

33302 VALLE ROAD SAN JUAN CAPISTRANO, CALIFORNIA

A PREMIER OFFICE PROPERTY
FOR SALE AND FOR LEASE



BRIDGETTE KRISTIN
SANOSSIAN + ASSOCIATES

AT DOUGLAS ELLIMAN REAL ESTATE



FOR SALE | FOR LEASE
\$3,125,000

±8,900 SF Total

Three (3) Office Suites Available
Ability to Lease Individually

A flexible office property with private offices, open work areas, cubicles, reception, and amenities — perfectly suited for single-user occupancy or multi-tenant investment

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Property Features

Convenient location directly off the I-5
Freeway at Camino Capistrano

Single-story layout with efficient floor
plan

Upgraded improvements **above
standard finishes**

Drive-up surface parking for tenants
and visitors

High-visibility signage opportunities
from the I-5 Freeway

Sustainable **solar panels** servicing
the property

21 Private Offices grand total

**Professional Front Desk Reception
Area**

Conference Room + Collaborative
Workspaces

Kitchenette and Supply Rooms

Bullpen area with **12 installed Cubicles**

Association Dues: \$2,713.00 (\$0.30/SF)
Per Month

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VIDEO TOUR

Flexible Multi-Tenant Layout

This office property is designed with leasing flexibility in mind. Each suite features its own entry/exit point, making it ideal for multi-tenant configurations or a single user. A buyer can lease the suites individually, combine them for larger users, or occupy one while leasing the others for income.

Suite 100 - \pm 2,400 SF

- 3 private offices + bullpen with 12 cubicles (optional, in great condition)
- 2 bathrooms + 1 kitchenette
- Great as a secondary tenant space or coworking operator suite

Suite 125 - \pm 5,300 SF

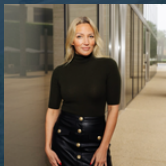
- 16 private offices with individual thermostats
- 1 large conference room
- 4 bathrooms + 1 kitchenette + 1 supply room
- Can accommodate one larger tenant or be sub-divided into smaller offices

Suite 175 - \pm 1,200 SF

- 2 large offices
- 1 large community/open area
- 1 restroom

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