

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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# 11 MAREBLU ALISO VIEJO, CA

## TABLE OF CONTENTS

Executive Summary

1

Property Description

2

Area Overview

3

## 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**

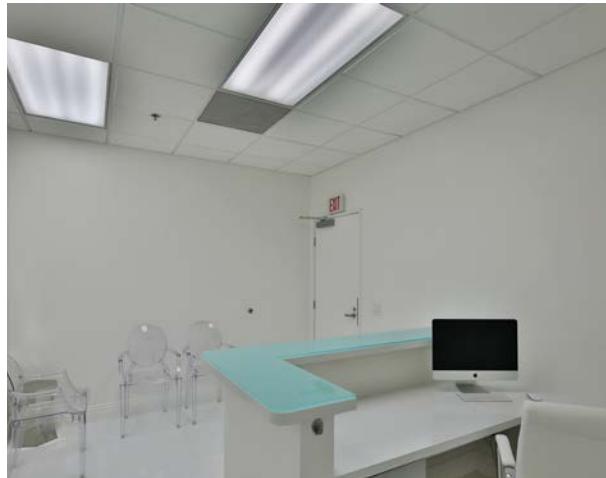
The supply of small medical properties on the market is extremely low with very high demand. Limited availability on the market and high replacement cost provides for a very stable investment to a user or investor.

**NEIGHBORHOOD TENANT**

HOAG Orthopedic Surgical Institute has opened at 15 Mareblu



## PROPERTY PHOTOS

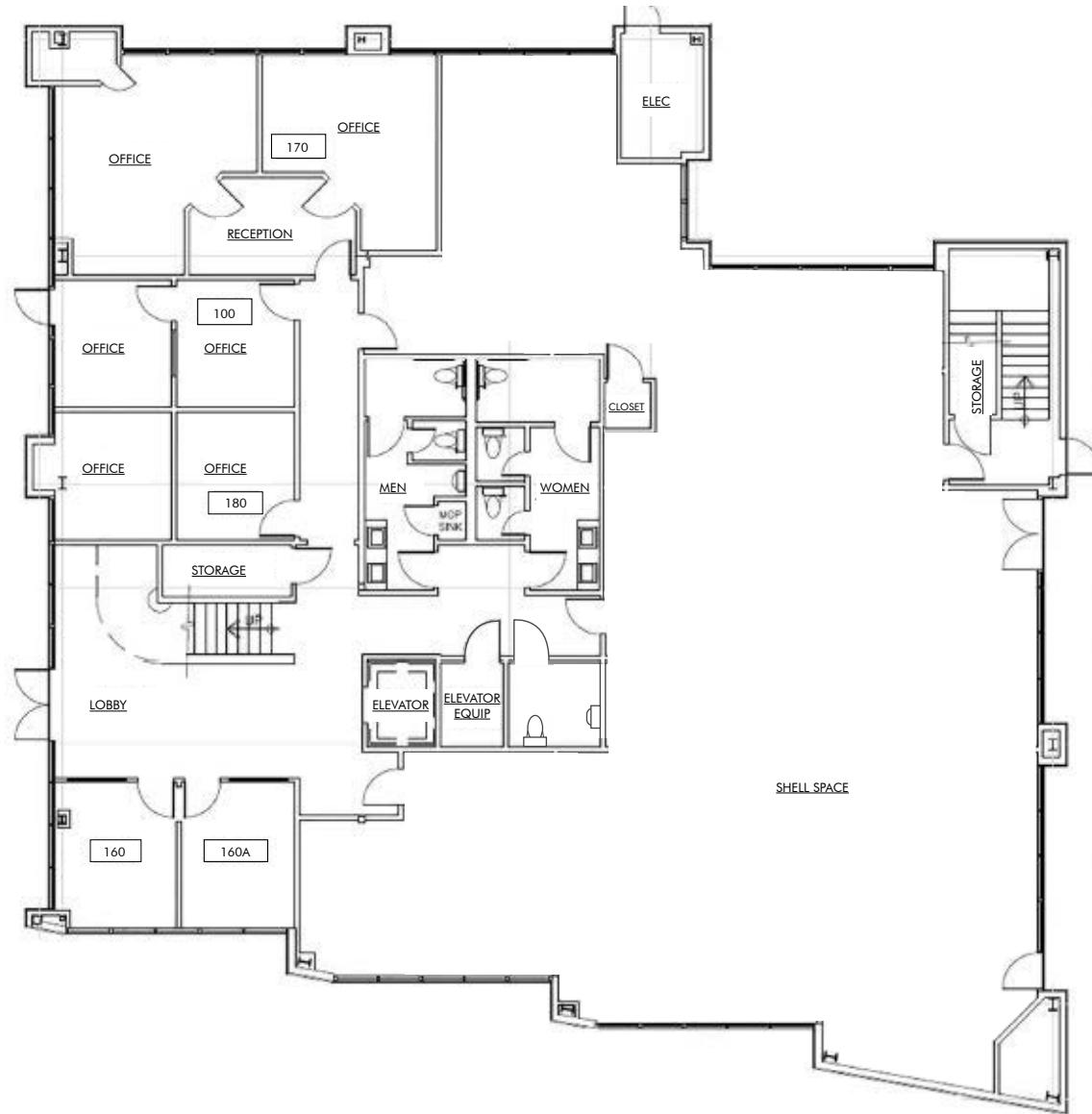


## PROPERTY DESCRIPTION

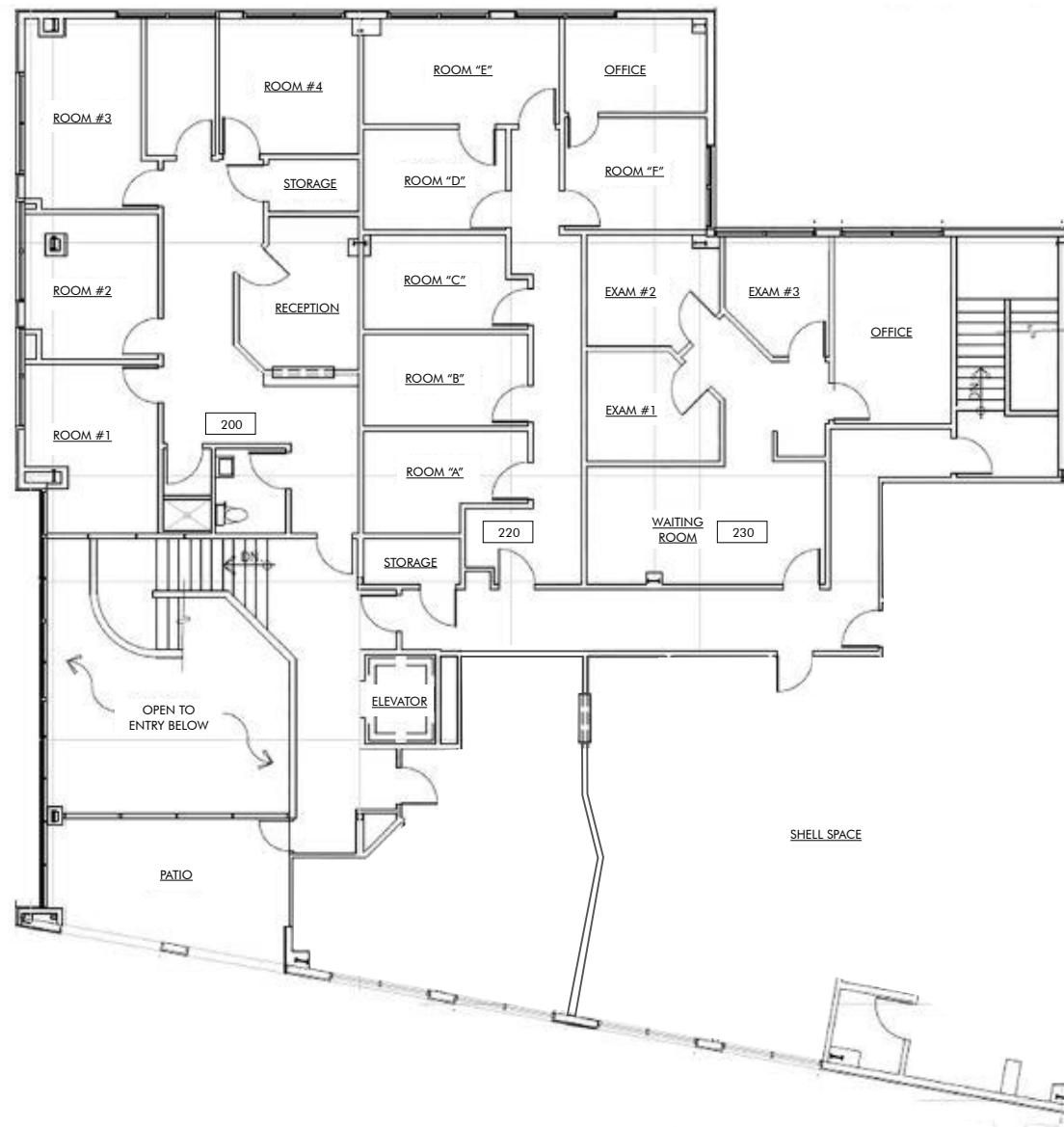
<b>LOCATION</b>	11 Mareblu, Aliso Viejo, CA 92656
<b>COUNTY</b>	Orange
<b>PARCEL NUMBER</b>	626-541-44
<b>STORIES</b>	Two (2)
<b>OCCUPANCY</b>	100% Owner/User
<b>RENTABLE BUILDING AREA</b>	±11,524 SF (Located on 0.67 AC)
<b>YEAR BUILT</b>	1990 (Renewed in 2020/2024)
<b>PARKING</b>	4.1:1,000
<b>ZONING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



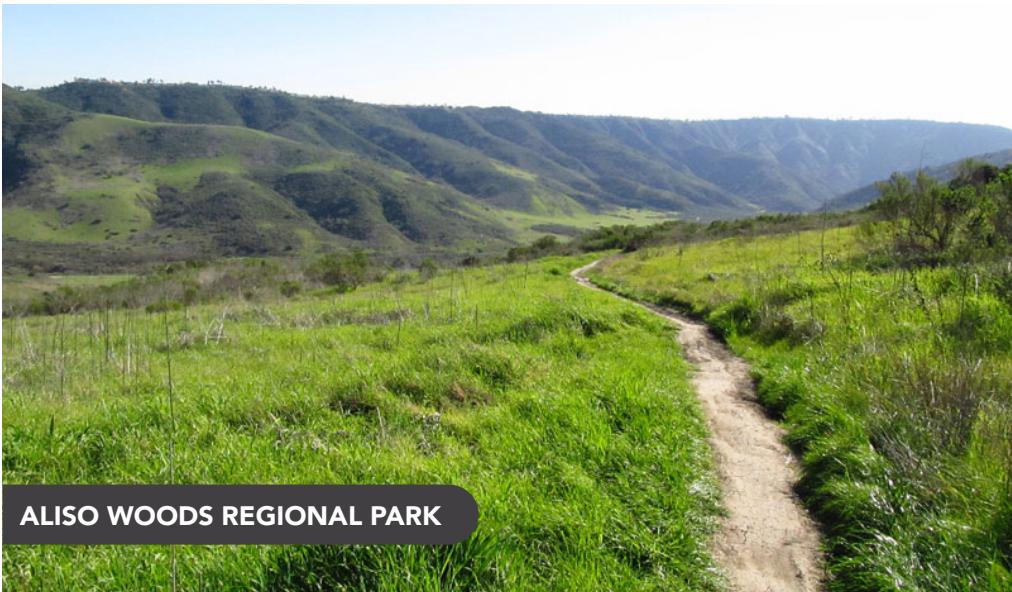
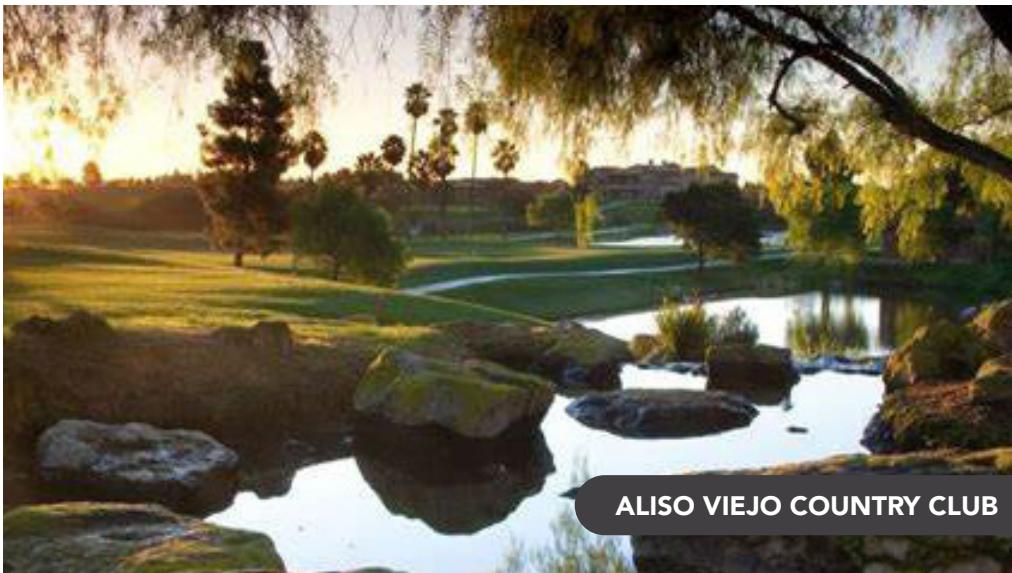
# FLOOR PLAN - FIRST FLOOR



# FLOOR PLAN - SECOND FLOOR



## AREA OVERVIEW



## LOCAL HOSPITAL DISTANCE MAP

### IRVINE & SOUTH ORANGE COUNTY



0.1 Miles

3.2 Miles



8.6 Miles



9.7 Miles



9.8 Miles



11.6 Miles



13.1 Miles

### ORANGE



21.5 Miles



21.6 Miles



22.3 Miles

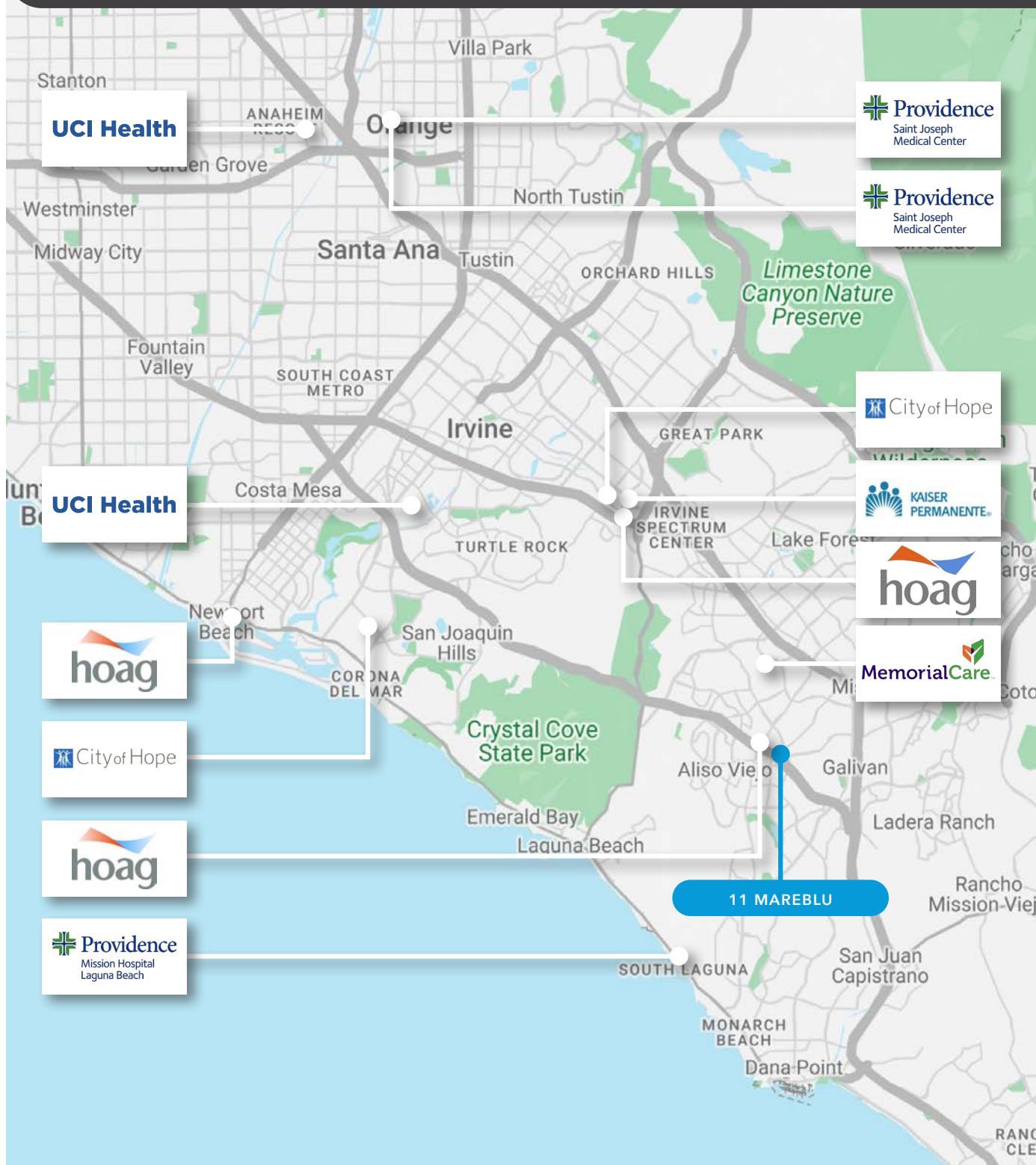
### NEWPORT BEACH



12.7 Miles



18.8 Miles





**HOBBY LOBBY**



**OLD NAVY**

**COSTCO**  
WHOLESALE

**KOHL'S**

**hoag**  
HOAG ORTHOPEDIC INSTITUTE  
SURGERY CENTER



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