

SMITH | FRYER | WATTS

RARE SINGLE STORY PROFESSIONAL OWNER/USER OFFICE CONDO - FLEXIBLE ZONING

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

EL TORO EXECUTIVE GUILD

22956 EL TORO ROAD | LAKE FOREST | ± 2,545 SF | \$905,000

DAVE SMITH
SENIOR VICE PRESIDENT
LICENSE ID# 01195186
949.790.3134
DSMITH@LEEIRVINE.COM

MATT FRYER
SENIOR VICE PRESIDENT
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TRAVIS WATTS
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949.790.3140
TWATTS@LEEIRVINE.COM

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY OVERVIEW

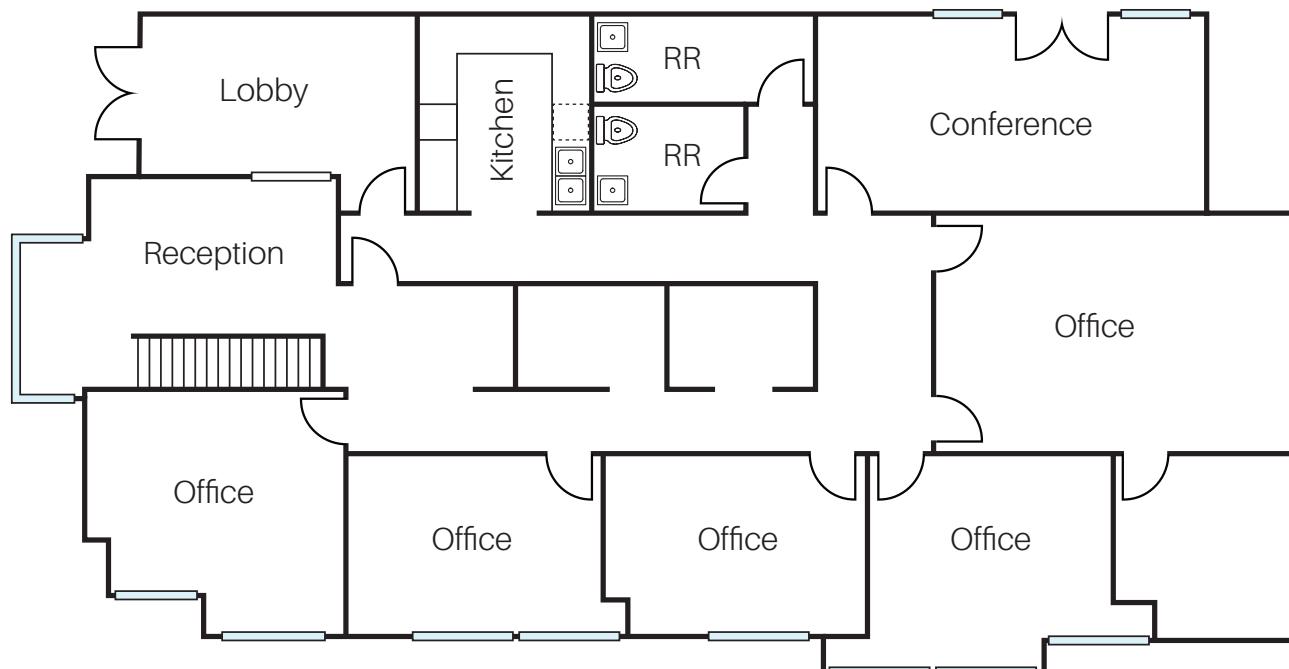
22956 EL TORO ROAD | LAKE FOREST

- ±2,545 SF Single-Story Office Building w/ Bonus Mezzanine
- Owner/User or Investment Opportunity.
- Flexible Zoning – Professional Office & Medical Users (Buyer to Verify).
- Built in 1981.
- Corner Unit with Extensive Window Line.
- Five (5) Offices, Conference Room, Reception Area, Storage/Copy Room, Kitchen & Private Restrooms.
- Efficient Layout, Vaulted Ceilings & Skylights Throughout. Exterior Doors Open to Common Areas.
- Recently Upgraded Building Façade & Water Features Throughout Business Park.
- Major Street Frontage & Building Signage on Heavily Traveled El Toro Road.
- Views of the Saddleback Mountain Range.
- Free & Common Surface Parking (4:1,000 SF). Two (2) Reserved Covered Parking Stalls.
- Close Proximity to Numerous Restaurants & Other Retail Amenities.
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows).
- Convenient Access to South Orange County's Major Freeways/Toll Roads.
- Aggressive SBA Financing (10% down) & Conventional Financing (15-30% Down).
- Professionally Managed Business Park – Association Covers Roof Maintenance.
- **ASKING PRICE:** **\$905,000.00 (\$355.60 SF)**



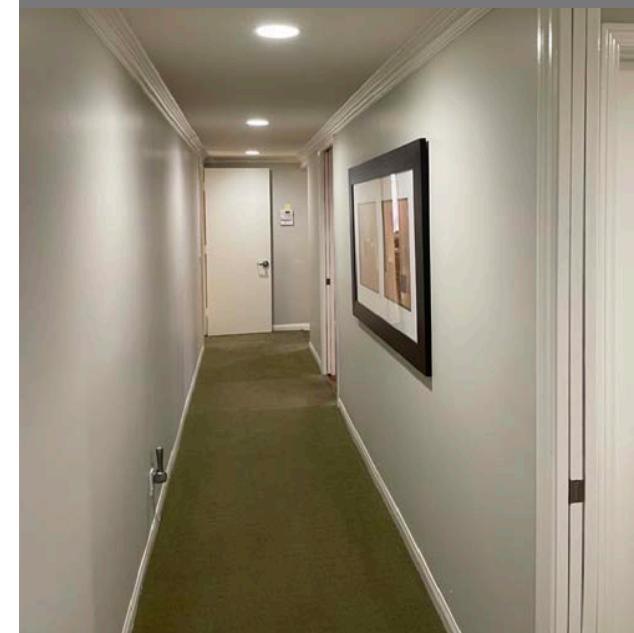
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FLOOR PLAN



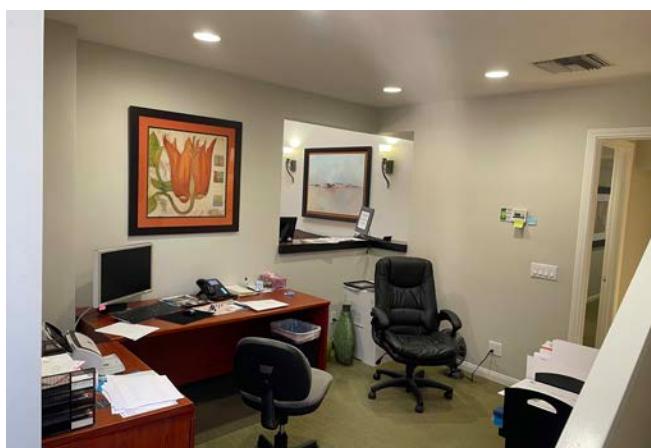
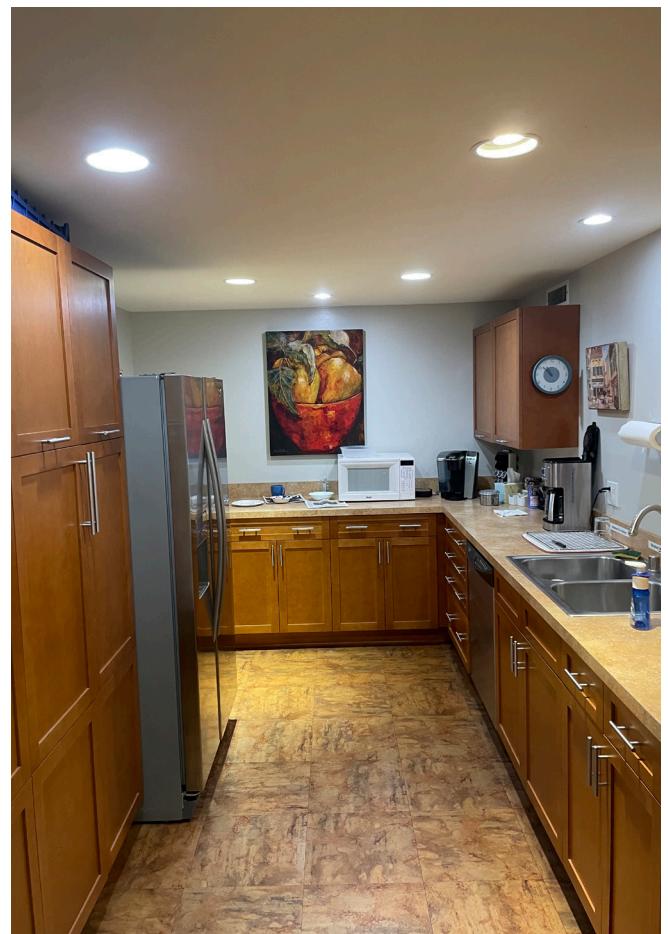
22956
EL TORO RD

LAKE FOREST, CALIFORNIA



INTERIOR IMAGES

22956 EL TORO RD | LAKE FOREST



EXTERIOR IMAGES

22956 EL TORO RD | LAKE FOREST



LAGUNA HILLS RETAIL CENTER



LOS OLIVOS
MARKETPLACE
IRVINE SPECTRUM™

IRVINE
SPECTRUM
CENTER

LAKE FOREST GATEWAY



TAQUERIA
DE ANDA-GRILL



OKE POKE



THE ORCHARD



PLAZA DEL LAGO



FLAME BROILER
SIMPLY HEALTHY



BAKER RANCH

TOLL BROTHERS AT
THE MEADOWS

ALICIA TOWN PLAZA



FIVE GUYS
BURGERS and FRIES



LA FITNESS

GATEWAY SHOPPING CENTER



BAJA FRESH

LAGUNA HILLS MALL



**22956
EL TORO RD**

Google Earth

**LEE &
ASSOCIATES**

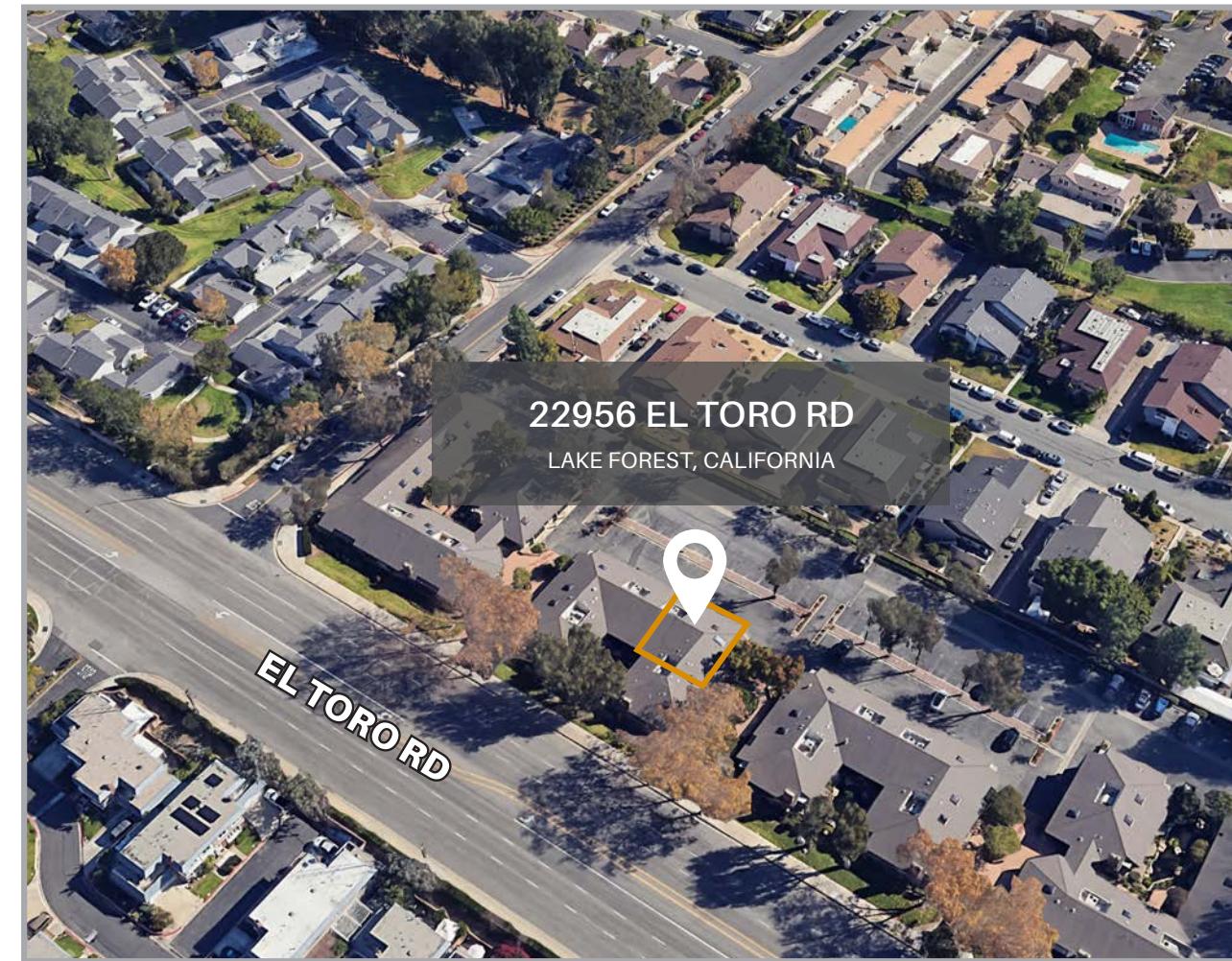
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