

# FREESTANDING MEDICAL OFFICE BUILDING

5 Mareblu, Aliso Viejo, CA 92656



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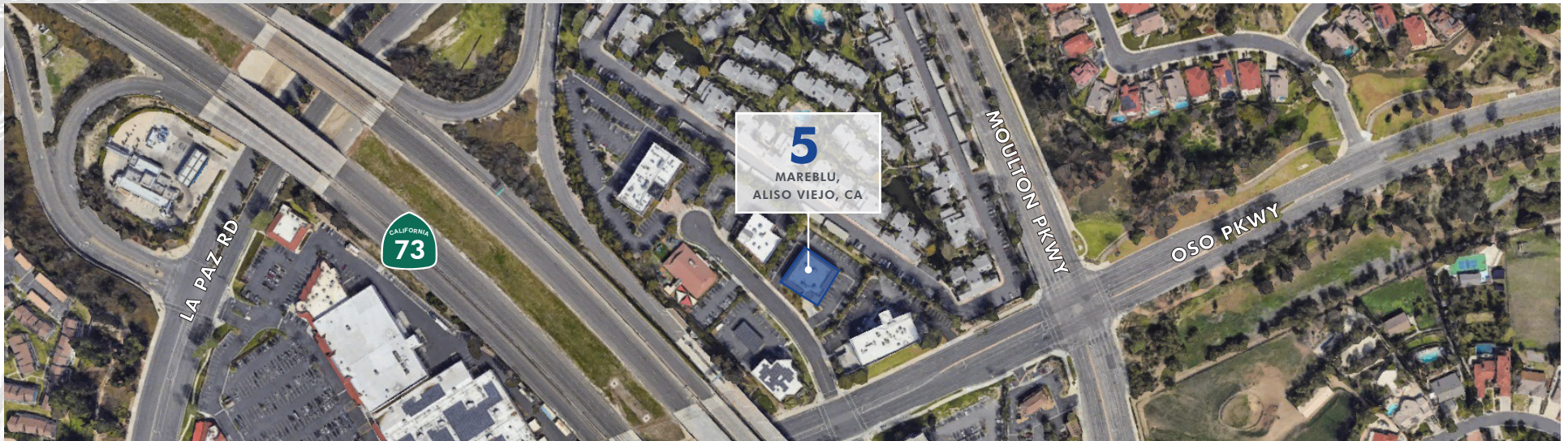
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This Memorandum was prepared by the Broker based on information supplied by the Owner. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material, including any computer diskettes) 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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# INVESTMENT OVERVIEW

Offering Price:	\$7,195,000
Structure Square Footage:	±13,523 SF
Land Square Footage:	±37,987 SF
Sale Type:	Owner/User or Investor
Building Type:	Medical Office
Floors:	2
Elevator Served:	Yes
Year Built:	1991
Zoning:	HC, Orange County
APN:	627-541-43
Parking:	66 Stalls – 4.9:1 Ratio - 8 Covered Stalls - 2 Handicap Stalls



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# INVESTMENT HIGHLIGHTS

## FREESTANDING MEDICAL OFFICE BUILDING

5 Mareblu is a very rare and highly sought after freestanding medical office building located in Aliso Viejo, California. The elevator served two-story building spans over 13,523 square feet and is situated on 38,987 square feet of land.

## CENTRALIZED LOCATION WITH EASY ACCESS

The property is located just off the 73 freeway and in close proximity to many other medical related properties with complementary uses.

## HIGH BARRIERS TO MARKET ENTRY

The market for medical office is supply-constrained with great historical occupancy and virtually no available sites for future development, securing the property's long-term growth and stability.

## CURRENT TENANCY

The property is leased to the County of Orange Health Care Agency through June 30th, 2024. The tenant has been in the property for over 20 years and has a 5-year option to renew for five years at their June 2024 termination date.

## DEMOGRAPHICS

The average household income within a 10 mile radius of 5 Mareblu is \$149,308.



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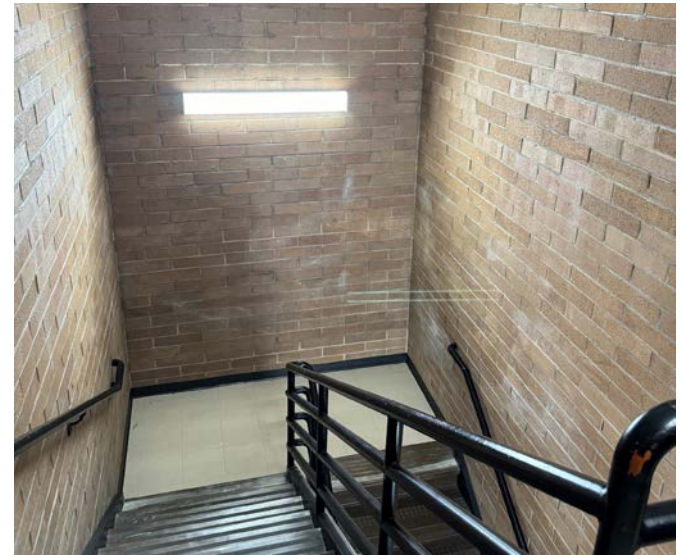
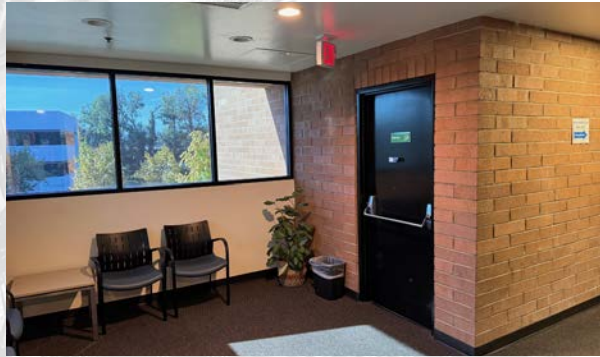
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# PROPERTY PHOTOS



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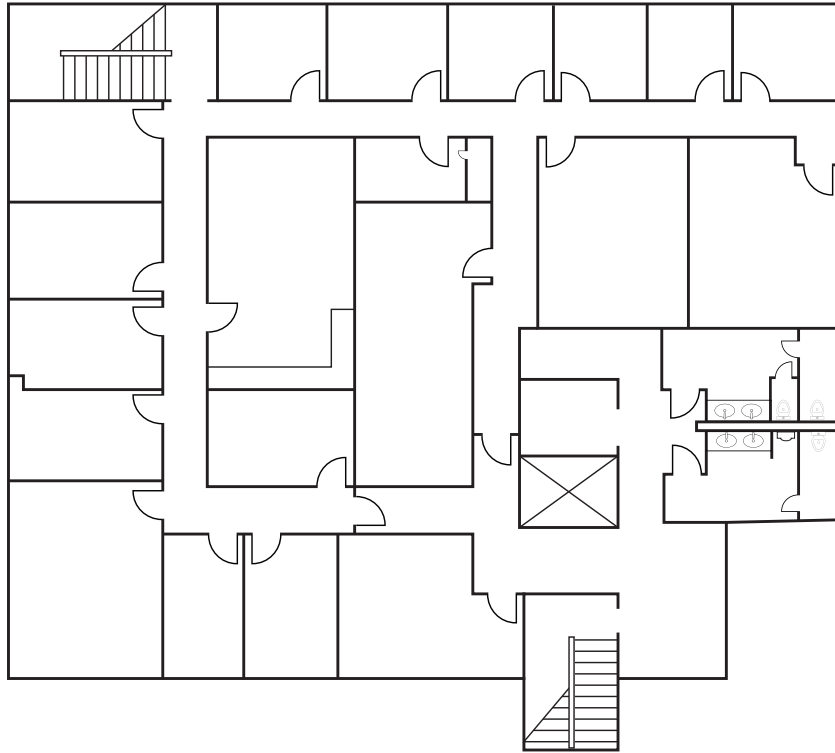
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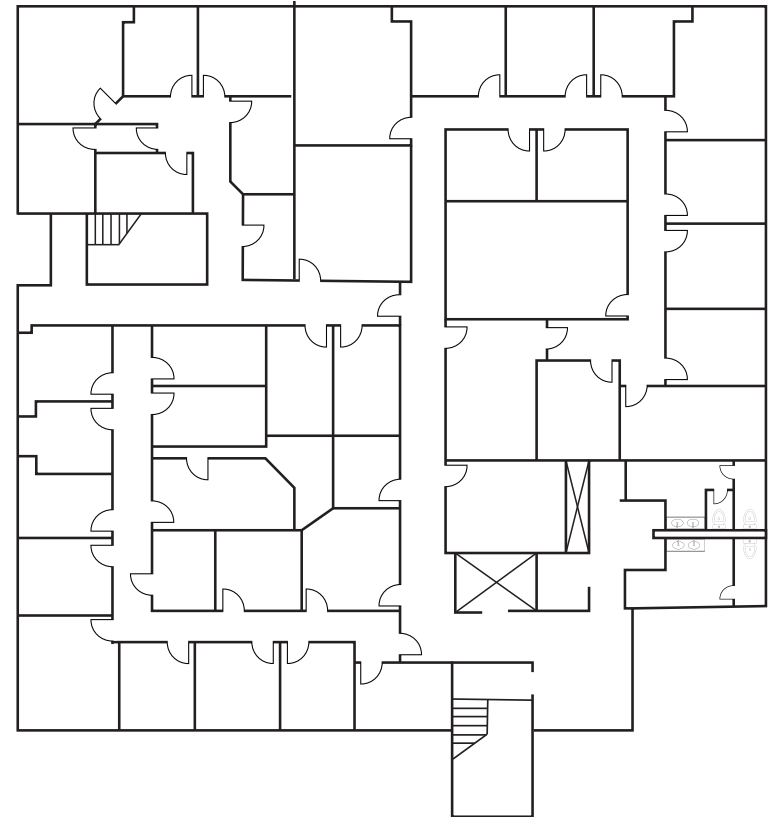
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# BUILDING PLANS

## FIRST FLOOR



## SECOND FLOOR



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# SURROUNDING BUILDINGS

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### PROPERTY ADDRESS

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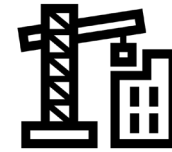
### LAND AREA

±0.87 Acres  
APN: 627-541-43



### BUILDING AREA

±13,523 SF  
2 Stories



### YEAR BUILT

1987



### ZONING

Medical Office



### PARKING

±66 Spaces  
4.88:1 Ratio



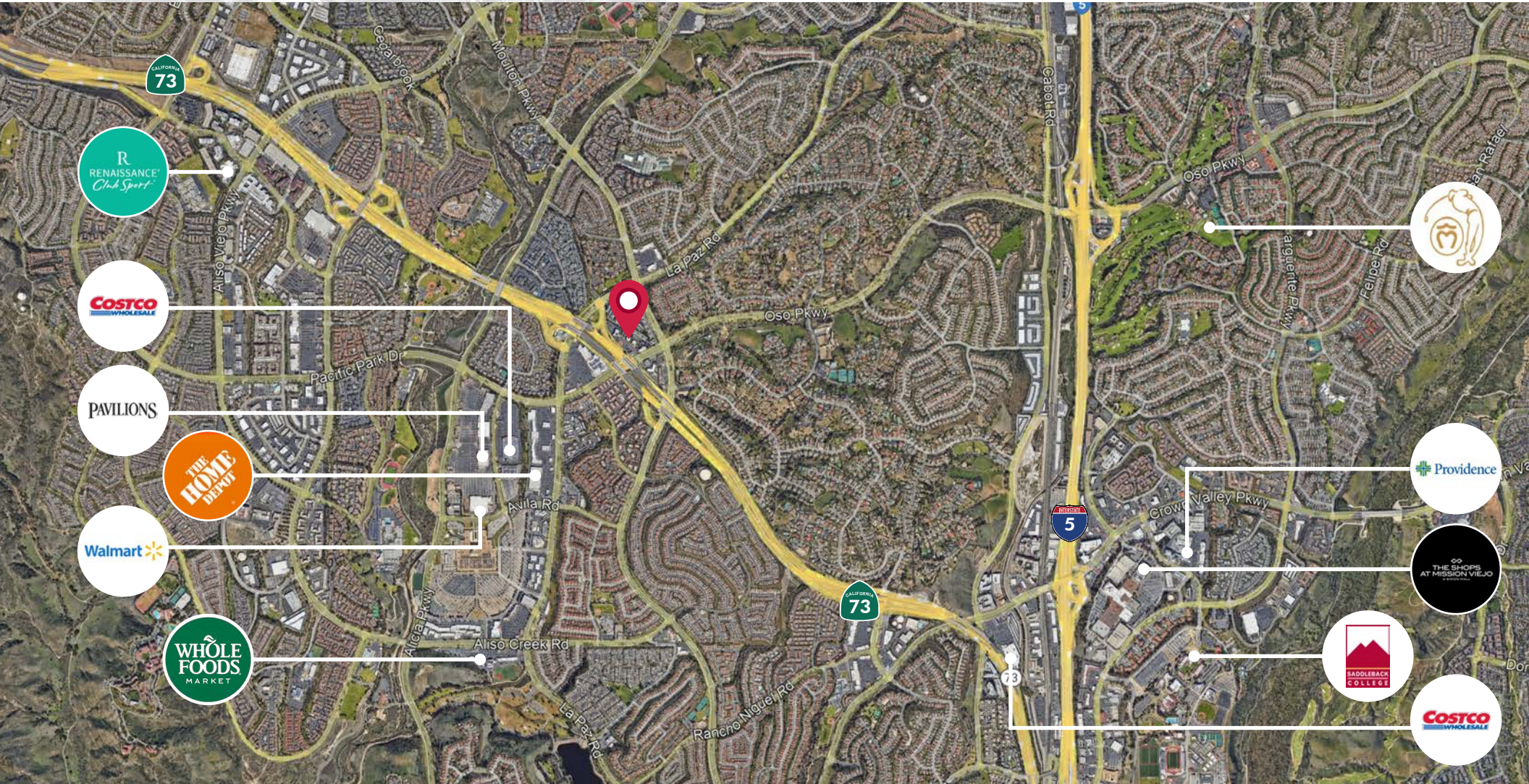
### AVERAGE. HH INCOME

\$149,308 within  
10 mile radius



# AERIAL

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