

CBRE














FOR SALE OR LEASE
±49,915 SF ON 10.39 ACRES

20602
CIVIC CENTER DR

26000
COMMERCENTRE DR

26000 COMMERCENTRE DR & 20602 CIVIC CENTER DR
LAKE FOREST, CALIFORNIA

PROPERTY SUMMARY

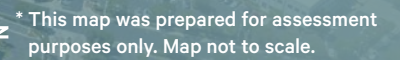
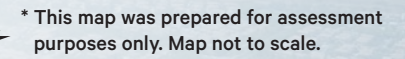
 ADDRESS	26000 Commercentre	20602 20602 Civic Center
 APN	610-332-08	610-332-09 + 610-332-04
 BUILDING SIZE	± 21,515 SF Single Story Office Building	± 28,400 SF Building 1: ± 21,200 SF Building 2: ±7,200 SF
 LAND SIZE	± 134,628 SF / ± 3.09 AC	± 317,936 SF / ± 7.30 AC
 NO. OF BUILDINGS	One / 1	Two (2) buildings + multiple sheds/coverings
 LOADING DOORS	None	Building 1: Five (5) Oversized GL Doors Building 2: Six (6) Oversized GL Doors
 YEAR BUILT	1998	1998
 STORIES	One / 1	Two / 2
 PARKING	±135 spaces	±50 surface spaces
 ZONING CODE	UI-25 (Urban Industrial) – City of Lake Forest	
 INTERIOR IMPROVEMENTS	Nicely-appointed offices ideal for warehouse-commercial uses, featuring locker rooms and showers.	
 SITE ACCESS	The property is accessible via two (2) egress/ingress points, one (1) off Civic Center Dr. and one (1) off Commercentre Dr.	The property is accessible via one (1) egress/ingress point off Civic Center Dr.
 CURRENT TENANCY	The lease for the current tenant, Primoris Services Corporation, expires on July 31, 2025. Upon vacating the property, the tenant will be responsible for the removal of FF&E, any Underground Storage Tanks (UST's) and any/all remediation of hazardous substances caused by tenant's use and occupancy. Lease documents are available upon signing of the confidentiality agreement.	

34 PARCEL MAP



Commercentre Dr,
Lake Forest, CA 92630

20602 Civic Center Dr,
Lake Forest,



SITE PLAN

APN
610-332-08

LAND SIZE
±3.09 AC

CIVIC CENTER DR

COMMERCE DR

ENTERPRISE WAY

DIMENSION DR

PRISM PL

APN
610-332-04

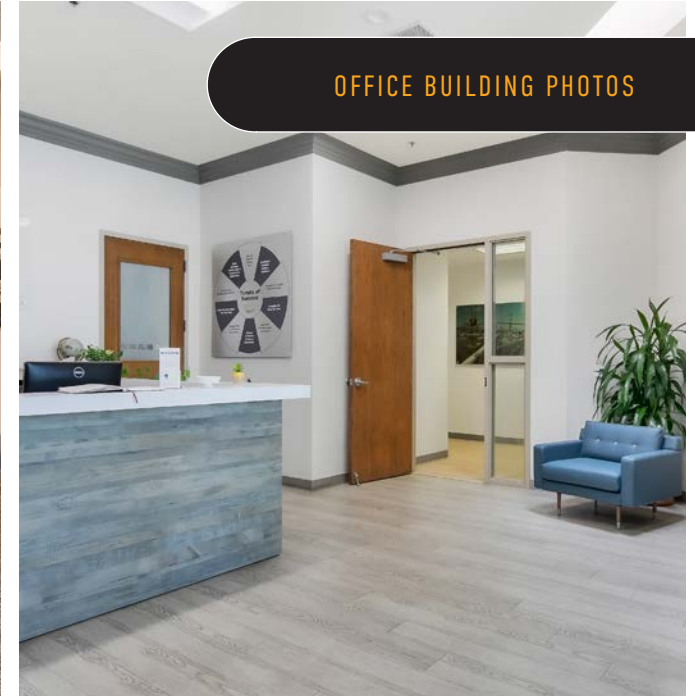
LAND SIZE
±2.33 AC

APN
610-332-09

LAND SIZE
±4.97 AC

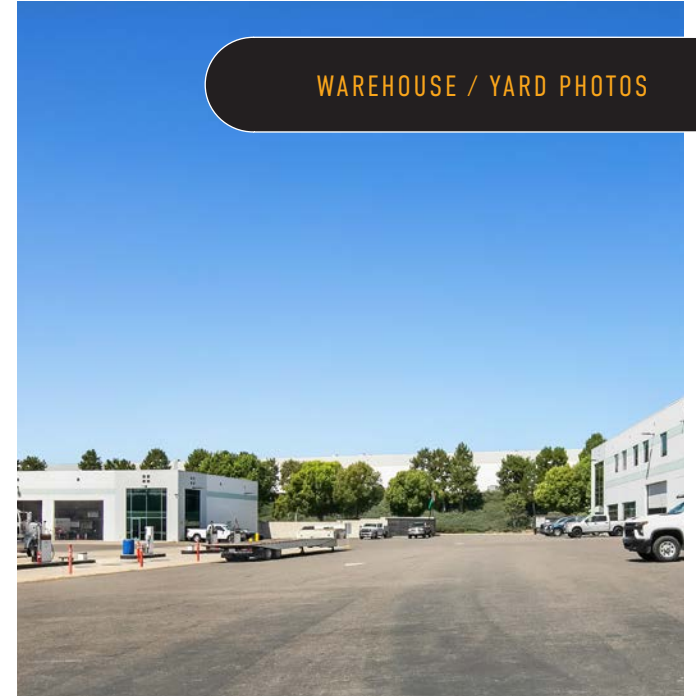


* This map was prepared for assessment purposes only. Map not to scale.





WAREHOUSE / YARD PHOTOS





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PROPERTY AERIAL

tae

NIKE

OAKLEY

Kawasaki
Kawasaki Motors Corp., U.S.A.

CALIFORNIA
241

FOOTHILL RANCH
MARKETPLACE



Panasonic
ADVANTEST

26000
COMMERCE CENTRE DR

DIMENSION DR

20602
CIVIC CENTER DR

LAKE FOREST DR

FANUC



DYNACAST

TERRY'S
MOVING & STORAGE

CIVIC CENTER DR

BAKE PKWY

COMMERCE CENTRE DR



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20602
CIVIC CENTER DR

26000
COMMERCENTRE DR

FOR FURTHER INFORMATION:

JEFF CARR
Lic. 01009600
+1 949 725 8631
jeff.carr@cbre.com

GREG SULLIVAN
Lic. 00920305
+1 949 725 8670
greg.sullivan@cbre.com

ANTHONY DE LORENZO
Lic. 01706686
+1 949 725 8425
anthony.delorenzo@cbre.com

CBRE

CBRE Broker Lic. 004009987

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