

# 12 MEDICAL/OFFICE CONDOS FOR SALE

NEWPORT BEACH | CA | 92660

**The Project is Currently in the Entitlement Process for Condominiums & a Pending Medical Use Permit**



## ACACIA ATRIUM

20280 Acacia Street

Peichin Lee (C) 626-354-8843  
<allanh@cgmdev.com>

### AL Capital, Inc.

17877 Von Karman Ave #388  
Irvine CA 92614

Tel: 949-885-8073  
CalBRE #01930922

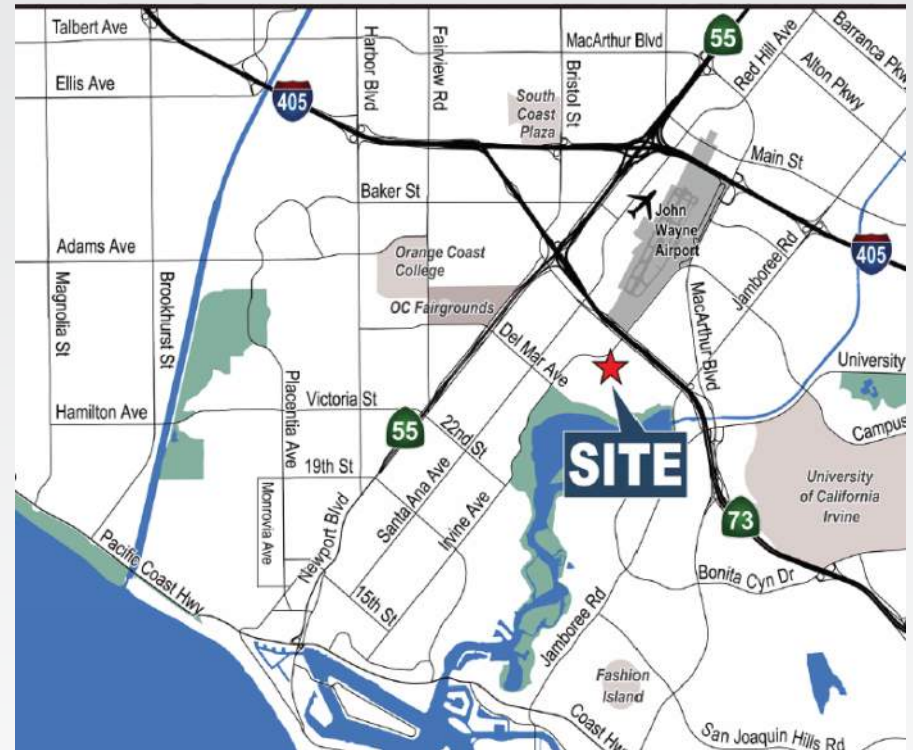
Development by





# Property Info & Location

Property Address	20280 Acacia Street Newport Beach, CA 92660
Year Built	2003
Lot Size	±57,935 SF
Building Size	±27,467 SF (BOMA)
Stories	3
Use Allowed	Office & Medical
Parking	109 Surface Stalls
Construction	Steel Frame (V-A Sprinklered)



- Prominent location in the heart of Newport Beach
- Minutes to 55, 73 & 405 Freeways and John Wayne Airport
- Across from Newport Beach Golf Club
- 1.9 miles to UCI Health Irvine Hospital
- 4.9 Miles to Hoag Hospital - Newport Beach
- 4.2 Miles to Fashion Island
- 2.4 miles to South Coast Plaza

# Condo Plan & Pricing

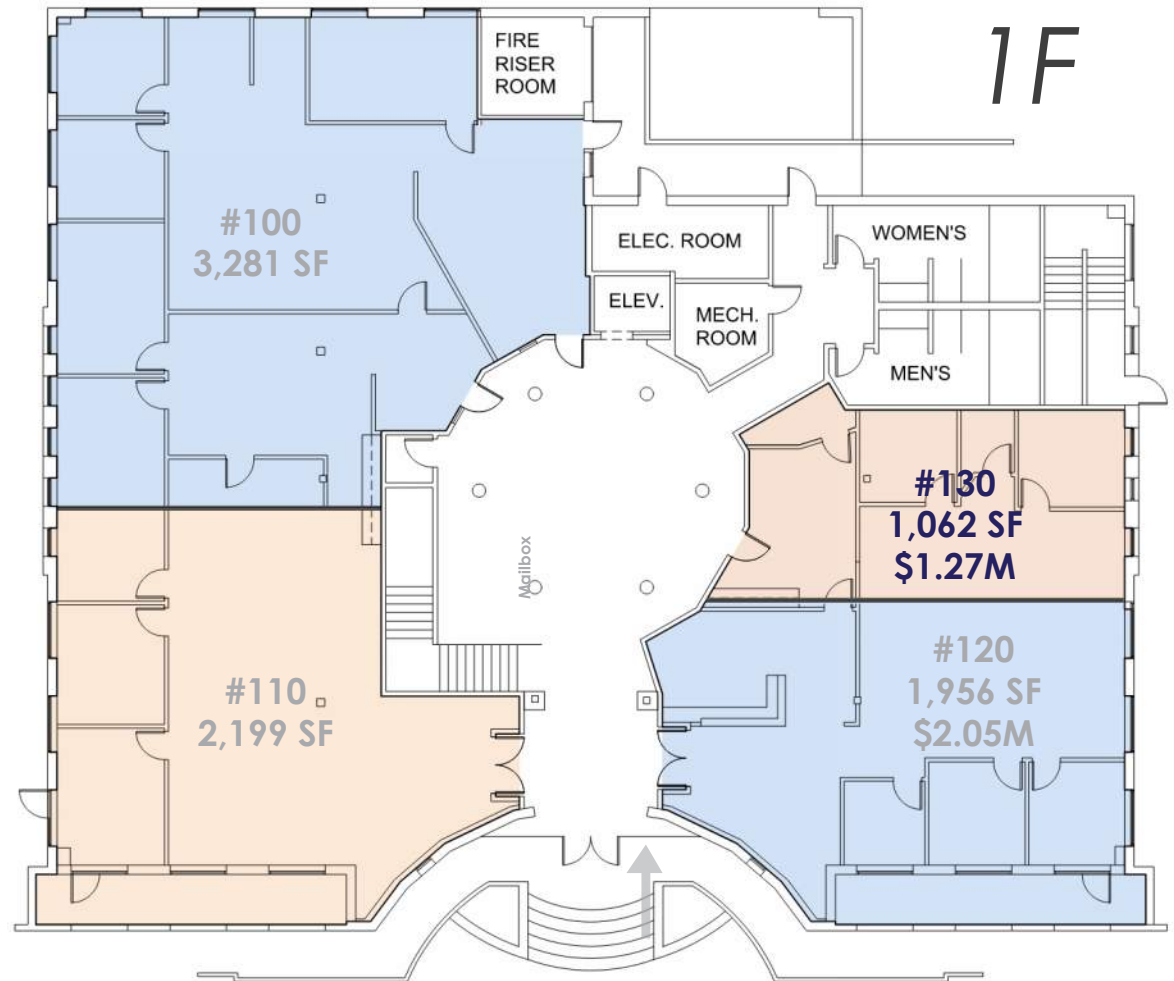
Unit #	Square Footage	Purchase Price
#100	3,281	\$3,937,764
#110	2,199	\$2,516,139
#120	1,956	\$2,223,711
#130	1,062	\$1,274,880
#200	2,806	\$3,243,819
#210	2,412	\$2,894,160
#220	1,829	\$2,194,524
#230	2,652	\$3,058,587
#300	2,075	\$2,489,736
#320	2,663	\$3,195,384
#330	2,706	\$3,247,644
#368	1,826	\$2,190,696

**Price shown is for AS-IS condition.**

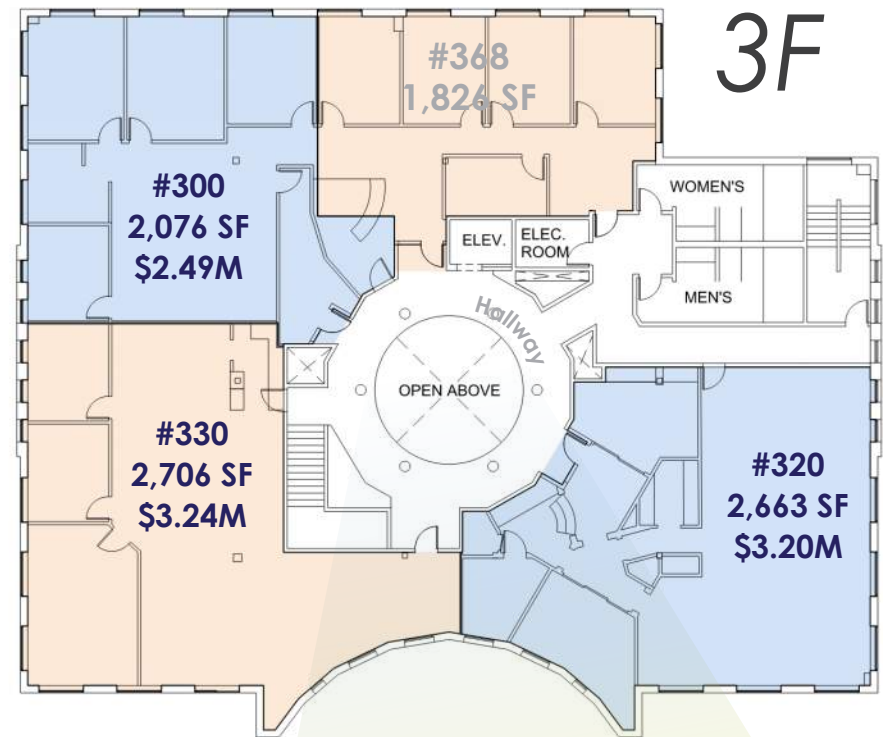
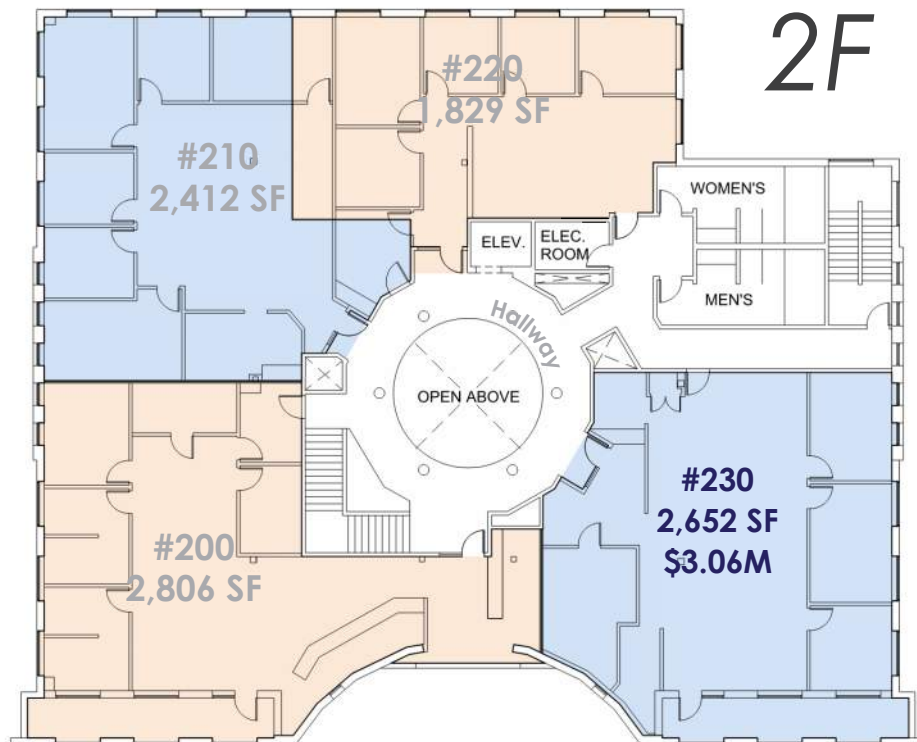
*Units can be combined for larger spaces.*

*Broker Cooperation: 3%*

*Units 110 & 120 include private balcony*



# Condo Plan & Pricing



**Price shown is for AS-IS condition.**

*Units can be combined for larger spaces.*

*Broker Cooperation: 3%*

*Unit 200 & 230 include private balcony*



# Monthly Payment Breakdown

- Build up your own equity through mortgage payments.
- Enjoy the property value appreciation.
- Pride of ownership, with customized tenant improvement.
- No more tedious landlord relationship and surprise rent increases.
- Flexibility to sell or lease at any time.
- Get a good price for your business practice when you are ready to retire, and generate rental income from buyers who purchase your business.



## Association Fee Breakdown

ITEMS	\$/SF
Trash Disposal	\$ 0.036
Water	\$ 0.015
Gas	\$ 0.007
Phone / Internet	\$ 0.016
Gardening / Landscaping	\$ 0.018
Insurance - Liability & Fire	\$ 0.044
Janitorial Services, Cleaning, & Supplies	\$ 0.036
Management Fee	\$ 0.091
Repair and Maintenance	\$ 0.036
Supplies	\$ 0.004
Elevator Maintenance	\$ 0.011
Fire Monitoring Services	\$ 0.004
Legal & Professional Fee	\$ 0.004
Federal and State Tax (INC Tax)	\$ 0.004
Reserve for Major Maintenance	\$ 0.055
<b>Estimated Monthly Association Fees</b>	<b>\$ 0.380</b>

## UNIT 230

2,652 SF  
\$3,058,587

## UNIT 300

2,075 SF  
\$2,489,736

Down Payment (20%)	\$ 611,717	\$ 497,974
Mortgage Interest (6%)	\$ 12,234	\$ 9,959
Property Tax - 1.17%	\$ 2,982	\$ 2,427
Association Fee - \$0.38/SF	\$ 1,008	\$ 788
Income Tax Benefit (@ 35% tax rate)	-\$ 5,678	-\$ 4,611
Depreciation Tax Benefit (@ 35% tax rate)	-\$ 1,601	-\$ 1,303
<b>Total Monthly Payment</b>	<b>\$ 8,944</b>	<b>\$ 7,260</b>

All information contained herein has been obtained from sources believed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty or representation about it. Any estimates, projections, opinions or assumptions used are for example only. All information may be subject to change.



# Frequently Asked Questions

**What types of use are allowed?** Any professional office use is allowed. Medical use is subject to the city's approval.

**What will be covered by Seller?** New roof, common area flooring, lobby and restroom renovations, individual electrical sub-panels, and individual AC system for all units.

**What is included in the \$0.38/sf monthly association fees?**

- Property insurance: fire and liability.
- CAM charges: trash, gas, water, phone/internet, landscaping, janitor, management, supplies, fire monitoring, legal, elevator, AC & roof maintenance.

**What other fees do I need to pay for?** Electricity & optional janitorial service within your unit.

**Who pays for the HVAC and roof maintenance?** The association will pay for both. Filters are replaced three times a year, and the roof is cleaned twice a year.

**What is the ceiling height?** The existing ceiling height in units is 9'. It can be raised after new AC is installed.

**Are there assigned parking spaces for owners?** No, parking is available on a first-come, first-served basis.

**Where is my electrical panel for my unit?** Each unit has an individual sub-panel within the unit, sufficient for professional and/or medical office use.

**Can you build out the interior for us?** Yes, our in-house design team/general contractor can assist with your custom-designed tenant improvements.

**When will the subdivision be completed?** Around December 2025.

**The project is currently undergoing the entitlement process for condominium and a medical use permit. If you have any questions about purchasing or touring the property, please contact Peichin Lee at 626-354-8843.**

February 14, 2025

PREVIOUS PROJECT



BR Metro Office - Medical

ON MARKET



Brea Canyon Business Park - Industrial

ON MARKET



Laguna Hills Medical Art Building

ON MARKET



Diamond Star - Medical

PREVIOUS PROJECT

