

16 OFFICE / MEDICAL CONDOS FOR SALE / LEASE



Laguna Hills Medical Art Center

24953 Paseo De Valencia, Bldg B, Laguna Hills, CA 92653

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AL Capital, Inc.

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Renovations

Upgrades include:

- Add fountain in courtyard area
- Speakers for playing music in courtyard
- Upgraded landscaping area
- ADA access from the street to the building
- Resurface the 1st floor courtyard and 2nd floor hallway with water proofing material and adjust the slope to 2%

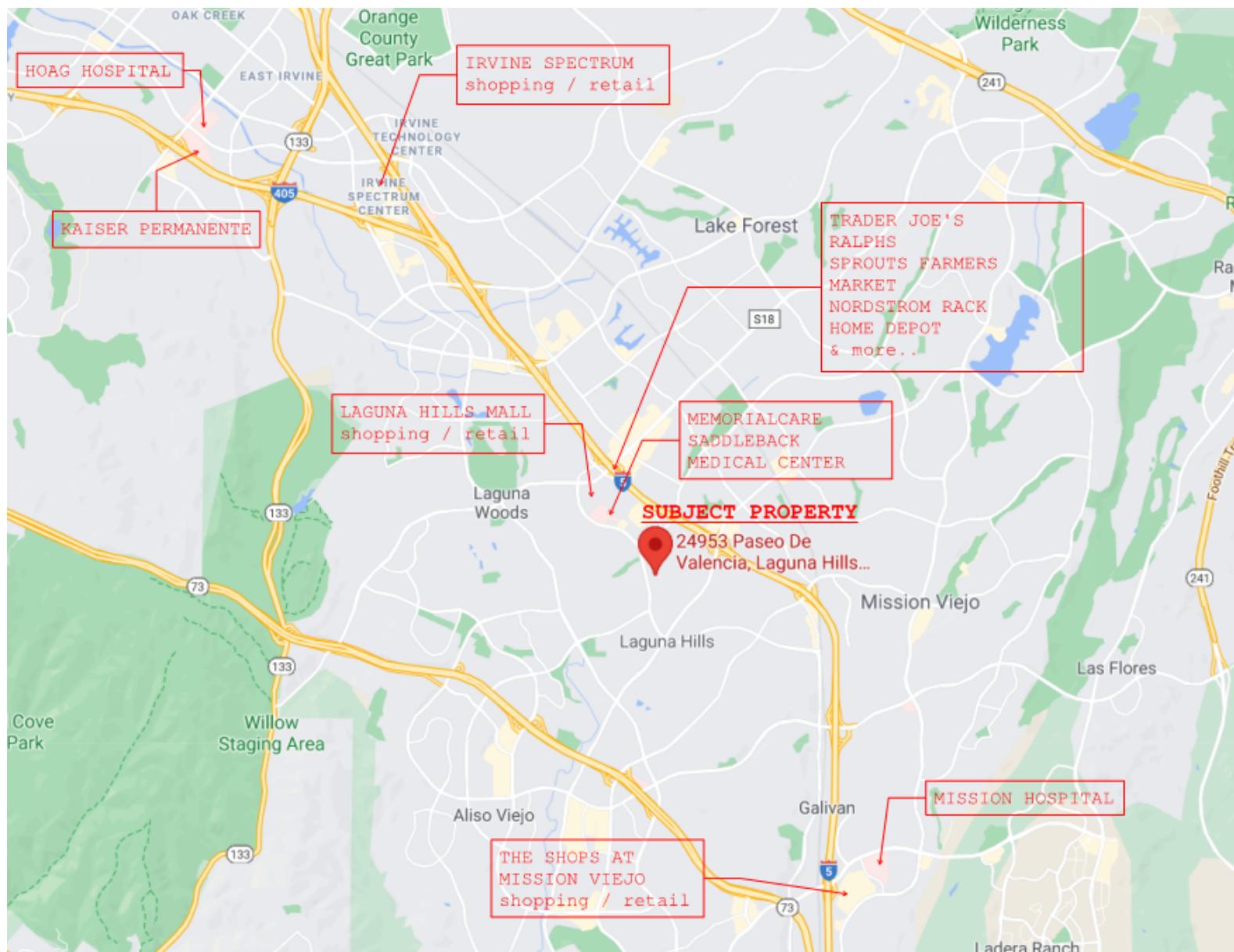


Upgrades include:

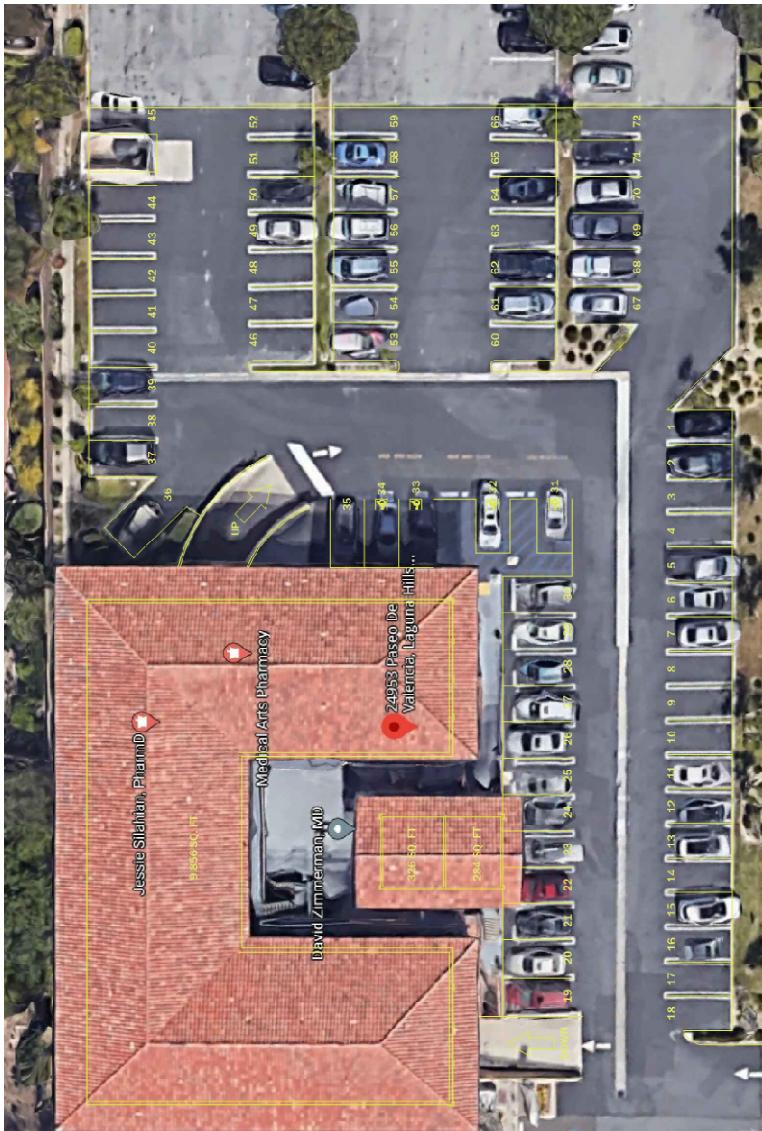
- Exterior Santa Barbara smooth stucco finish
- Modern Spanish mosaic tiles around windows and courtyard walls
- Newly engineered 1st and 2nd floor railings
- HVAC systems update
- Elevator modernization for the equipment and cabin
- New potted plants and flowers throughout the property
- Outdoor seating in two areas
- Stencil pattern on the courtyard floor
- Newly designed staircase in the courtyard to conform with ADA requirements
- New LED lighting for courtyard and parking lot area
- Restrooms upgraded to conform with ADA requirements for public use
- New asphalt in the parking lot
- New rain gutters throughout
- Add trellis on top of trash enclosure
- New signages and directory



Project: Vicinity Map



Site Plan



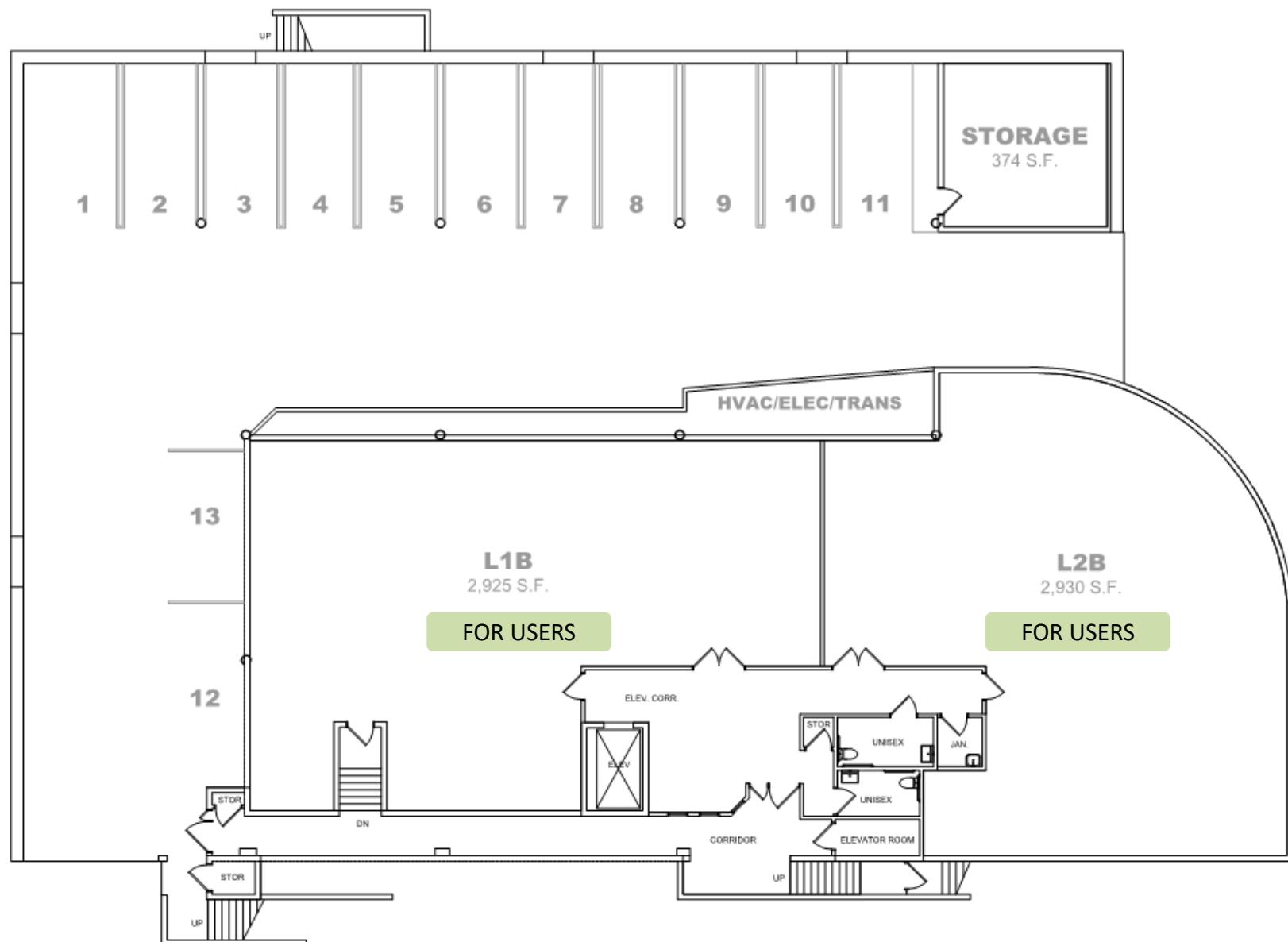
- Prime medical offices near Irvine and Laguna Beach
- Located off the 5-Freeway
- Affluent area with over \$100,000 average household income
- Major hospitals/clinics nearby
- Renovation in progress 16 medical/office condo units for sale/lease
- Building size is approximately 29,640 SF
- Condo unit size from 1,000 SF and up
- If needed, units can be easily combined for more space

Demographic Information

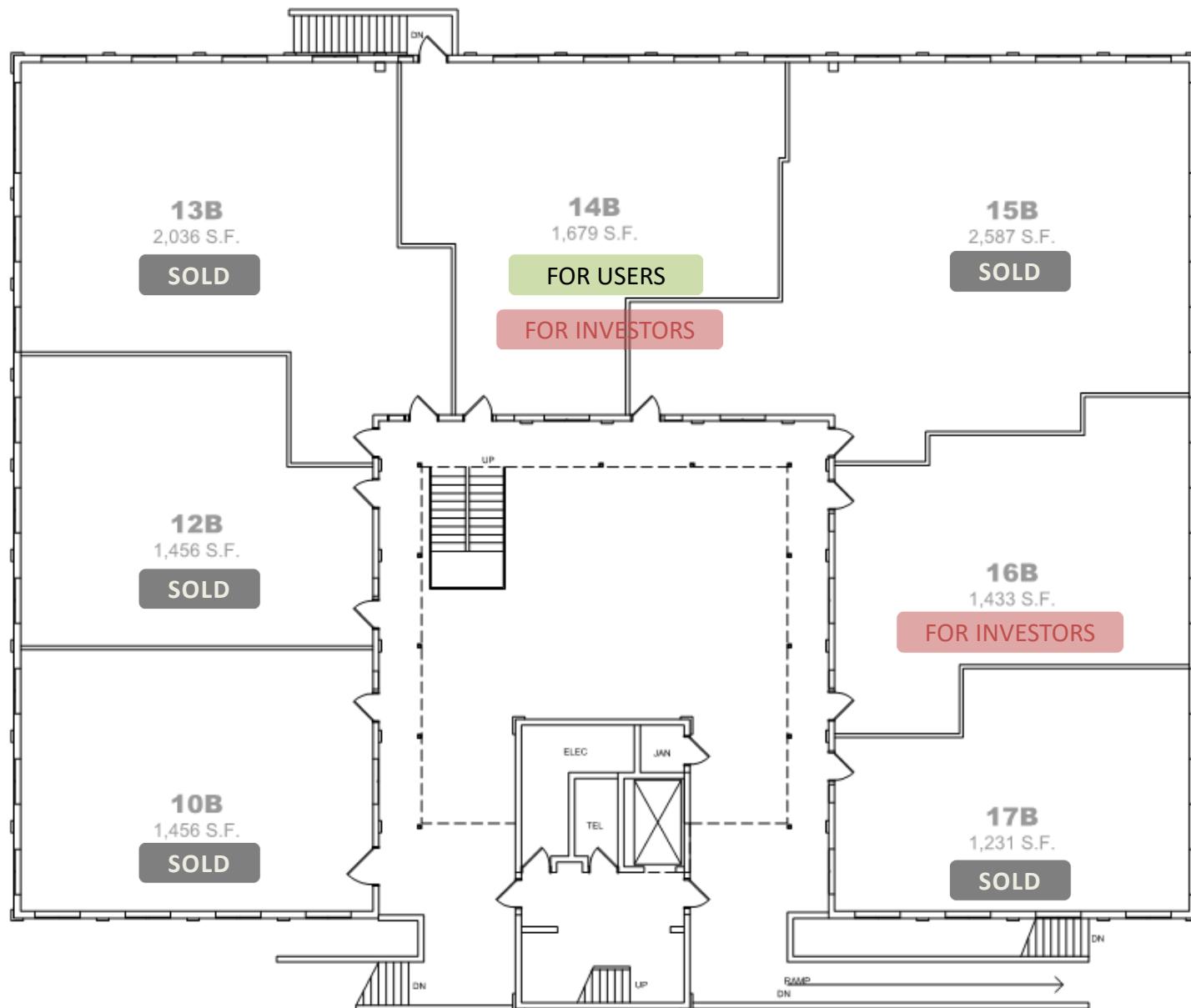
(based on 2019 US Census Bureau)

	Laguna Hills	Laguna Beach	Irvine	Orange County
Population	31,207	22,827	287,401	3,175,692
Household Income	\$100,985	\$129,983	\$105,126	\$90,234

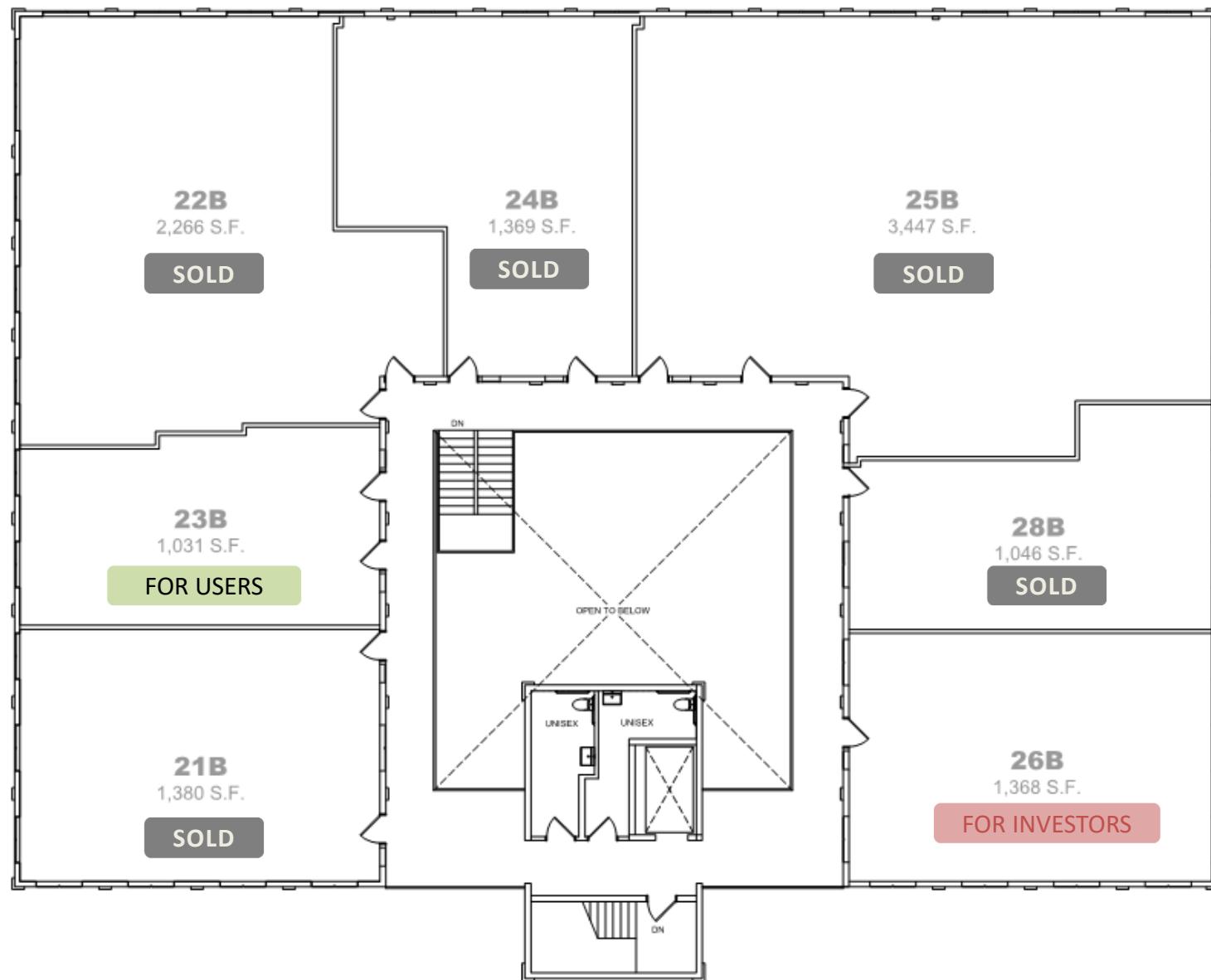
Basement Floor Plan



1F Floor Plan



2F Floor Plan



Office Condo Price List

Suite #	Rentable Square Feet	Purchase Price	Availability
L1B	2,925	\$2,041,650	AVAILABLE FOR USER
L2B	2,930	\$2,045,140	AVAILABLE FOR USER
10B	1,456	\$1,089,088	SOLD
12B	1,456	\$1,016,288	SOLD
13B	2,036	\$1,421,128	SOLD
14B	1,679	\$1,171,942	AVAILABLE FOR USER/INVESTOR
15B	2,587	\$1,805,726	SOLD
16B	1,433	\$1,000,234	AVAILABLE FOR INVESTOR
17B	1,231	\$859,238	SOLD
21B	1,380	\$963,240	SOLD
22B	2,266	\$1,581,668	SOLD
23B	1,031	\$719,638	AVAILABLE FOR USER
24B	1,369	\$955,562	SOLD
25B	3,447	\$2,406,006	SOLD
28B	1,046	\$730,108	SOLD
26B	1,368	\$954,864	AVAILABLE FOR INVESTOR

- Property is zoned for commercial use with medical use allowed.
- Broker Cooperation: 3% commission to selling brokers who represent the buyer/lessee in the completed transaction.
- Monthly association fees include insurance (property, fire and liability), and CAM charge; fee is estimated to be approximately \$0.25 per rentable square foot per month; electricity is *excluded*.

Monthly Payment Breakdown*

Unit Size	1,031 SF	2,266 SF	2,925 SF
Purchase Price	\$719,638	\$1,581,668	\$2,041,650
Down Payment (15%)	\$107,946	\$237,250	\$306,248
Mortgage Interest (5% interest)	\$2,549/mo.	\$5,602/mo.	\$7,231/mo.
Property Tax (1.03%)	\$618/mo.	\$1,358/mo.	\$1,752/mo.
Association Fee (\$0.25/SF)	\$258/mo.	\$567/mo.	\$731/mo.
Total Monthly Payments	\$3,424	\$7,526	\$9,715

- Build up your own equity through mortgage payments.
- Take advantage of the historically low interest rates.
- Enjoy the property value appreciation.
- Pride of ownership, with great location & quality.
- Owner occupy or income property with good return on investment.
- No more tedious landlord relationship and surprise rent increases.
- Flexibility to sell or lease at any time.

*Above breakdown is based on current interest rates, property tax rate includes special assessment fees and is approximate.

CGM Development Past Projects

(for full list of past projects, please visit our website at www.cgmdev.com)

Grandview Medical Plaza

13768 Roswell Ave, Chino, CA 91710



Nogales Plaza

2707 East Valley Blvd, West Covina, CA 91792



Diamond Star Office Condo

2705 Diamond Bar Blvd, Diamond Bar, CA 91765



Brea Metro Office Condo

330 East Lambert Road, Brea, CA 92821



CURRENTLY ON THE MARKET!
contact us for more information

Brea Canyon Office Condo

680 Brea Canyon Road, Diamond Bar, CA 91789



DB Office Condo

660 N Diamond Bar Blvd, Diamond Bar, CA 91765



University Office Park

2501 E Chapman Ave, Fullerton, CA 92831



Lambert Office Plaza

1800 E Lambert Rd, Brea, CA 92821



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December 2024