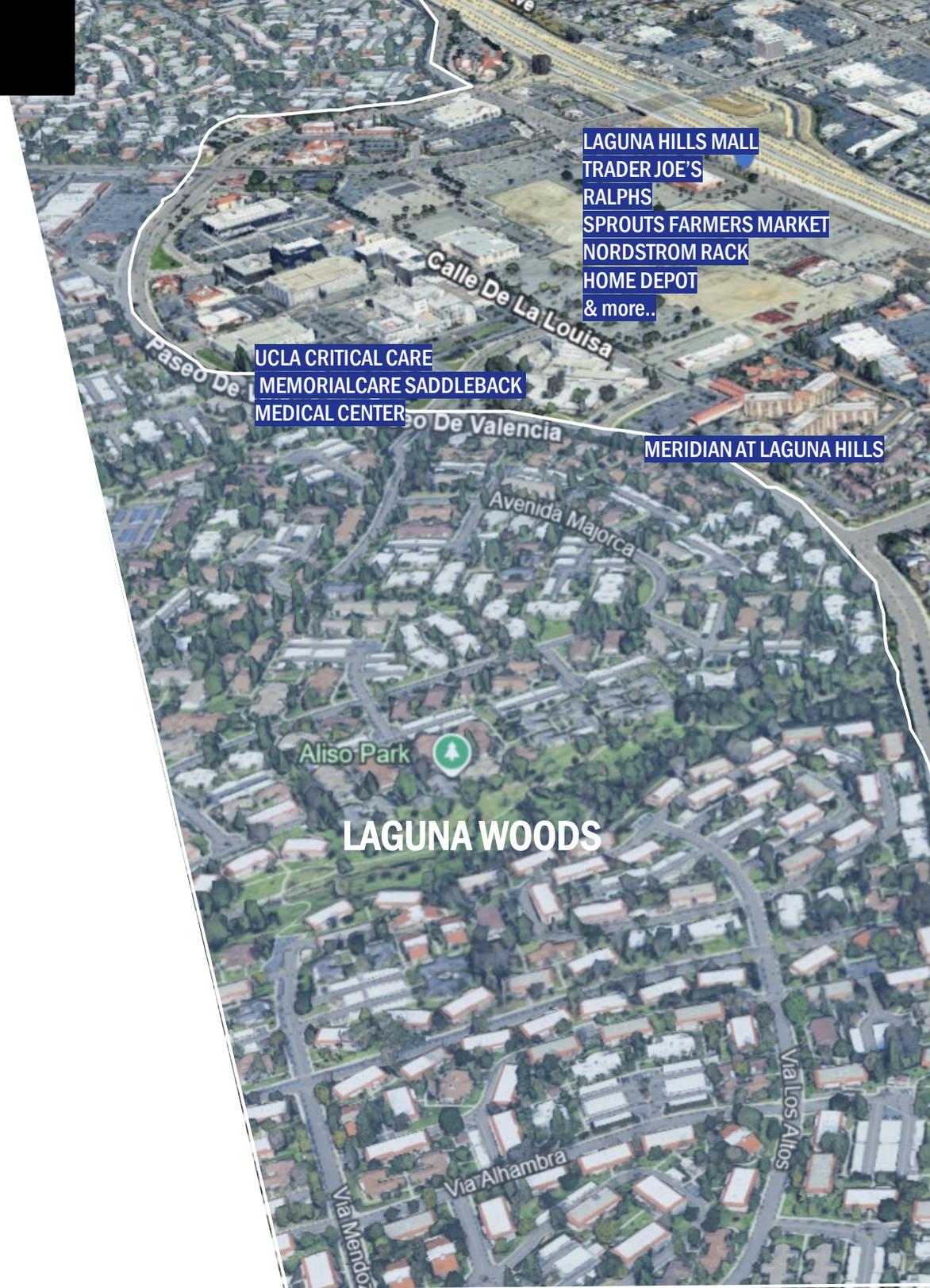
2 + BASEMENT

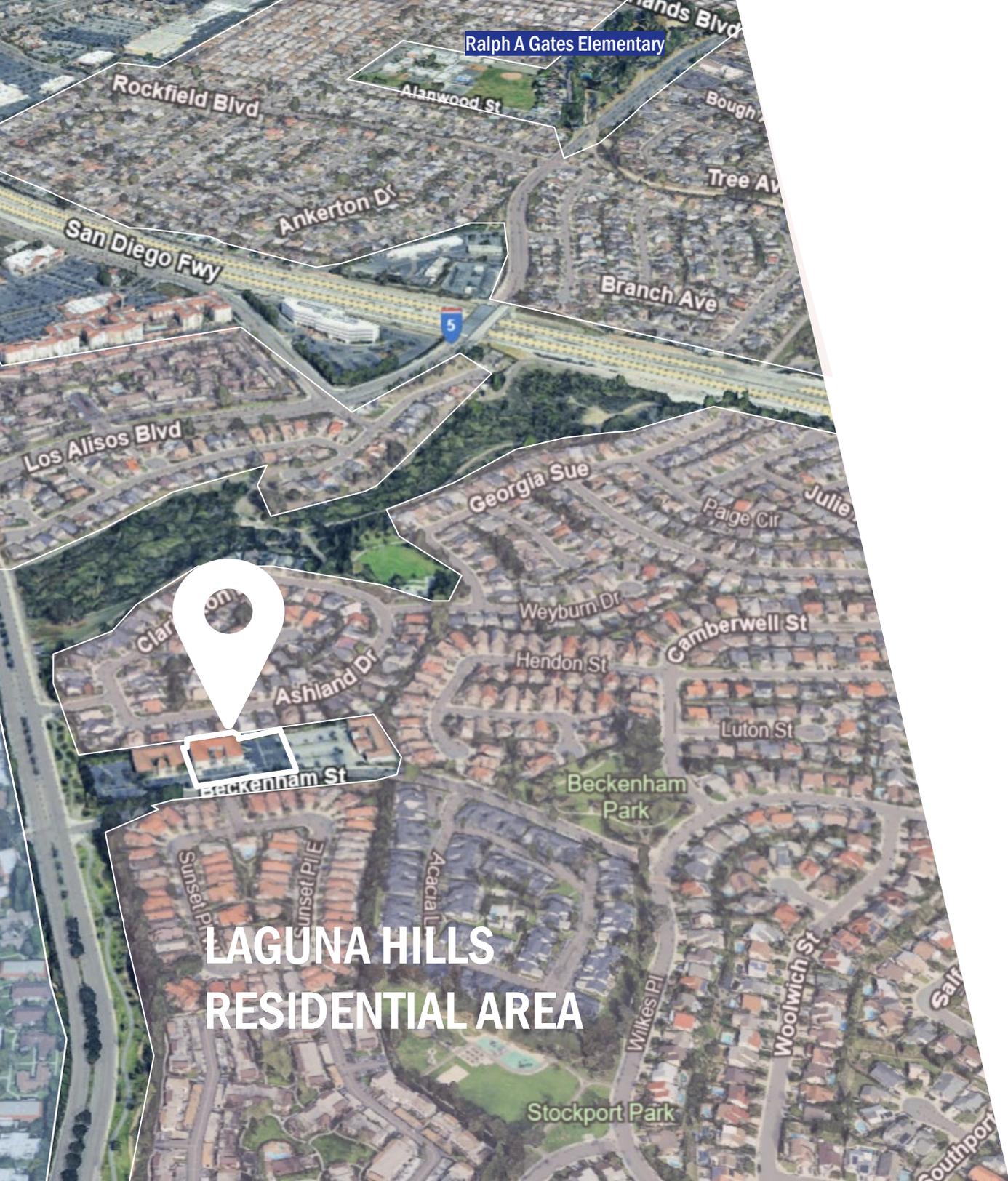


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Ralph A Gates Elementary

# LAGUNA HILLS RESIDENTIAL AREA



Prime medical offices near Irvine and Laguna Beach

10 min. to Hoag / Kaiser Permanente / Irvine Spectrum



Located off the 5-Freeway



Centrally located within a residential area



**\$178,328**

Average household income (2023)

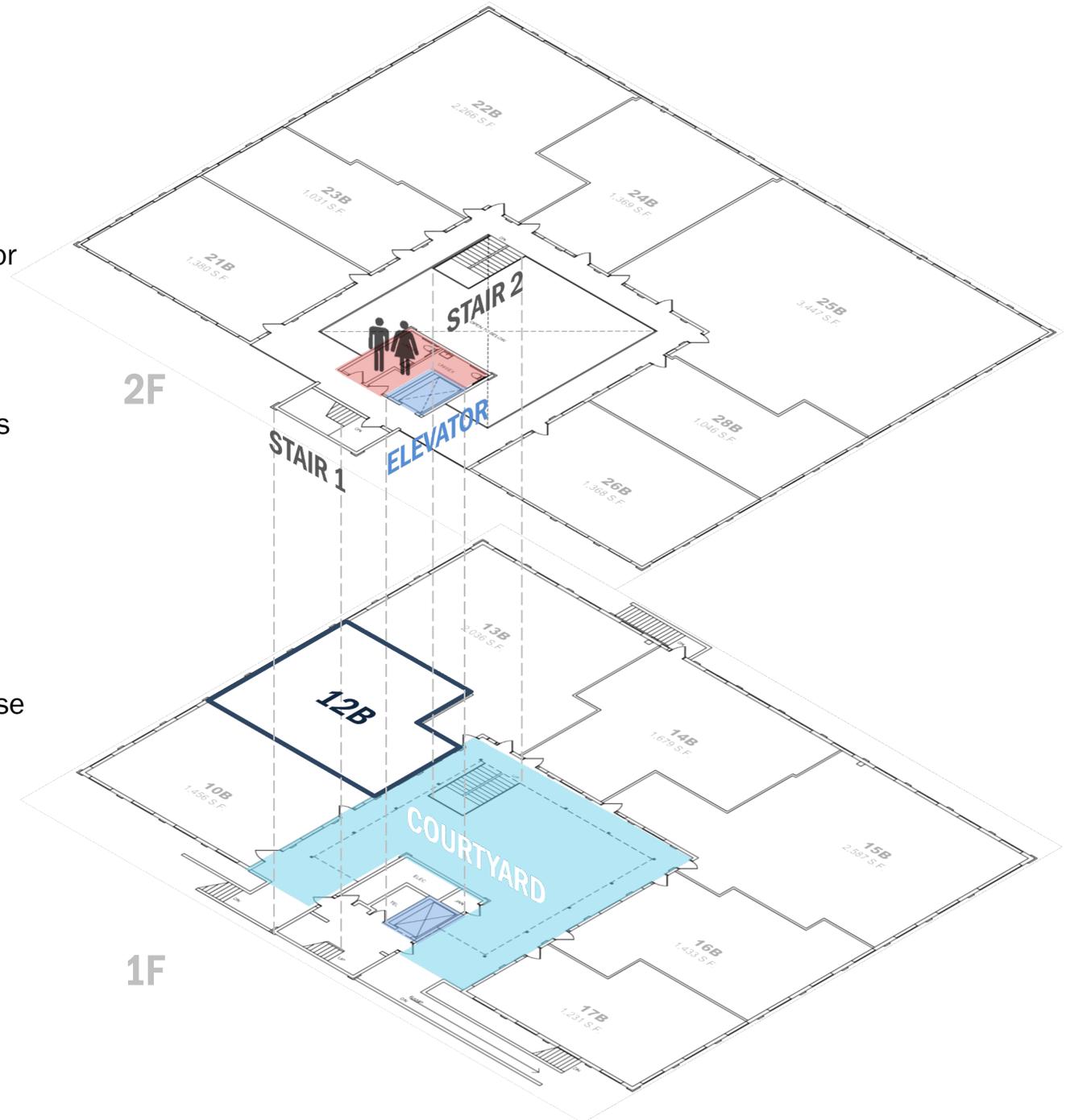
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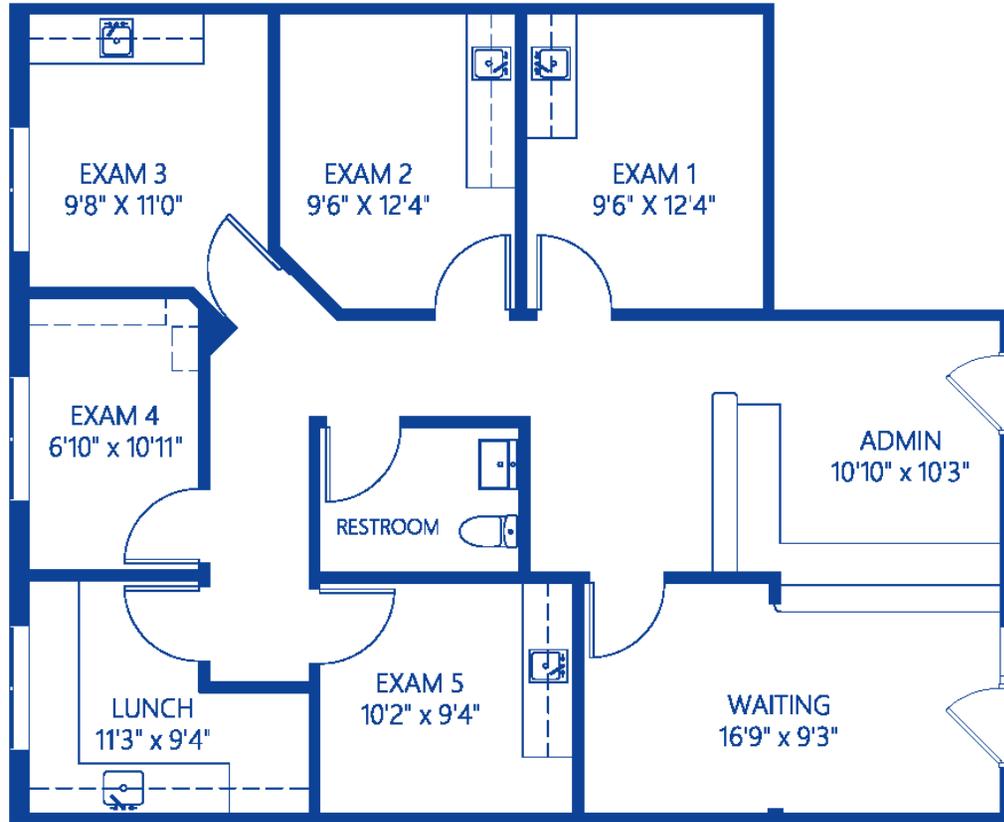
## THE CONDO

- Medical-ready units
- Luxury vinyl flooring throughout
- Sink in each exam room
- Private in-suite restroom
- Individual electrical panel suitable for medical use
- Dedicated HVAC system with individual control (HOA maintained)
- Assigned covered parking for doctors

## THE BUILDING

- Santa Barbara-style smooth stucco exterior
- New Spanish-style red tile roofing
- Newly constructed courtyard staircase for improved circulation
- LED lighting throughout common areas and parking
- ADA compliant
- Central courtyard fountain with seating areas
- Conveniently located elevator
- 2 public ADA-accessible unisex restrooms





Unit	Exam Room	Entrance	Restroom	Square Feet
12B	5	2	1	1,456

# CGM PROJECTS

CURRENTLY ON THE MARKET!

## Brea Metro Office Condo

330 East Lambert Road, Brea, CA 92821



## Acacia Medical Condo

20280 Acacia St, Newport Beach, CA 92660



## Brea Canyon Business Park

20947 Currier Rd, Walnut, CA 91789



## DB Office Condo

660 N Diamond Bar Blvd, Diamond Bar, CA 91765



## University Office Park

2501 E Chapman Ave, Fullerton, CA 92831



## Lambert Office Plaza

1800 E Lambert Rd, Brea, CA 92821



## Diamond Star Office Condo

2705 Diamond Bar Blvd, Diamond Bar, CA 91765



## Nogales Plaza

2707 East Valley Blvd, West Covina, CA 91792



**FOR MORE  
INFORMATION:**  
+1 626 354 8843  
[www.cgmdev.com](http://www.cgmdev.com)