

# 30012

IVY GLENN, LAGUNA NIGUEL

**FOR SALE**



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COMMERCIAL REAL ESTATE SERVICES

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## DISCLAIMER

This Confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement signed by you (the "Confidentiality Agreement") and constitutes part of the evaluation material. It is being given to you for the sole purpose of evaluating the possible acquisition of 30012 Ivy Glenn, Laguna Niguel, California ("Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine Commercial Real Estate Services ("Broker").

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.

While the information contained in this Memorandum or any other evaluation material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "AS IS," "WHERE IS" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other evaluation material. Although additional evaluation material (why may include engineering, environmental or other reports) may be provided to qualified parties as marketing information, prospective purchasers should seek advice from their own attorneys, accountants and engineering/environmental experts.

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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IVY GLENN, LAGUNA NIGUEL

1 Executive Summary

2 Property Description

3 Area Overview

For More Information, Contact

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## EXECUTIVE SUMMARY



### ADDRESS

30012 Ivy Glenn, Laguna Niguel, CA



### OFFERING PRICE

\$5,820,000 (\$225/SF)



### NUMBER OF STORIES

Two (2)



### RENTABLE BUILDING AREA

±25,865 SF



### AVAILABLE TO OWNER/USER

±22,179 SF



### YEAR BUILT

1978

## PROPERTY FEATURES

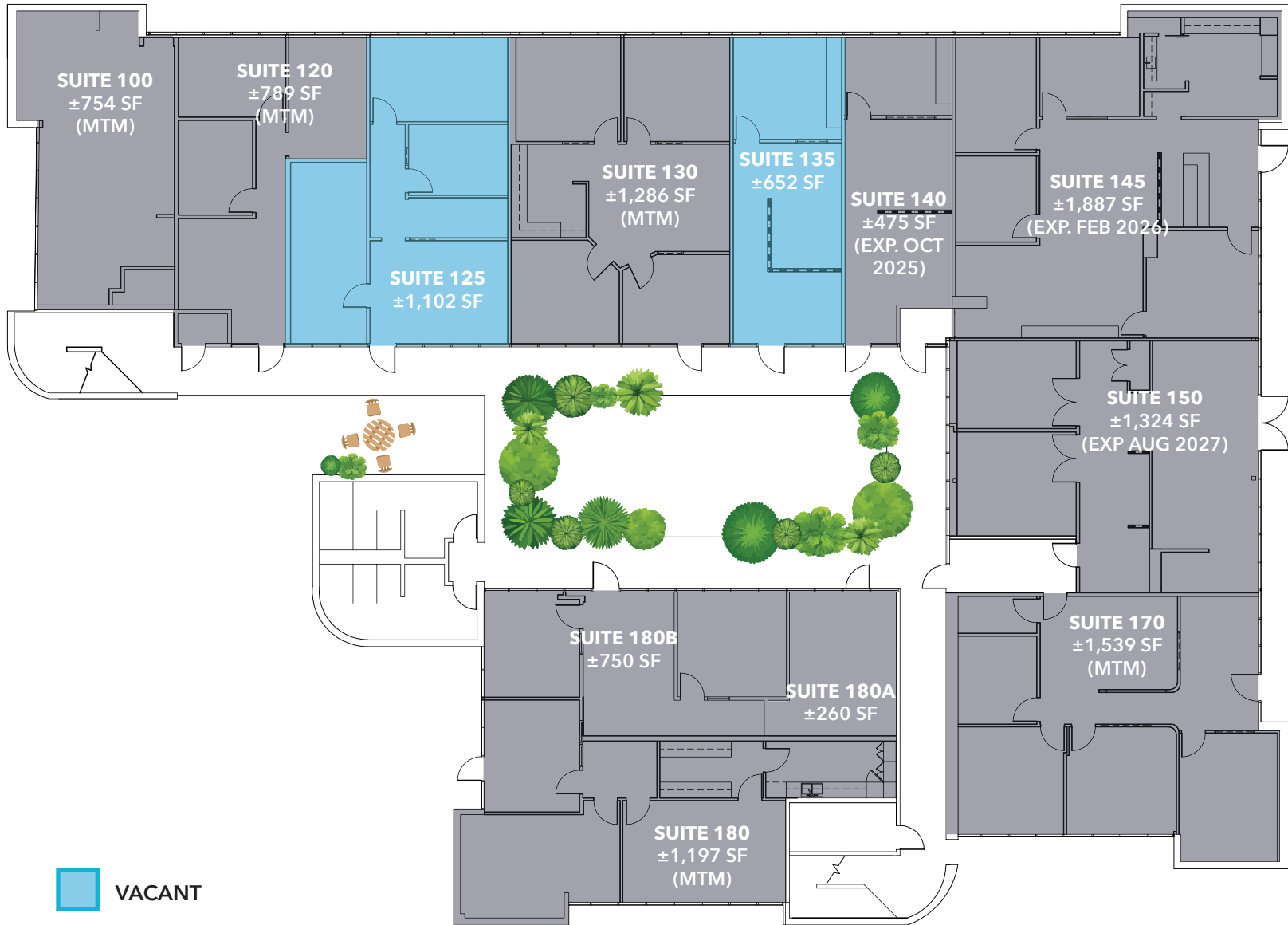
- ±25,865 SF Freestanding Two-Story Office Building
- ±22,179 SF Immediately Available for Owner/User
- Currently 7,841 SF of Contiguous Space with the Option to Relocate Current Tenants to Occupy Full Second Floor (±13,850 SF)
- Flexible Cash Flow
- Excellent Glass Line and Natural Light
- Beautifully Maintained and Professionally Managed
- Ample Free Surface Parking with 100 Surface Stalls
- Walk to a Variety of Retail, Dining, and Residential
- Minutes From High End Coastal Communities
- Great Opportunity for Solar
- Near Planned Site of Laguna Niguel City Center



**PROPERTY IMAGES**



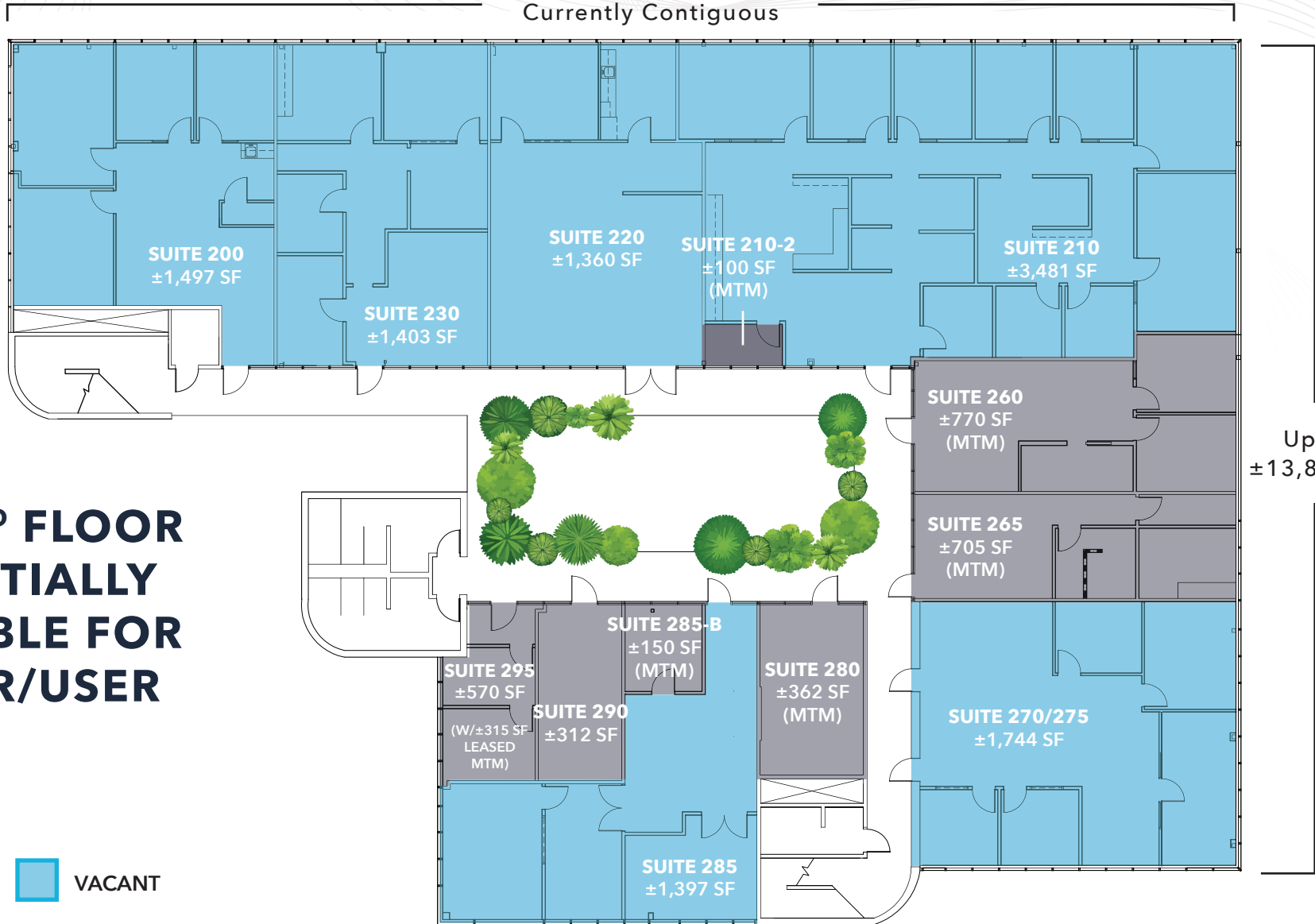
# FIRST FLOOR FLOORPLAN



LEASED
  VACANT

**SECOND FLOOR FLOORPLAN**

±7,841 SF  
Currently Contiguous



**FULL 2<sup>ND</sup> FLOOR  
POTENTIALLY  
AVAILABLE FOR  
OWNER/USER**

LEASED
  VACANT



**usbank**

1

3

**CROWN VALLEY MALL**

**LN**  
**LAGUNA NIGUEL**  
CITY CENTER

2

**LAGUNA NIGUEL PLAZA**



IVY GLENN DRIVE

ALICIA PKWY

1



2



3







# LN

## LAGUNA NIGUEL

CITY CENTER

The new city center will feature vibrant mixed-use retail, office, wellness and civic space surrounding a naturally landscaped central plaza and intimate outdoor spaces, along with 275 stylish apartment homes providing Laguna Niguel a long-awaited gathering place for our local residents and community.

### OFFICE

The new city center creates a destination for people to work, live and play. Employees will be able to take a break from their day to recharge among open, naturally landscaped areas and network at restaurants, coffee shops and the community library, without ever having to get in their car.

### RESIDENTIAL

The 275 apartment homes will be available for rent and will provide an intimate, community feeling with resort-like amenities. The stylish new apartment homes will be designed in two separate buildings adjacent to the City Center retail and will contain a wide variety of floorplan configurations including one-, two- and three-bedroom flats plus some unique two-story townhomes, catering to young professionals, families and empty-nesters. All residents will have access to luxury pools and spas, a state-of-the-art fitness facility, rooftop decks, clubrooms, game rooms, outdoor dining areas and pet spa. Nestled amid an exciting array of restaurants, shops and office, residents will enjoy a walkable, community-oriented lifestyle that does not currently exist in South Orange County.

### COMMUNITY

Driven by the desire to create a downtown gathering spot, the new city center will feature a lushly landscaped central plaza and intimate outdoor spaces filled with family friendly activities and programmed events, including farmers markets, live music, yoga and movies in the park.



AREA OVERVIEW



Laguna Beach



Monarch Beach



Laguna Niguel Regional Park



Laguna Niguel Lake



Dana Point Harbor