

FOR SALE

LUXURY OFFICE BUILDING WITH 5 FREEWAY VISIBILITY

31601 AVENIDA LOS CERRITOS

San Juan Capistrano

CA 92675

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 **COASTAL INVESTMENT GROUP**

OFFERING MEMORANDUM



TABLE OF CONTENTS

1 Offering Overview

2 Site Plan

3 Photos

4 Coastal Attractions

5 Demographics

6 Aerial Overview

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PROPERTY OVERVIEW

Offering Price:	\$5,650,000 \$5,250,000
Structure SF:	±14,310 SF
Land SF:	±40,964 SF
Sale Type:	Owner/User or Investment
Building Type:	Office
Year Built/Renovated:	2006/ 2018-2019
Parking:	50
Ortega/5 Fwy Traffic:	285,000 Cars
Zoning:	OC (Office Commercial District)

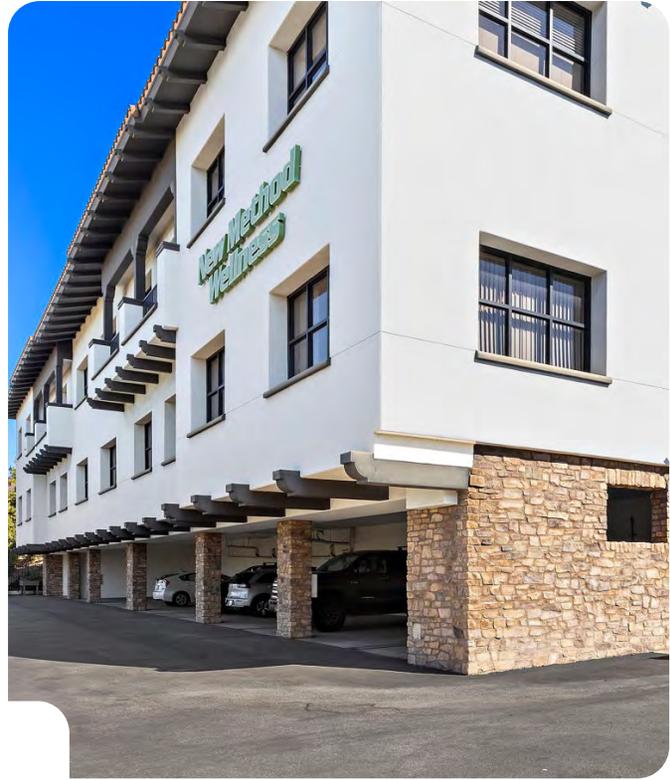


PROPERTY HIGHLIGHTS

Originally built by Brad Gates, a former Orange County Sheriff and local hero, 31601 Avenida Los Cerritos is a beautifully renovated office building positioned off the 5 Freeway and Ortega Highway. This prime office building offers outstanding visibility and easy freeway access, the freeway views and exposure to approximately 285,000 vehicles daily makes this property an exceptional location for your business. The ±14,310 square foot building sits on a ±40,964 square foot lot, offering ample space and flexibility for your office use. Built in 2006 and extensively renovated between 2018 and 2019, the building is designed with modern features and functionality. It can also be easily divided into multiple smaller units, making it ideal for businesses seeking to occupy part of the space while generating rental income from the remaining units.

31601 Avenida De Los Cerritos offers a unique opportunity to secure a high-profile, versatile property in a prime location. Whether you plan to occupy the entire space, split it into smaller units, or invest in this high-visibility asset, this property presents exceptional potential.





PHOTOS



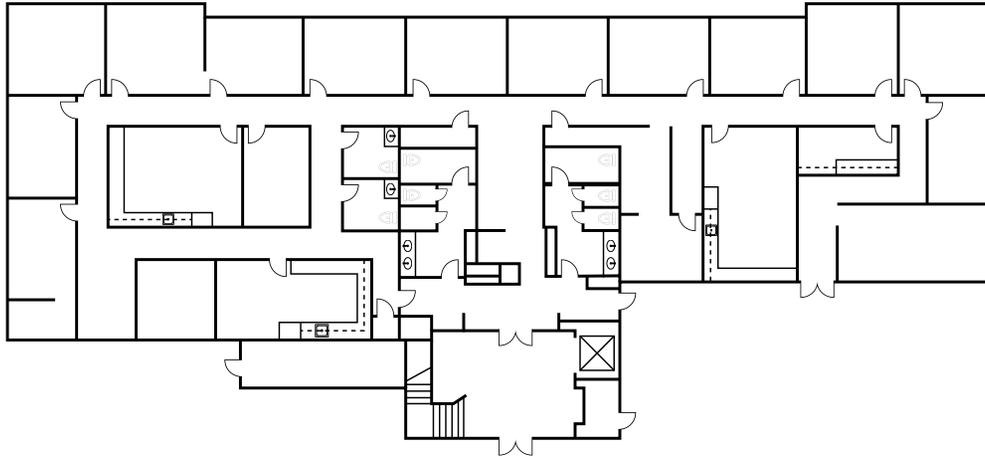
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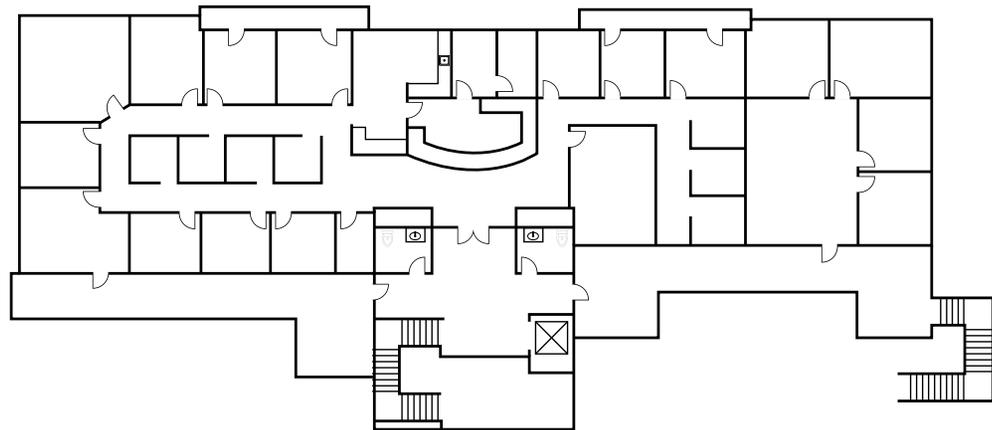
PHOTOS

THE COASTAL BLUEPRINT

FIRST FLOOR



SECOND FLOOR



San Juan Capistrano

DINING



Heritage BBQ



Mayfield,



Rosewood Social



Bloom
Restaurant & Bar



Riverstreet
Marketplace



San Juan Hills
Golf Club



The Ecology
Center



The Mission
at San Juan

ATTRACTIONS

EQUESTRIAN



5M Ranch



San Juan Capistrano
Equestrian Center

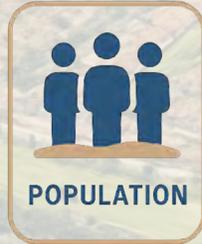


Rancho Sierra Vista
Equestrian Center



Ivy Gate Farm

THE COASTAL COMMUNITY



1 MILE	13,881	9,255	\$125,484		High School Graduate 13%
3 MILE	86,996	24,857	\$153,901		Bachelor's Degree 27%
5 MILE	212,218	86,363	\$158,889		Post Graduate/ Advanced Degree 19%
				±286,223 Cars Per Day on 5 Freeway	No High School Diploma 11%
SAN JUAN CAPISTRANO	35,546	34,998 (2023)	\$127,893 (2023)		High School Graduate 17%
					Some College or an Associate Degree 29%
					Bachelor's Degree 25%
					Post Graduate/ Advanced Degree 17%

TARGET

**IN-N-OUT
BURGER**

**RIVER STREET
MARKETPLACE**

**MISSION
SAN JUAN CAPISTRANO
CA**

**DANA POINT
HARBOR
12 MILES**

TRADER JOE'S

INN AT THE MISSION

**31601 AVENIDA LOS CERRITOS
SAN JUAN CAPISTRANO**

**INTERSTATE
5**

NEARBY AMENITIES



31601 AVENIDA LOS CERRITOS
SAN JUAN CAPISTRANO



MISSION VILLAGE CENTER



PLAZA DEL RIO

PLAZA DEL RIO

PLAZA DEL OBISPO



MARCO FORSTER MIDDLE SCHOOL

SAN JUAN HILLS HIGH SCHOOL



ST. MARGARET'S EPISCOPAL SCHOOL

DOWNTOWN SAN JUAN CAPISTRANO

CITY AERIAL

Keepin' it Coastal

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