



**FOR LEASE**

**24953 Paseo De Valencia**

**BUILDING C**

**LAGUNA HILLS, CA 92653**

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                      |
|-----------------------|----------------------|
| <b>LEASE RATE:</b>    | \$2.95 SF/month (MG) |
| <b>BUILDING SIZE:</b> | 21,300 SF            |
| <b>AVAILABLE SF:</b>  | 1606 SF & 1838 SF    |
| <b>LOT SIZE:</b>      | 49,949 SF            |

## PROPERTY OVERVIEW

SVN Vanguard is pleased to present 24953 Paseo De Valencia Building C. The new ownership has completely renovated the exterior which now features a modern and upscale design. While it is conveniently located near the Saddleback Memorial Medical Center and many other neighboring projects, the building itself provides a unique and tranquil setting for medical practices and boasts great natural light inside the suites. The building is professionally managed and offers easy and abundant patient parking, with easy access via the 5 Freeway. Even more upgrades are coming, including an improved courtyard and a re-graded and re-stripped parking lot.

## PROPERTY HIGHLIGHTS

- Major exterior renovations completed
- Convenient patient parking
- Medical/Dental Space
- Professionally managed
- Great natural light

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**NO TRIPLE NETS! LANDLORD OFFERING A REDUCED RATE OF \$1.95 PER SF FOR THE 1ST YEAR ON A 5 YEAR TERM**

**LEASE INFORMATION**

|                     |                                 |                    |   |
|---------------------|---------------------------------|--------------------|---|
| <b>LEASE TYPE:</b>  | Modified Gross - NO TRIPLE NETS | <b>LEASE TERM:</b> | Negotiable  |
| <b>TOTAL SPACE:</b> | 450 - 1,838 SF                  | <b>LEASE RATE:</b> | \$2.95 SF/month<br>Landlord offering a reduced rate of \$1.95 for the 1st year on a 5 year term |

**AVAILABLE SPACES**

**SUITE                      TENANT SIZE (SF)   LEASE TYPE   LEASE RATE   DESCRIPTION**

|                               |           |          |                |                 |  |
|-------------------------------|-----------|----------|----------------|-----------------|--|
| 24953 Paseo De Valencia - 18C | Available | 1,606 SF | Modified Gross | \$2.95 SF/month | Renovated Dental Suite - Dental Equipment Available! 6 plumbed ops, breakroom, reception/waiting - new flooring, ceiling, fresh paint. |
| 24953 Paseo De Valencia - 16C | Available | 1,838 SF | Modified Gross | \$2.95 SF/month | reception/waiting, 4 exam rooms, 2 offices, 2 in-suite restrooms   |
| 24953 Paseo De Valencia - 4C  | Available | 651 SF   | Modified Gross | \$2.95 SF/month | Reception area, open area, private office, restroom  |
| 24953 Paseo De Valencia - 10C | Available | 450 SF   | Modified Gross | \$2.95 SF/month | office/medical space w/ reception area and 2 exam/office   |

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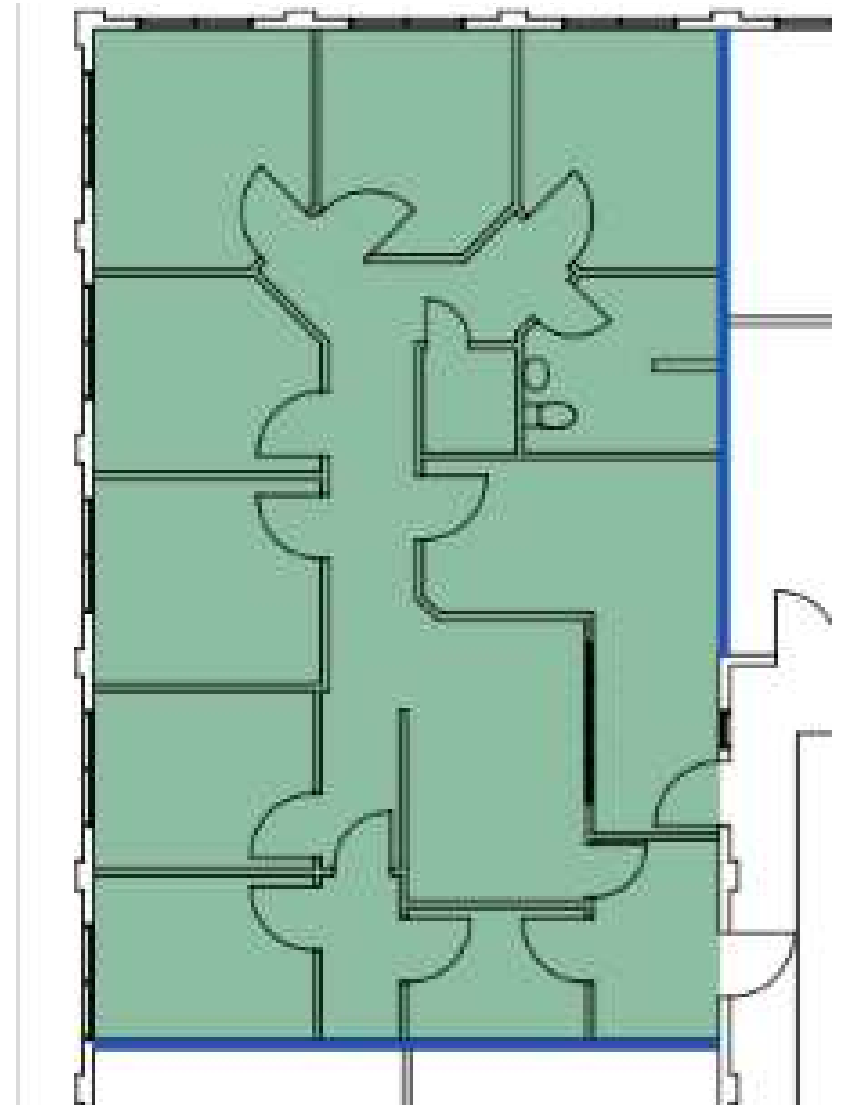
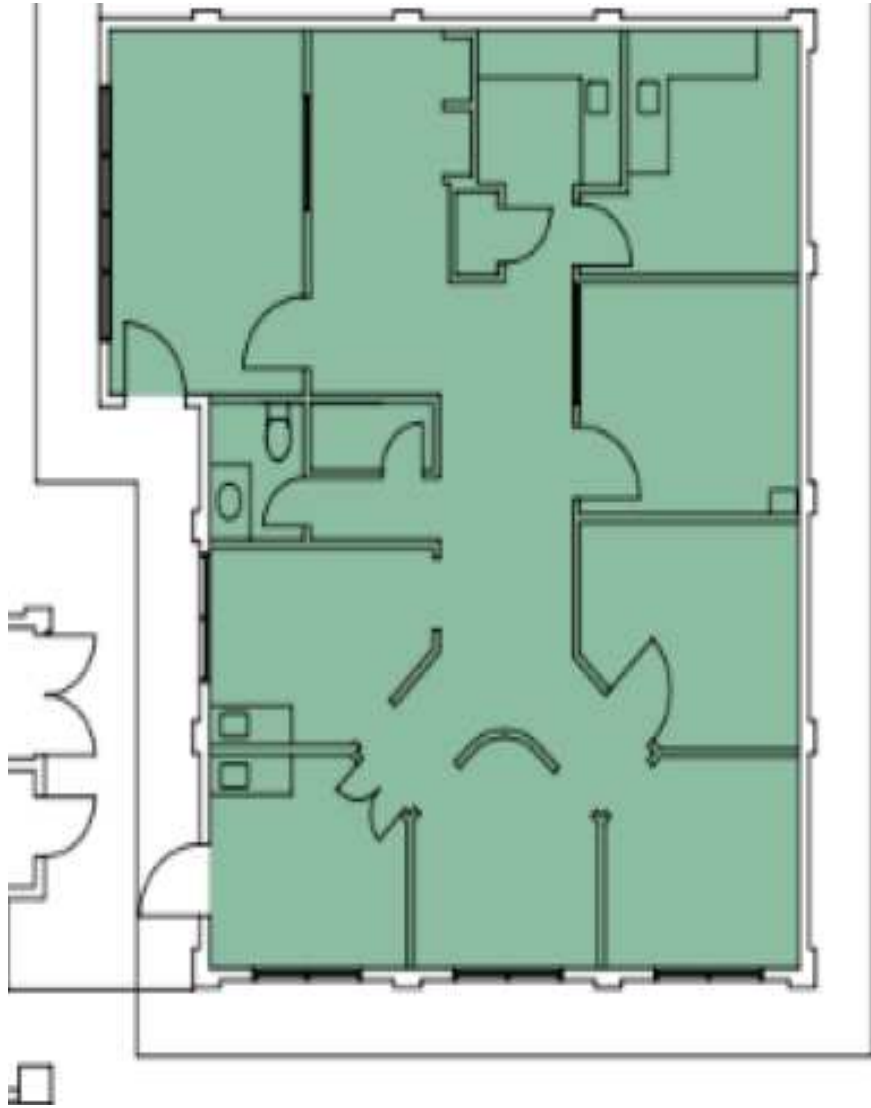
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**ADDITIONAL PHOTOS**



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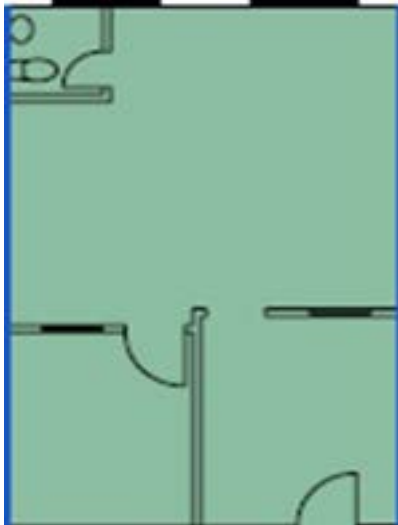
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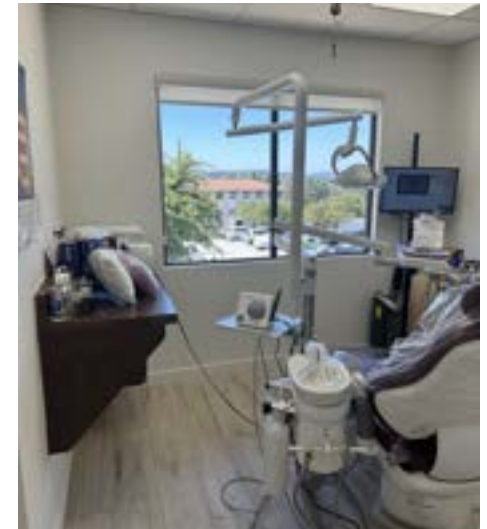
# OFFICE/MEDICAL SUITE - 4C - 651 SF



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**DENTAL SUITE - 18C - 1626 SF (DENTAL EQUIPMENT AVAILABLE)**



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# DEMOGRAPHICS MAP & REPORT

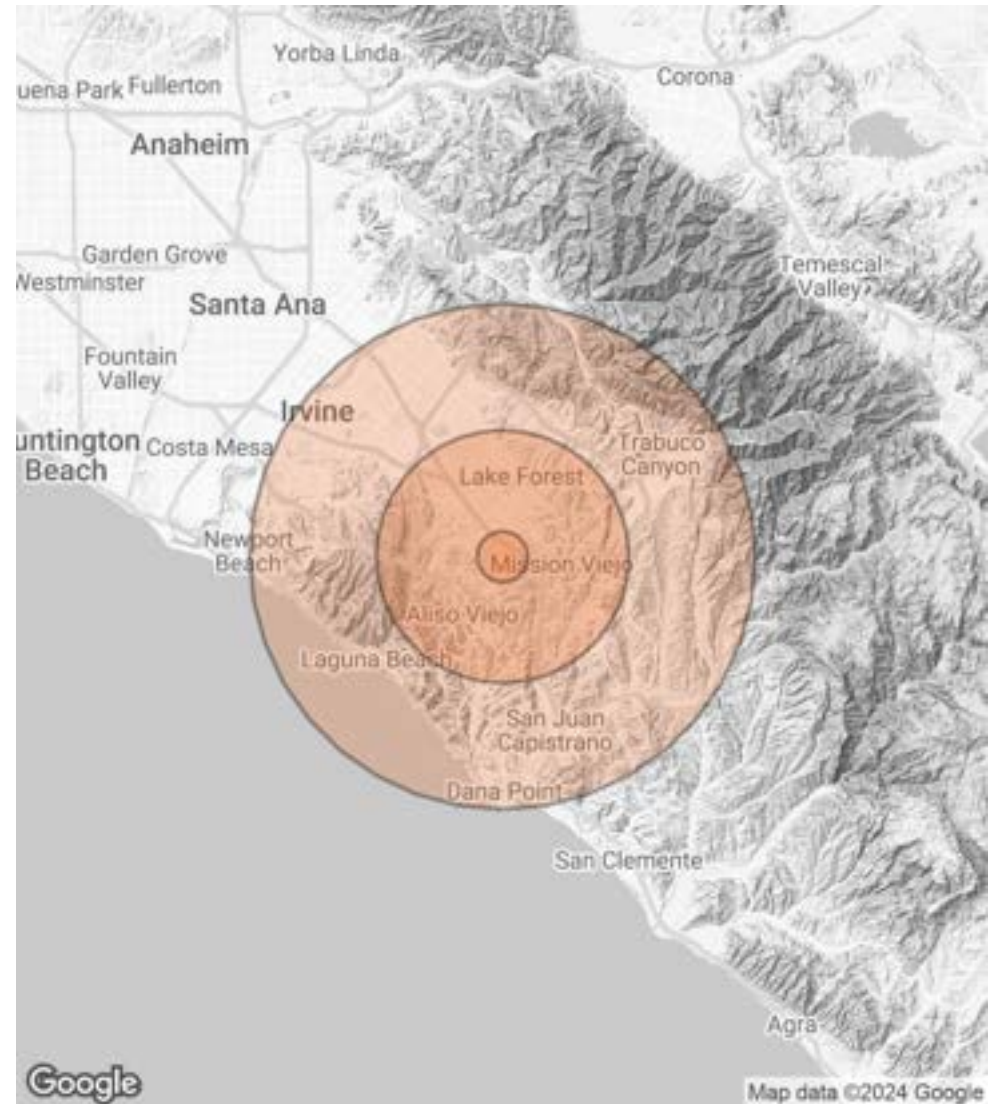
## POPULATION

|                             | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| <b>TOTAL POPULATION</b>     | 21,376 | 324,076 | 837,837  |
| <b>AVERAGE AGE</b>          | 48.8   | 43.2    | 41.6     |
| <b>AVERAGE AGE (MALE)</b>   | 44.1   | 42.2    | 40.5     |
| <b>AVERAGE AGE (FEMALE)</b> | 52.3   | 44.0    | 42.3     |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 9,363     | 126,046   | 328,794   |
| <b># OF PERSONS PER HH</b> | 2.3       | 2.6       | 2.5       |
| <b>AVERAGE HH INCOME</b>   | \$98,714  | \$129,508 | \$142,691 |
| <b>AVERAGE HOUSE VALUE</b> | \$544,710 | \$681,527 | \$827,165 |

2020 American Community Survey (ACS)



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