

OWNER/USER 100% VACANT UPON CLOSE OF ESCROW

# 11 MAREBLU ALISO VIEJO, CA



LOCATED NEXT TO NEW HOAG ORTHOPEDIC SURGICAL INSTITUTION

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**OC**  
OFFICE GROUP

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This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other evaluation material) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

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Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims or commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

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# 11 MAREBLU ALISO VIEJO, CA

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## INVESTMENT HIGHLIGHTS

LOCATION	11 Mareblu, Aliso Viejo, CA 92656
RENTABLE BUILDING AREA	±11,524 SF
STORIES	Two (2)
USE	Available to Owner/User 68% Medical 32% Office
OFFERING PRICE	\$13,850,000

### BEAUTIFULLY RENOVATED FREESTANDING MEDICAL BUILDING

An approximately 11,524 Square Foot Medical building remodeled in 2020/2024 with interior, exterior and system upgrades throughout.

### MULTI-TENANT OFFICE

An Owner/User or investor has the flexibility of having a mix of tenants. Property can also be purchased by an Owner/User with the option to occupy up to 11,524 SF.

### MEDICAL INVENTORY

The supply of small medical properties on the market is extremely low with very high demand. Limited availability on the market and high replacement cost provides for a very stable investment to a user or investor.

### NEIGHBORHOOD TENANT

HOAG Orthopedic Surgical Institute has opened at 15 Mareblu





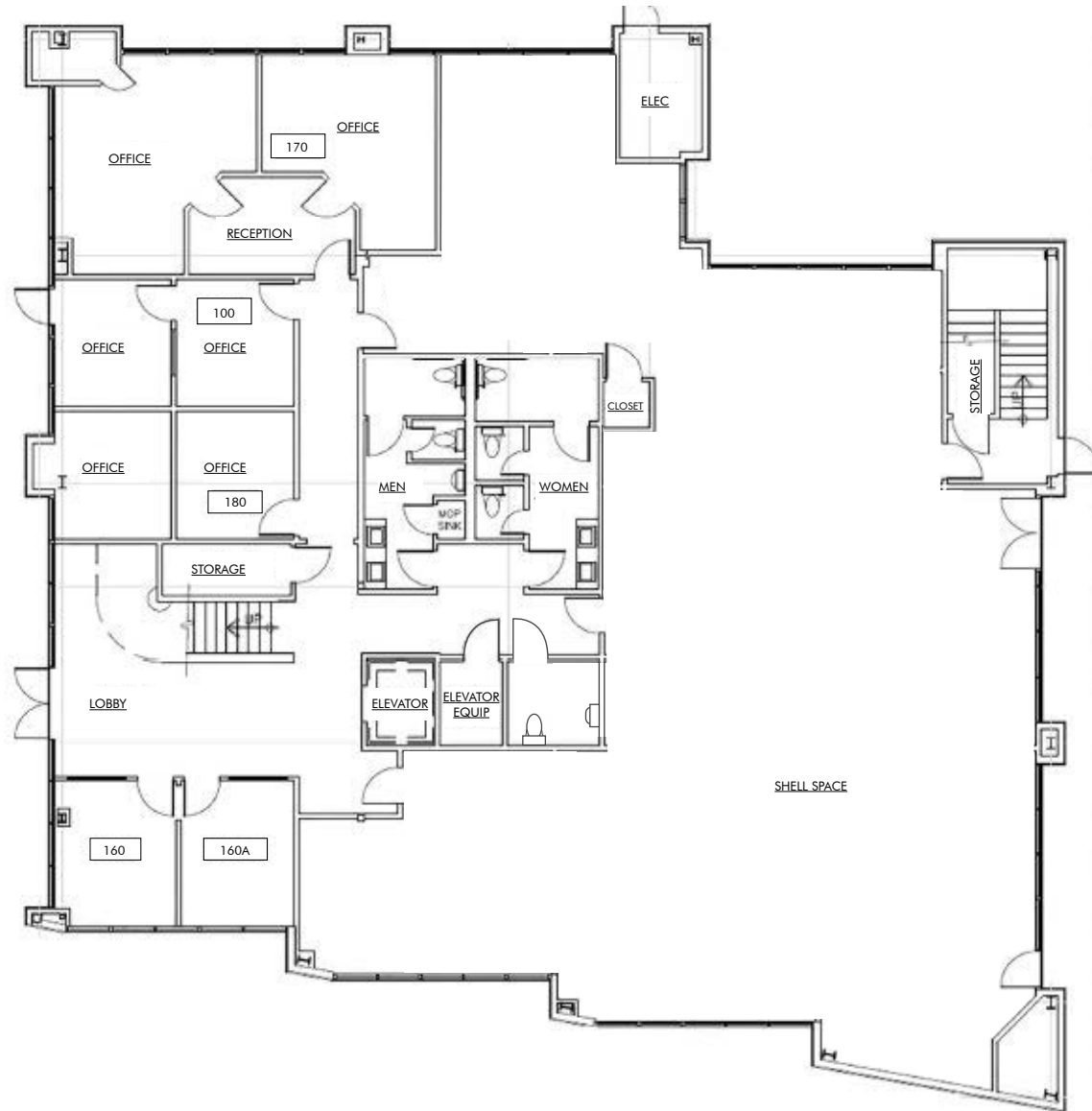




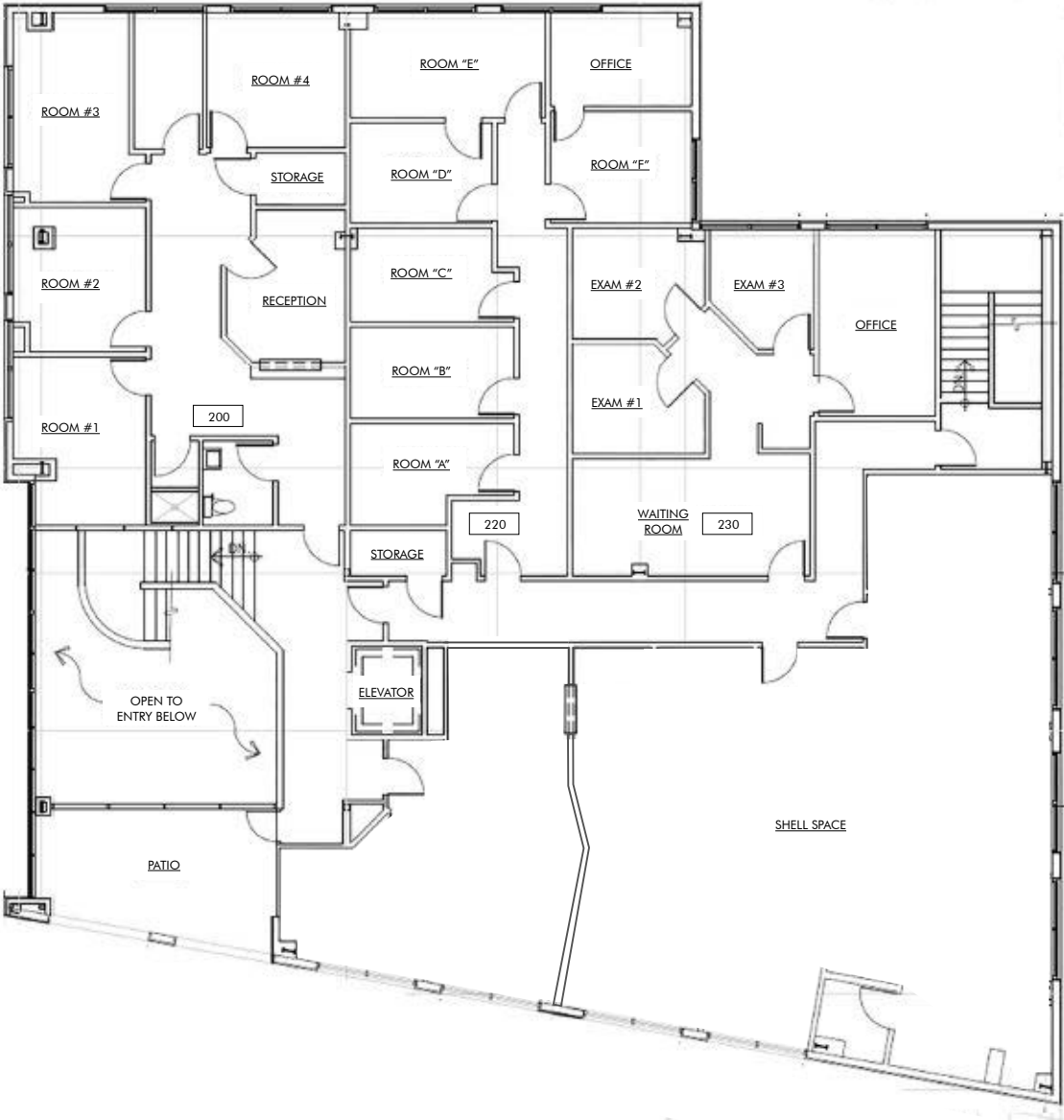
LOCATION	11 Mareblu, Aliso Viejo, CA 92656
COUNTY	Orange
PARCEL NUMBER	626-541-44
STORIES	Two (2)
OCCUPANCY	100% Owner/User
RENTABLE BUILDING AREA	±11,524 SF (Located on 0.67 AC)
YEAR BUILT	1990 (Renewed in 2020/2024)
PARKING	4.1:1,000
ZONING	Medical and Professional Office
EXTERIOR WALLS	Masonry and Steel Construction
PARKING LOT	New Slurry Coast and Paint Installed
ROOF	Professionally Managed Flat Roof
HVAC	Professionally Maintained Roof-Mounted HVAC Units
RESTROOMS	A Set of Beautifully Renovated Common Area Men's and Women's Restrooms



# FLOOR PLAN - FIRST FLOOR



# FLOOR PLAN - SECOND FLOOR














IRVINE & SOUTH ORANGE COUNTY

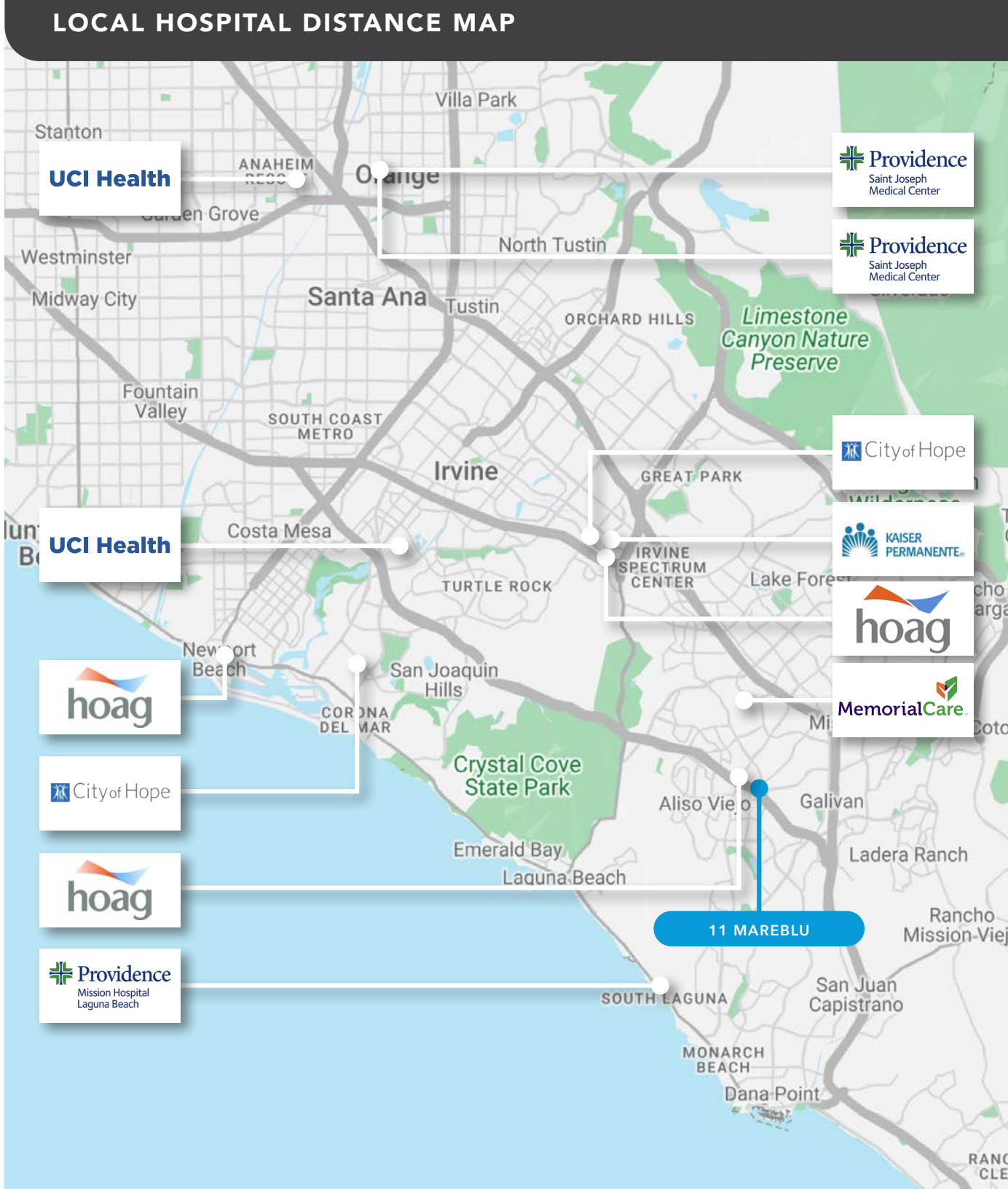
 HOAG ORTHOPEDIC INSTITUTE SURGERY CENTER	0.1 Miles
	3.2 Miles
 Mission Hospital Laguna Beach	8.6 Miles
	9.7 Miles
	9.8 Miles
	11.6 Miles
	13.1 Miles

ORANGE

 Saint Joseph Medical Center	21.5 Miles
	21.6 Miles
	22.3 Miles

NEWPORT BEACH

	12.7 Miles
	18.8 Miles





Walmart  HOBBY LOBBY



ULTA  
BEAUTY

OLD NAVY

COSTCO  
WHOLESALE

KOHL'S

hoag

HOAG ORTHOPEDIC INSTITUTE  
SURGERY CENTER

CALIFORNIA  
73



ARCO



FAST-FIRE'D  
BLAZE PIZZA

SPROUTS  
FARMERS MARKET



STATER BROS.  
markets



TARGET

ME Massage Envy

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