



25741 Atlantic Ocean Drive

AVAILABLE FOR SALE OR LEASE

LAKE FOREST, CA 92630 | HIGH IMAGE FREESTANDING INDUSTRIAL /
R & D / FLEX BUILDING OWNER/USER OPPORTUNITY ± 24,871 SQUARE FEET



REAL BROKERS

MIKE SUNG

REALTOR® | DRE # 01358537

M: (949)247-6484

E: IGMMIKE12@GMAIL.COM

AVAILABLE FOR SALE

~~\$11,300,000~~ **\$9,890,000**

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Contact **Broker**

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Investment Overview

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25741 Atlantic Ocean Drive in Lake Forest, CA 92630, is a prime commercial property that offers a blend of strategic location and versatile space, making it ideal for a variety of business ventures. This well-maintained property is situated in a bustling commercial district, ensuring high visibility and easy access for clients and customers. The exterior features modern architecture with clean lines and an inviting facade, designed to attract business while providing a professional atmosphere.

Inside, the property boasts a spacious and flexible layout, suitable for offices, retail space, or a combination of both. The interior is designed to maximize functionality and efficiency, with open floor plans that can be easily adapted to meet specific business needs. High ceilings and large windows provide ample natural light, creating a bright and productive environment. Additionally, the property is equipped with modern amenities, including high-speed internet connectivity, HVAC systems, and ample parking spaces to accommodate employees and visitors alike.

The location of 25741 Atlantic Ocean Drive is one of its strongest assets, positioned in a thriving area of Lake Forest with close proximity to major highways, public transportation, and other commercial establishments. This ensures a steady flow of traffic and accessibility for both local and regional clients. The surrounding area includes a mix of businesses, restaurants, and residential neighborhoods, offering a balanced ecosystem that supports commercial growth. Whether for a new startup, expanding business, or relocating an established company, this property presents a unique opportunity to capitalize on a premium commercial space in a dynamic and growing market.

PROPERTY SUMMARY

Property Address:	25741 Atlantic Ocean Drive Lake Forest, CA 92630
APN:	610-321-01
Land Size:	± 1.56 Acres
Total Building Size:	24,871 SF

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Offering Price:	\$11,300,000 \$9,890,000
Price Per Sq. Ft:	\$454
Total Building Size:	24,871 SF
Total Office Size:	16,970 SF
Total Warehouse Size:	7,901 SF

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Office Space Available:	2,000 – 13,407 SF
Warehouse Space Available:	4,960 SF
Owner is willing to Leaseback:	Up to 5,216 Office + 4,960 Warehouse: Total 10,176 SF

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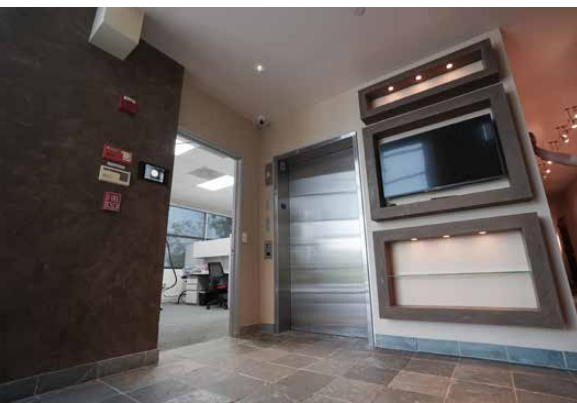


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Property

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Total Size:	± 24,871 SF
Warehouse / Office:	± 7,901 SF / ± 16,970 SF
GL Doors:	Two (2)
Clear Height:	± 24 Feet
Sprinklers:	Yes
Power	See Comments on Page 6
Fenced Yard:	Yes
Parking:	3:1,000
Zoning:	Light Industrial
Solar Panel:	New Installed in 2022
PTO Permission:	Granted from SCE on Jan 3rd 2024
DC System Size:	101.76 KW
AC System Size:	93.39 KW (CEC)
Energy Storage Capacity:	Tesla Batteries: 3 units Total Solar System Cost: \$361,111
PV Modules:	212
Inverster:	1
MLPE:	112
PV Modules:	3

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Property Highlights

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- **Fenced yard**
- **Elevator served**
- **High-end office improvements**
- **Full kitchen / lounge**
- **Lutron building automation system** in place and includes all lighting and shades for Suite A. Integrated HVAC control for all of Suite A. Exterior and parking lighting. Background music and speakers. Touch screen at the lobby. Full iPad control. Also includes the camera system and recorder that is in place. All updated in 2014
- **Landscaping** recently redone
- **Suite A:** 800 Amp, 277 volt, 3 phase / Suite B: 200 Amp
- **Full UL approved security and fire system that will stay in place**
- **AT&T and Cox Cable phone and data wiring distributed throughout the building**
- **2024 Solar Energy Production (Measured by SCE):** 95,921 kWh
- **Security System Features:** AVYCON products from ADI, installed by AIS Surveillance, AI-powered motion detection system
- **Total Cameras:** 25 units, including: 6 exterior cameras & 6 HD warehouse cameras and 13 HD interior cameras
- **24/7 surveillance coverage**

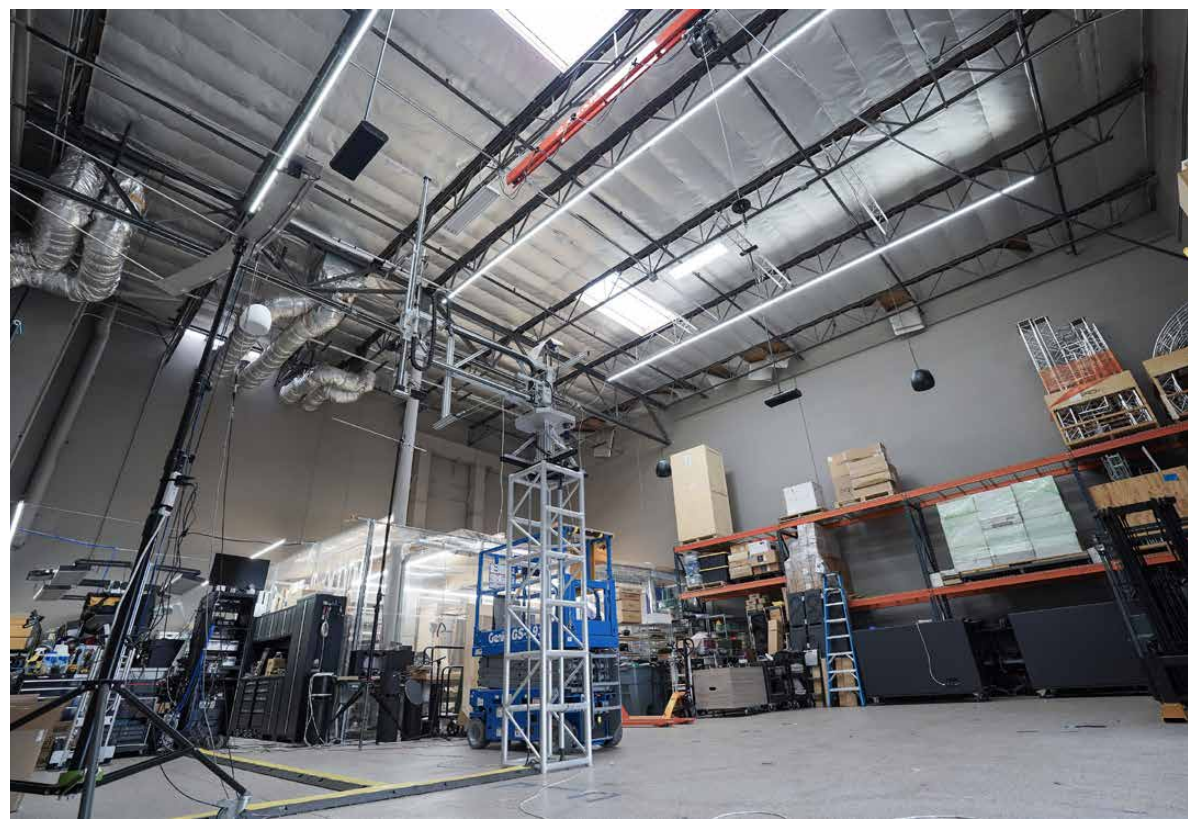


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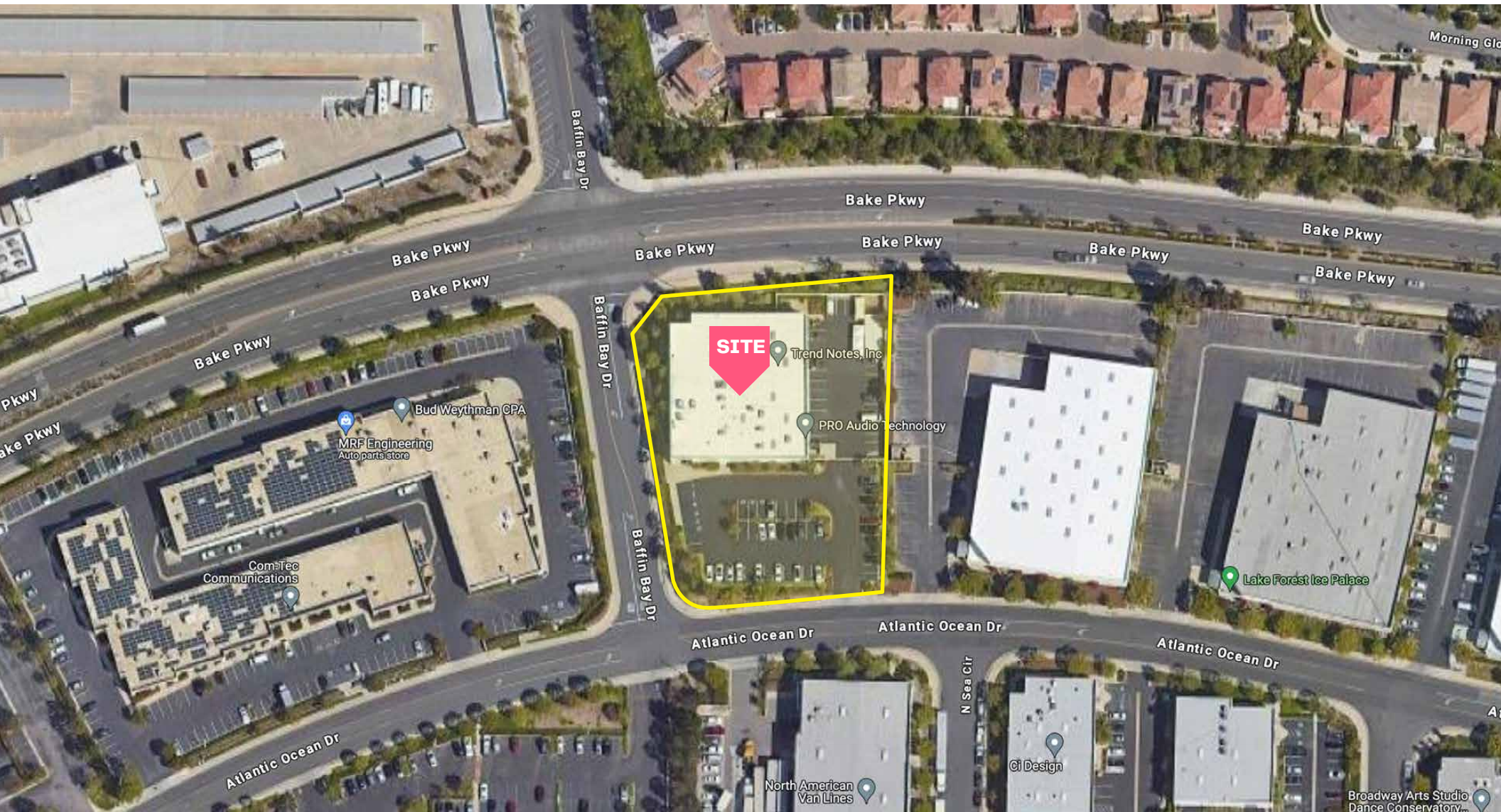




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Site Outline

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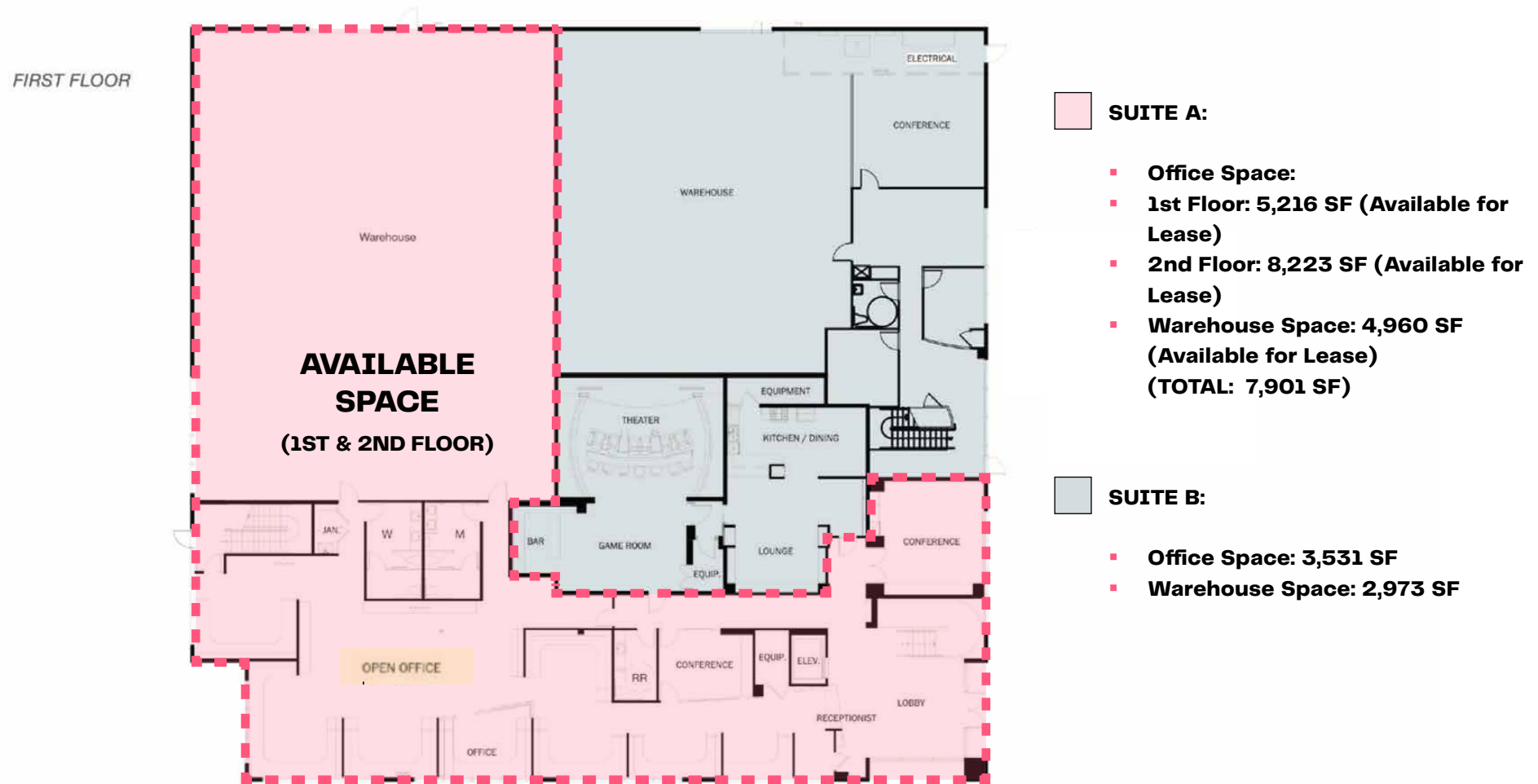
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Schematic Layout of Interior

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Drone Video

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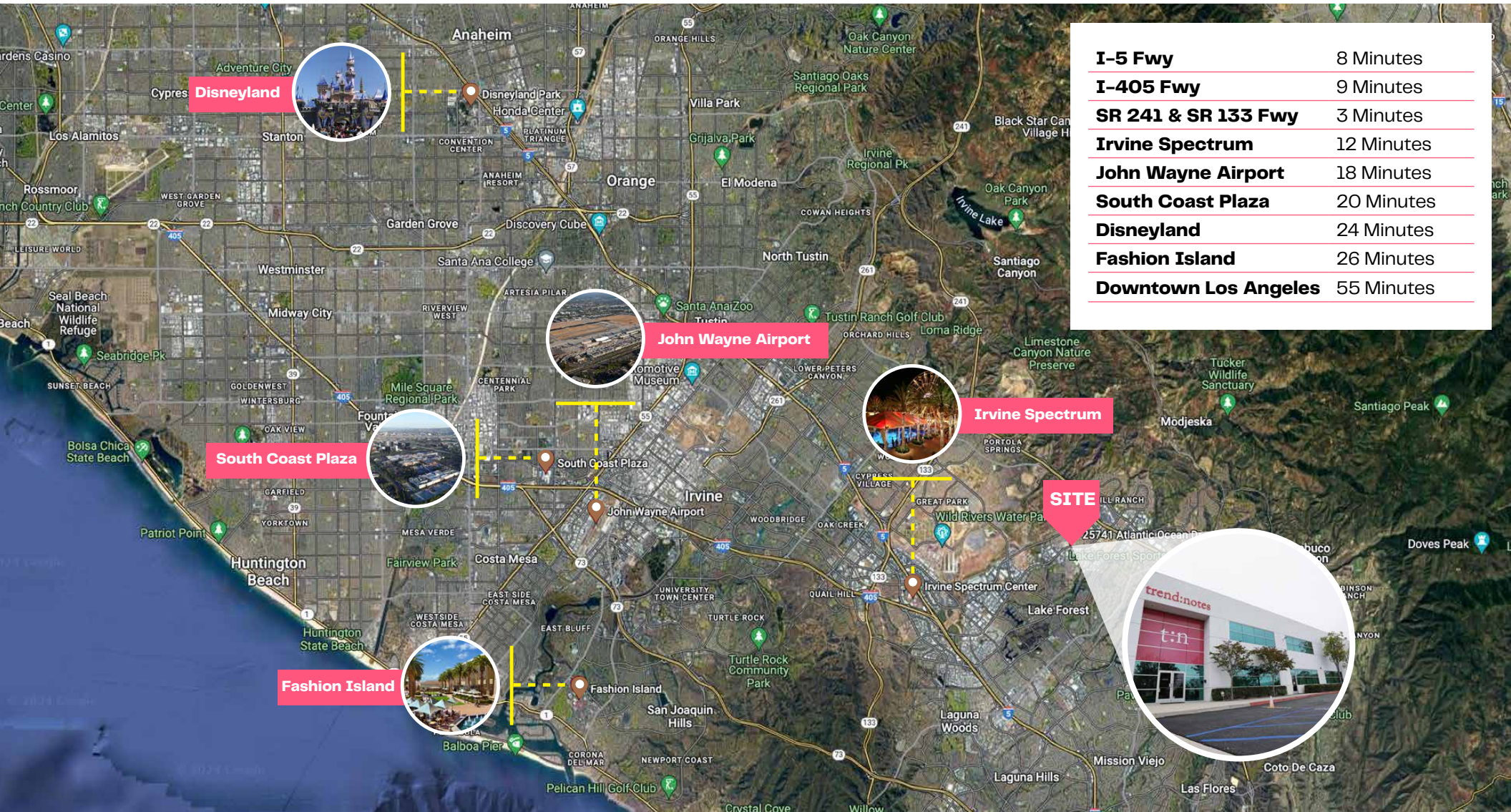
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Location Map

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I-5 Fwy	8 Minutes
I-405 Fwy	9 Minutes
SR 241 & SR 133 Fwy	3 Minutes
Irvine Spectrum	12 Minutes
John Wayne Airport	18 Minutes
South Coast Plaza	20 Minutes
Disneyland	24 Minutes
Fashion Island	26 Minutes
Downtown Los Angeles	55 Minutes

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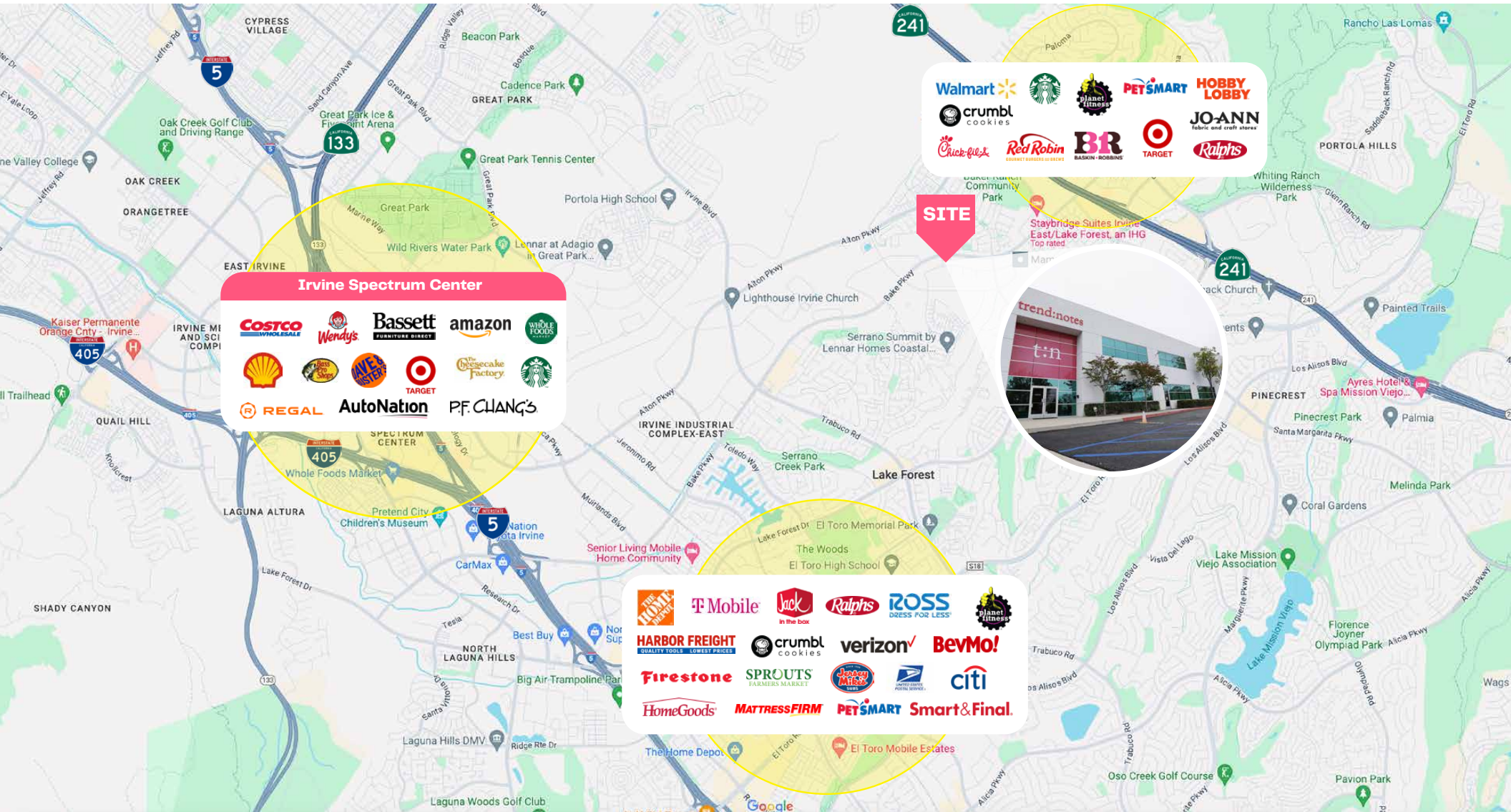
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Nearby Amenities Map

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LAKE FOREST/IRVINE, CALIFORNIA

Lake Forest/Irvine, California, is experiencing a vibrant and positive market environment, making it an attractive destination for both businesses and residents. The city, located in the heart of Orange County, benefits from its strategic location with easy access to major highways such as Interstate 5 and the 241 Toll Road, facilitating seamless connectivity to neighboring cities and regions. This prime location, combined with a well-developed infrastructure, makes Lake Forest a hub for commerce and a preferred choice for companies seeking growth opportunities in Southern California.

The local economy in Lake Forest is robust, characterized by a diverse mix of industries including technology, healthcare, manufacturing, and retail. The city is home to several prominent corporations and business parks, which provide ample employment opportunities and contribute to a stable economic environment. Additionally, Lake Forest has made significant investments in its commercial areas, with new developments and revitalization projects enhancing the attractiveness of its business districts. These efforts have created a dynamic marketplace that supports both new ventures and established enterprises, fostering a healthy and competitive business climate.

Residentially, Lake Forest is equally appealing, offering a high quality of life with its well-planned neighborhoods, excellent schools, and abundant recreational amenities. The city boasts beautiful parks, hiking trails, and community centers, which cater to a wide range of lifestyles and interests. Real estate in Lake Forest remains in demand, with a variety of housing options from modern apartments to luxurious single-family homes. The combination of economic vitality, community amenities, and a strategic location positions Lake Forest as a thriving market, ideal for investment and long-term growth.



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This document is not exhaustive and may not fully summarize the Property or related documents. Financial projections rely on assumptions about the economy, competition, and other variables beyond the Owner's control, thus subject to significant variation.

It should be noted that This Memorandum does not imply that there have been no changes in the Property or Owner's business since its preparation. Prospective buyers are encouraged to conduct their own due diligence. Real Brokers will provide additional information and site inspection opportunities to interested and qualified parties.

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