

# 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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# 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 1<sup>st</sup> floor courtyard and 2<sup>nd</sup> floor hallway with water proofing material and adjust the slope to 2%

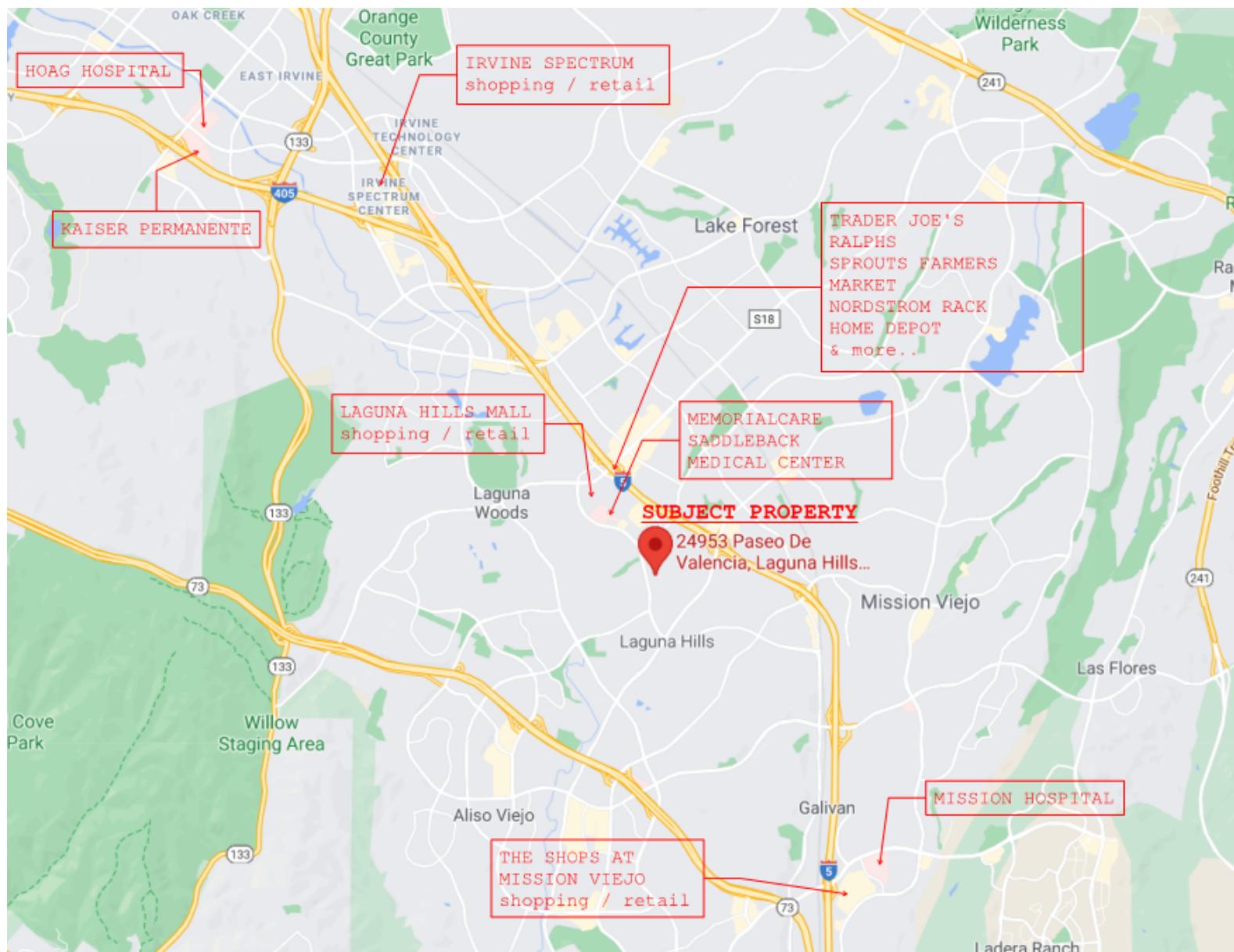


## Upgrades include:

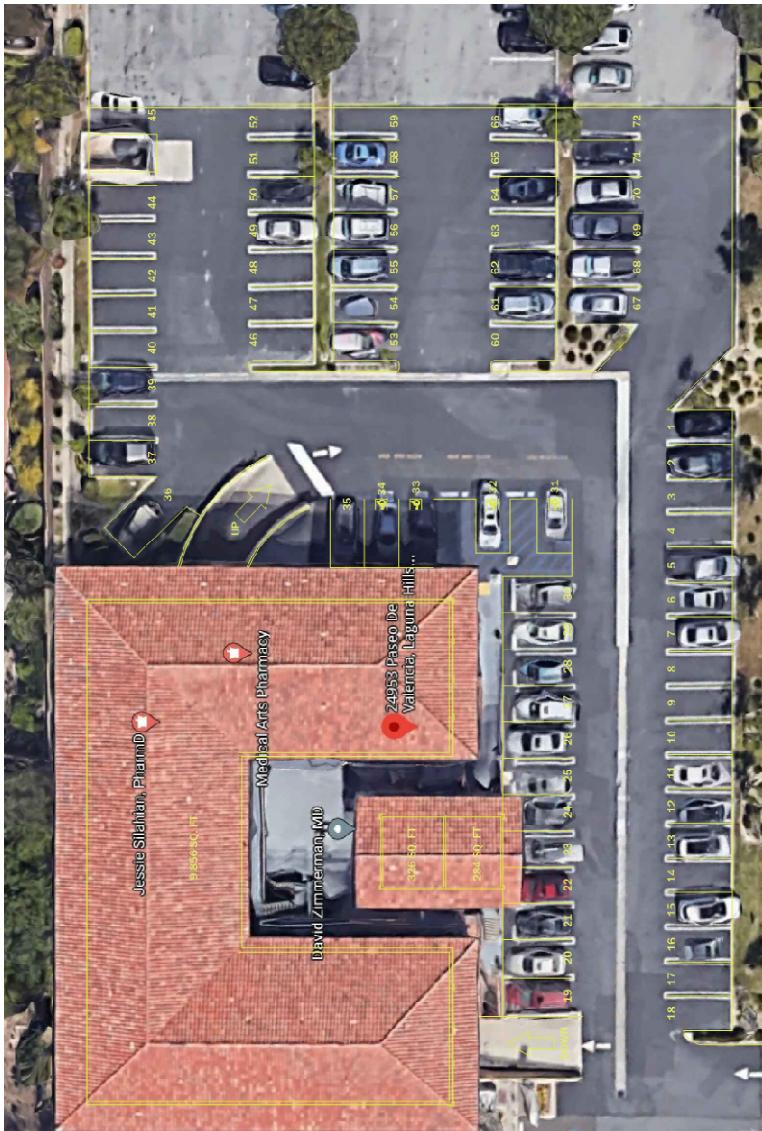
- Exterior Santa Barbara smooth stucco finish
- Modern Spanish mosaic tiles around windows and courtyard walls
- Newly engineered 1<sup>st</sup> and 2<sup>nd</sup> floor railings
- HVAC systems update
- Elevator modernization for the equipment and cabin
- New potted plants and flowers throughout the 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



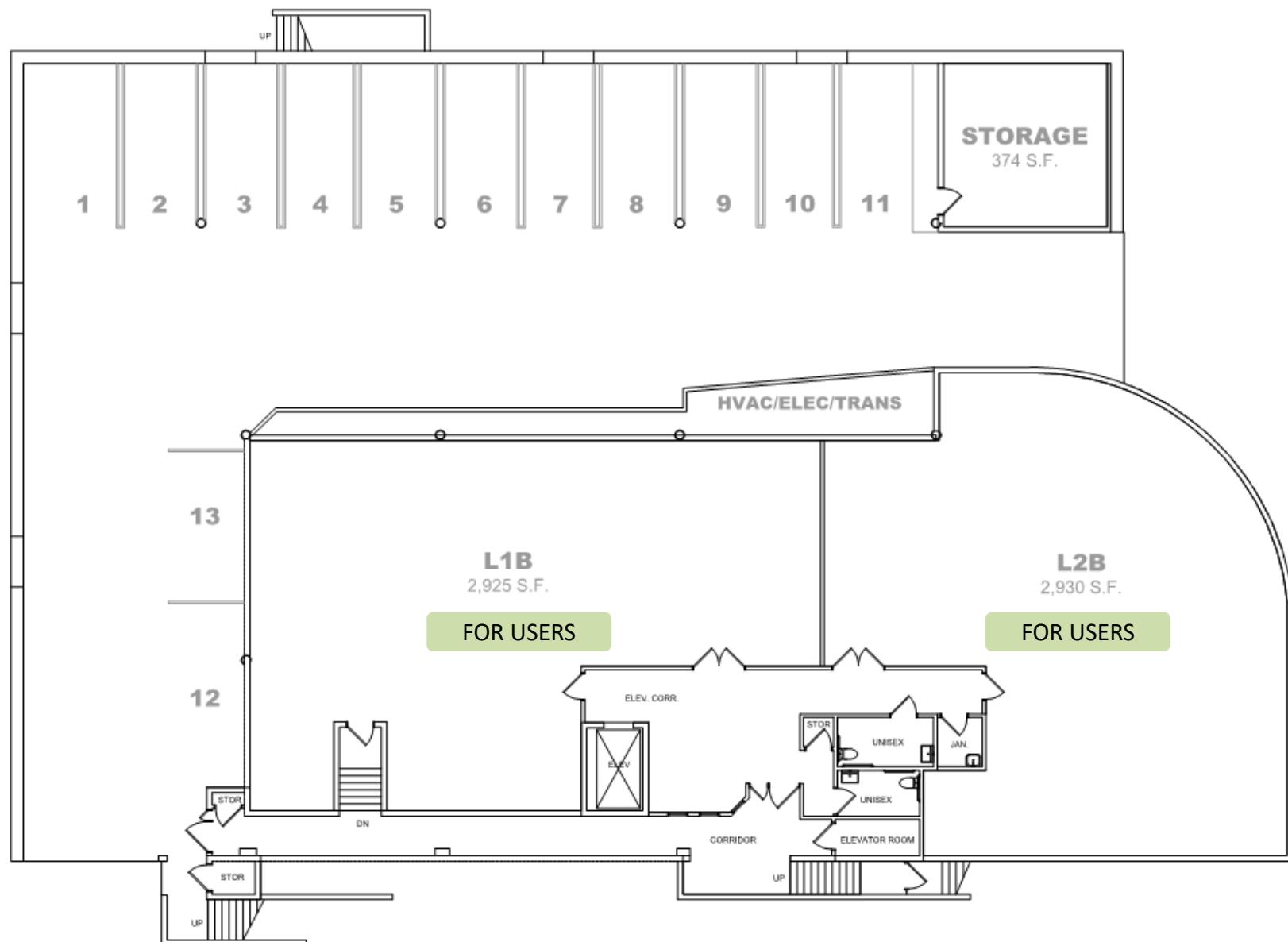
- Prime medical offices near Irvine and Laguna Beach
- Located off the 5-Freeway
- Affluent area with over \$100,000 average household income
- Major hospitals/clinics nearby
- Renovation in progress 16 medical/office condo units for sale/lease
- Building size is approximately 29,640 SF
- Condo unit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

## Demographic Information

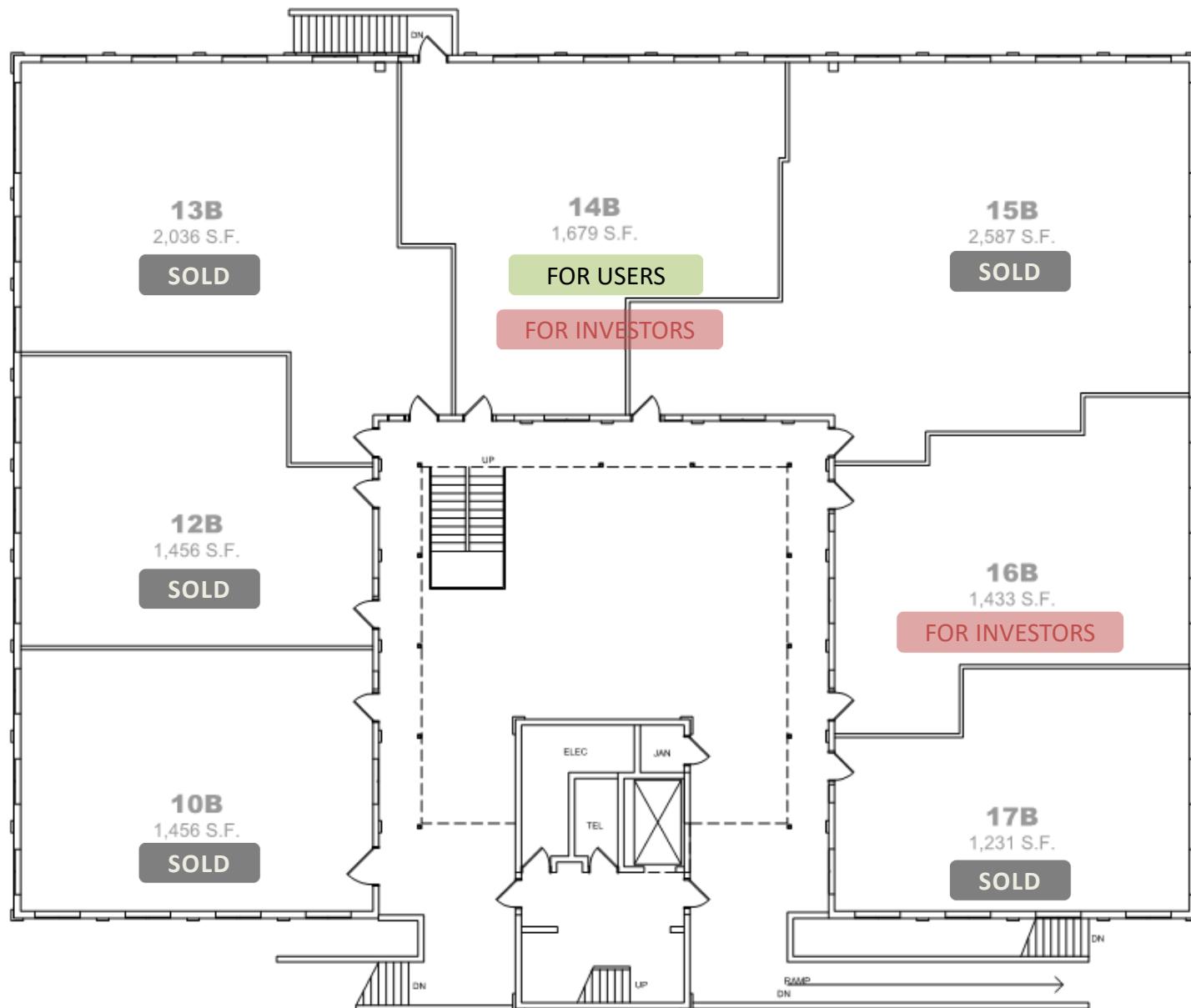
(based on 2019 US Census Bureau)

	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

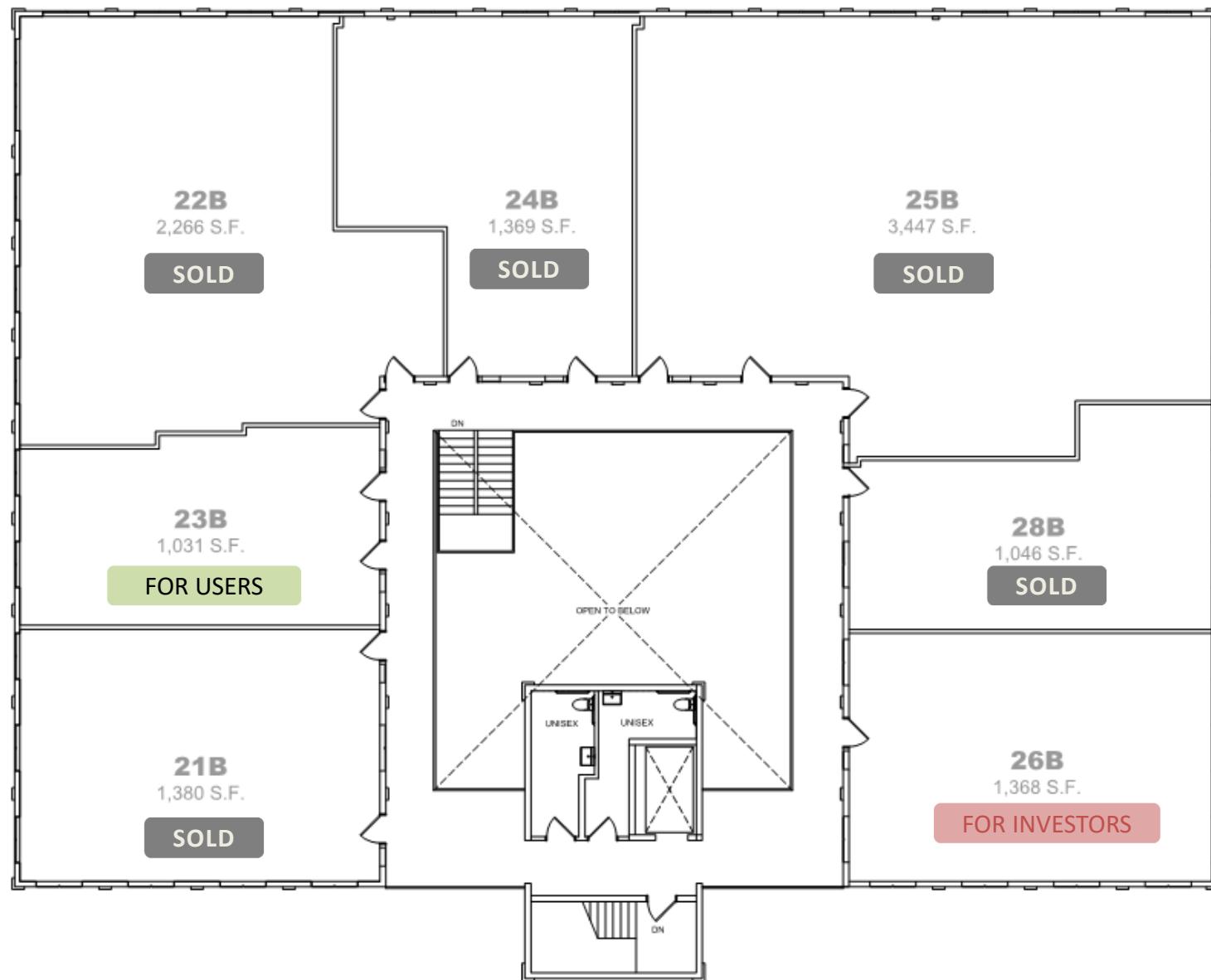
# Basement Floor Plan



# 1F Floor Plan



# 2F Floor Plan



# Office Condo Price List

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

- 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.
<b>Total Monthly Payments</b>	<b>\$3,424</b>	<b>\$7,526</b>	<b>\$9,715</b>

- 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](http://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