

LIVE OAK CENTER

30555-30575 TRABUCO CANYON RD | TRABUCO CANYON, CA 92679



PowerStone
REAL ESTATE

Mike Merdad Kashani

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PROPERTY OVERVIEW

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Mixed-use retail/office development superbly located in picturesque Trabuco Canyon, amid the foothills of Southeastern Orange County's Santa Ana Mountains. Boasting strong curb appeal, the $\pm 18,348$ SF shopping center is situated on ± 4 acre lot and anchored by the region's central U.S. POST OFFICE. Notable area amenities surrounding the property include mountain biking and walking trails, playground-equipped parks, and direct access to famed O'Neill Park, renowned for its horse riding and mountain hiking trail. Though off the beaten path, the site offers convenient access to the nearby 5 freeway and highway 241 toll road.

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PROPERTY HIGHLIGHTS

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Situated on Trabuco Canyon Rd, a Major Area Thoroughfare



Gorgeous Wooded Setting in the Foothills of the Santa Ana Mountains



Ample Parking in a Sprawling Onsite Lot Surrounding the Development



Superbly Located in Southeast Orange County's Trabuco Canyon



Convenient Access to the nearby 5 Freeway + 241 Highway Toll Road



11-Unit Retail + Office Development Anchored by a USPS Office



Offered at: ~~\$5,128,000~~ \$4,998,000

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INCOME & EXPENSE

	Actual	Proforma
Gross Potential Income:	\$231,000	\$449,616
Less 5% Vacancy:		(\$17,985)
Effective Gross Income:	\$0	\$431,631
Less Operating Expenses:	(\$0)	(\$127,946)
Net Operating Income (NOI):		\$299,190
Actual Potential Income		\$303,685

Real Estate Taxes:	±1.028%	\$34,340	±\$52,715
Insurance:	\$1.9/sf	\$37,500	±\$38,500
Repair & Maintenance:	\$0.70/sf	\$12,000	±\$12,000
Utilities (Common Areas):	\$/unit	±\$9,500	±\$11,500
Landscaping:	\$550/mo	\$4,200	\$6,600
Management Fee:	2.5%	\$0.0	±\$8,066

Total Expenses (CAM): **\$7.06/yr:** **+ - \$127,946**

INVESTMENT SUMMARY

Price:	\$5,128,000 \$4,998,000
Units:	11
Building SF:	18,349 SF
Lot SF:	3.99 Acres
Year Built:	1961
Zoning:	COM-NEC
APN:	2
NOI:	\$303,685
CAP Rate	6.0%

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RENT ROLL

UNIT	STATUS	TENANTS	UNIT SF	LEASE EXP	ACTUAL RENT	RENT PSF	PROFORMA RENT
Bldg 30555							
100	Leased	Feed Store	4,196 SF	2027 + 3 3yr Opts	\$6,965 (\$1.66)	\$2.20	\$6,965
101	Vacant		1,403 SF			\$2.20	\$3,086
102	Pending lease	Love All Animals	833 SF		\$1,582	\$2.20	\$1,832
103	Vacant		1,230 SF			\$2.20	\$2,706
201	Vacant		847 SF			\$2.00	\$1,694
202	Leased	Art Studio	560 SF	8/31/25	\$1,120 (\$2.00)	\$2.00	\$1,120
Bldg 30575							
104	Leased	Hive Realty	1,134 SF	3/31/27	\$2,288		\$2,228
105	Vacant		1,038 SF				\$2,283
106	Vacant		1,566 SF				\$3,445
200	Vacant		1,584 SF				\$3,170
Bldg 30595							
Post Office	Leased	US Post Office	3,965 SF	2029 + 1 5yr Opt	\$8,891 (\$2.24)	\$2.50	\$8,891
TOTAL			18,349 SF		\$20,846		\$37,468

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ADDITIONAL SITE PHOTOS



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SITE OVERVIEW



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AREA OVERVIEW

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