



23231 Vista Grande Dr
Laguna Hills, CA 92653
OFFERING MEMORANDUM

23231 VISTA GRANDE DR
LAGUNA HILLS, CA 92653

EXCLUSIVELY PRESENTED BY:



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**UNIVERSAL ELITE
COMMERCIAL**

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INVESTMENT SUMMARY

A rare industrial offering in the heart of Laguna Hills, this property features approximately 12,000 square feet of improvements on a 1.47-acre lot. The building combines flexibility, income stability, and long-term potential, making it an outstanding opportunity for both investors and owner-users. Currently, 45% (5,400 SF) of the property is leased to a stable tenant through September 2028, providing reliable income and security. The remaining 55% (6,600 SF) is available for immediate occupancy, offering versatility for an owner-user seeking to establish operations or for an investor looking to capture additional rental upside. With its generous building size, functional layout, and strategic South Orange County location, 23231 Vista Grande Drive is well-suited for a wide range of industrial and commercial uses, including warehousing, distribution, light manufacturing, or a hybrid configuration with showroom and office space. Excellent regional access and proximity to amenities further enhance the property's appeal.



PROPERTY SUMMARY

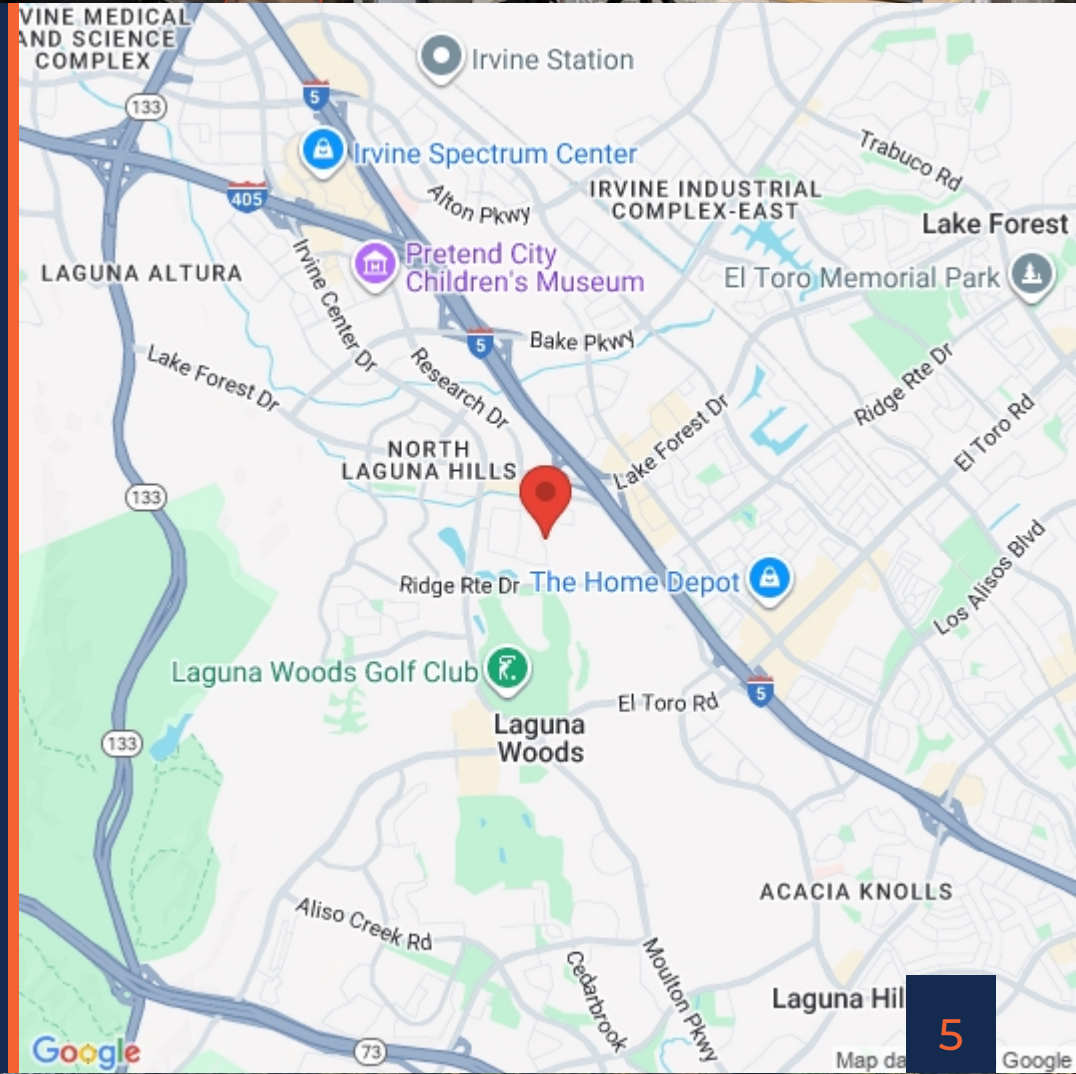
Offering Price	\$5,000,000.00
Building SqFt	12,000 SqFt
Year Built	1980
Lot Size (SF)	33,797.00 SqFt
Available to Occupy	55% - 6,600 SF
Leased	45% - 5,400 SF
Parcel ID	588-064-19
Zoning Type	M
County	Orange





INVESTMENT HIGHLIGHTS

- Credit tenant occupying 45% - 5,400 SF
- Lease term: 10/01/2023 - 09/30/2028
- Current rate: \$2.10/SF/Mo
- Operating expense: \$0.35/SF/Mo
- Annual increase: 2%
- Available space for investment or owner-user: 55% - 6,600 SF





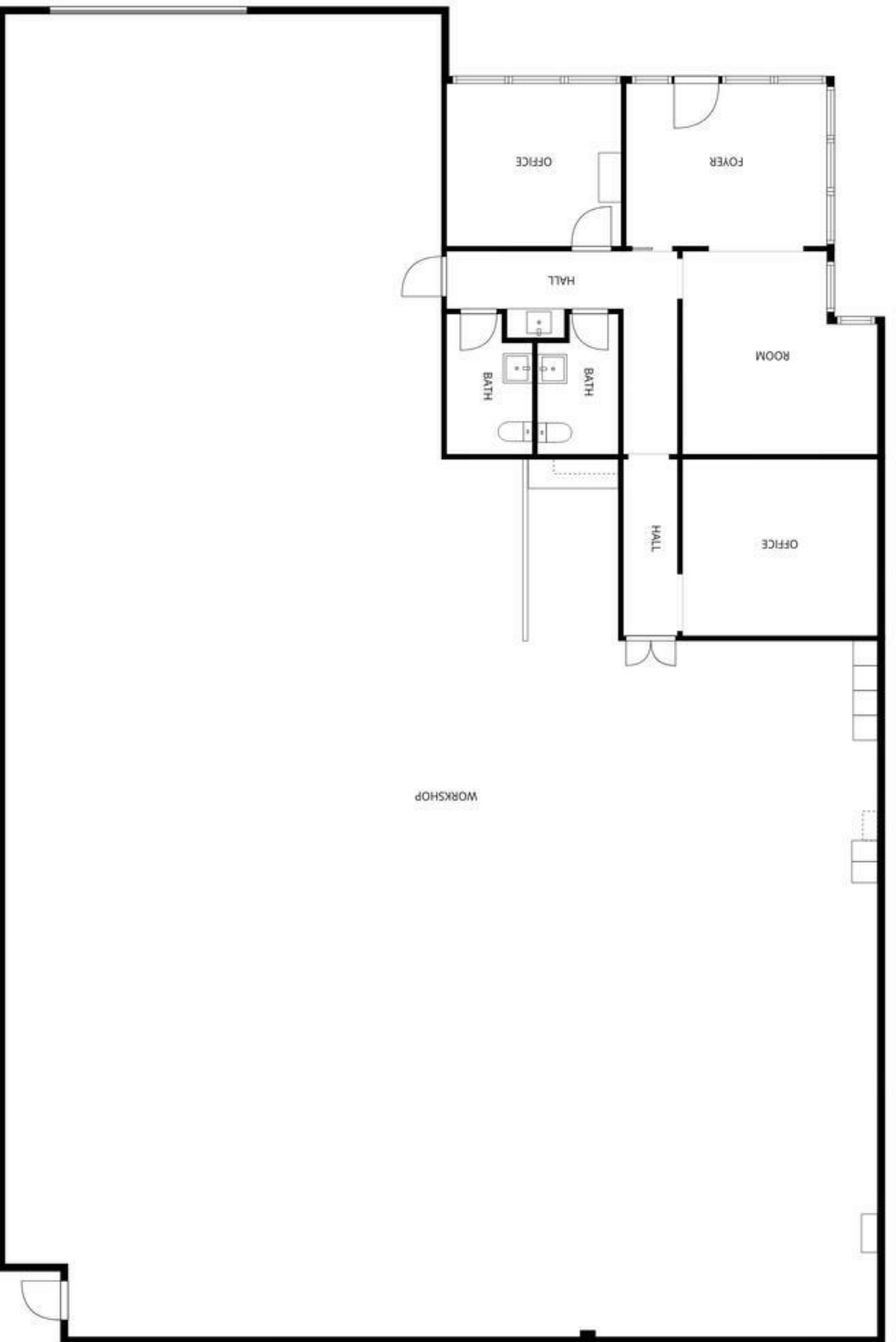
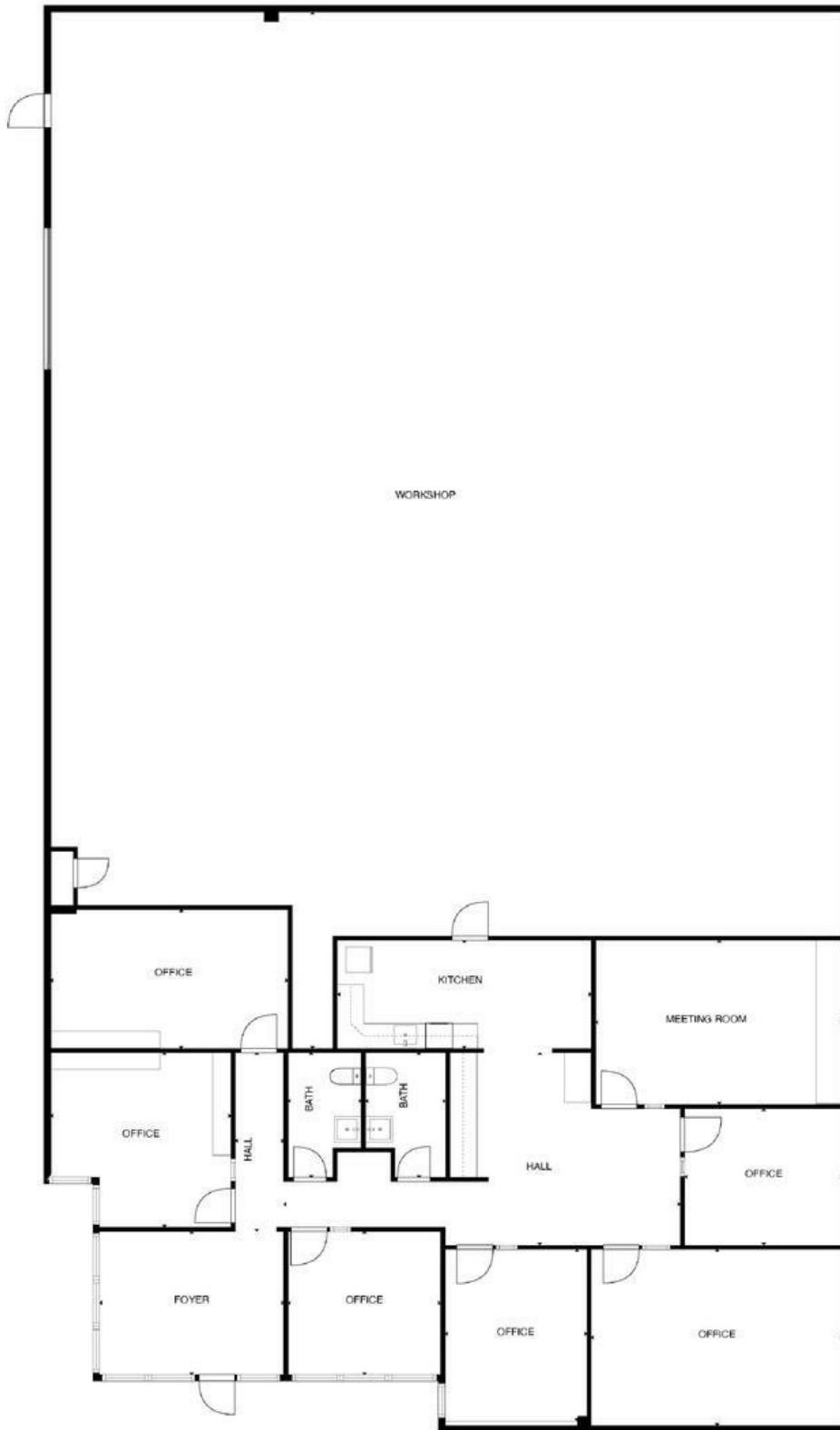
23282

LOCATION HIGHLIGHTS

- ±12,000 SF Freestanding Warehouse
- ±16' Warehouse Clearance
- No Association
- Investment or Owner-User
- Large lot - 64,033 SF
- Immediate Access to The 5, 405, & 133 Freeways







DEMOGRAPHICS

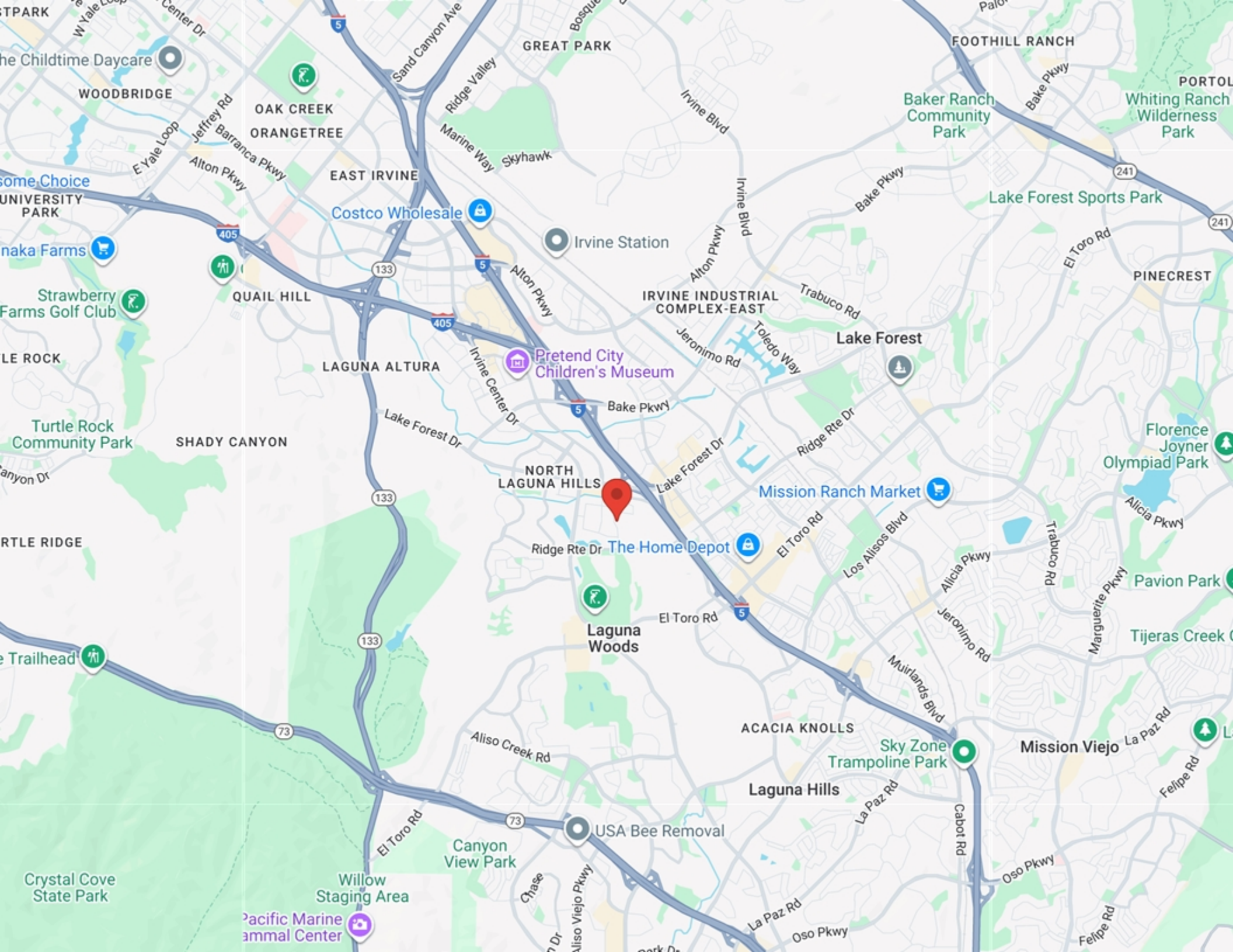
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,577	106,492	224,646
2010 Population	12,452	109,791	249,536
2025 Population	12,162	125,611	313,945
2030 Population	12,006	125,065	312,850
2025-2030 Growth Rate	-0.26 %	-0.09 %	-0.07 %
2025 Daytime Population	33,087	184,683	368,783

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	390	3,400	7,494
\$15000-24999	480	2,275	4,545
\$25000-34999	231	2,303	4,108
\$35000-49999	672	3,499	7,298
\$50000-74999	925	6,571	12,293
\$75000-99999	634	6,080	12,092
\$100000-149999	1,091	9,357	21,598
\$150000-199999	756	7,129	17,807
\$200000 or greater	756	12,008	35,225
Median HH Income	\$ 84,117	\$ 108,871	\$ 127,002
Average HH Income	\$ 118,525	\$ 151,647	\$ 169,226



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,854	42,799	86,726
2010 Total Households	5,717	43,831	95,733
2025 Total Households	5,937	52,621	122,460
2030 Total Households	5,946	53,421	124,127
2025 Average Household Size	2.04	2.36	2.54
2025 Owner Occupied Housing	3,876	31,969	75,182
2030 Owner Occupied Housing	3,936	32,619	76,820
2025 Renter Occupied Housing	2,061	20,652	47,278
2030 Renter Occupied Housing	2,010	20,802	47,307
2025 Vacant Housing	358	3,803	8,463
2025 Total Housing	6,295	56,424	130,923





CITY OF LAGUNA HILLS

COUNTY	ORANGE
INCORPORATED	12/19/1991

AREA

CITY	6.6 SQ MI
LAND	6.5 SQ MI
ELEVATION	364 FT

POPULATION



ABOUT LAGUNA HILLS

Laguna Hills (luh-GOO-nuh; laguna being Spanish for 'lagoon') is a city in southern Orange County, California, United States. Its name refers to its proximity to Laguna Canyon and the much older Laguna Beach. Other newer cities nearby—Laguna Niguel and Laguna Woods—are similarly named.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE UNIVERSAL ELITE COMMERCIAL ADVISOR FOR
MORE DETAILS.**

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