

FOR SALE OR LEASE

8,900 SF



33302 Valle Road
San Juan Capistrano, CA 92675

NEWMARK



33302 Valle Road

The Offering

Newmark, as exclusive advisor, is pleased to present 33302 Valle Rd Suite 200 & 250 (the Property) for Sale or Lease. The Property is a condo within a two-story building that is part of a larger association consisting of professional office buildings, known as Valle Ranch. The Property has been highly improved with glass lined windows and above standard finishes. The location is directly off of the Valle Road exit from the 5 Freeway.

\$3,250,000
(\$365/SF)

For sale price

\$2.85/SF FSG

For lease price

8,900 SF
Square Feet

Property Highlights



Single Story



8,900 SF (div to 4,500 SF)



Above Standard Improvements



Drive-up Surface Parking



Potential Signage Visible from 5 Freeway



Solar Panels Servicing the Property



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

2006
Year Built

8,900 SF
Building Area

1
Story

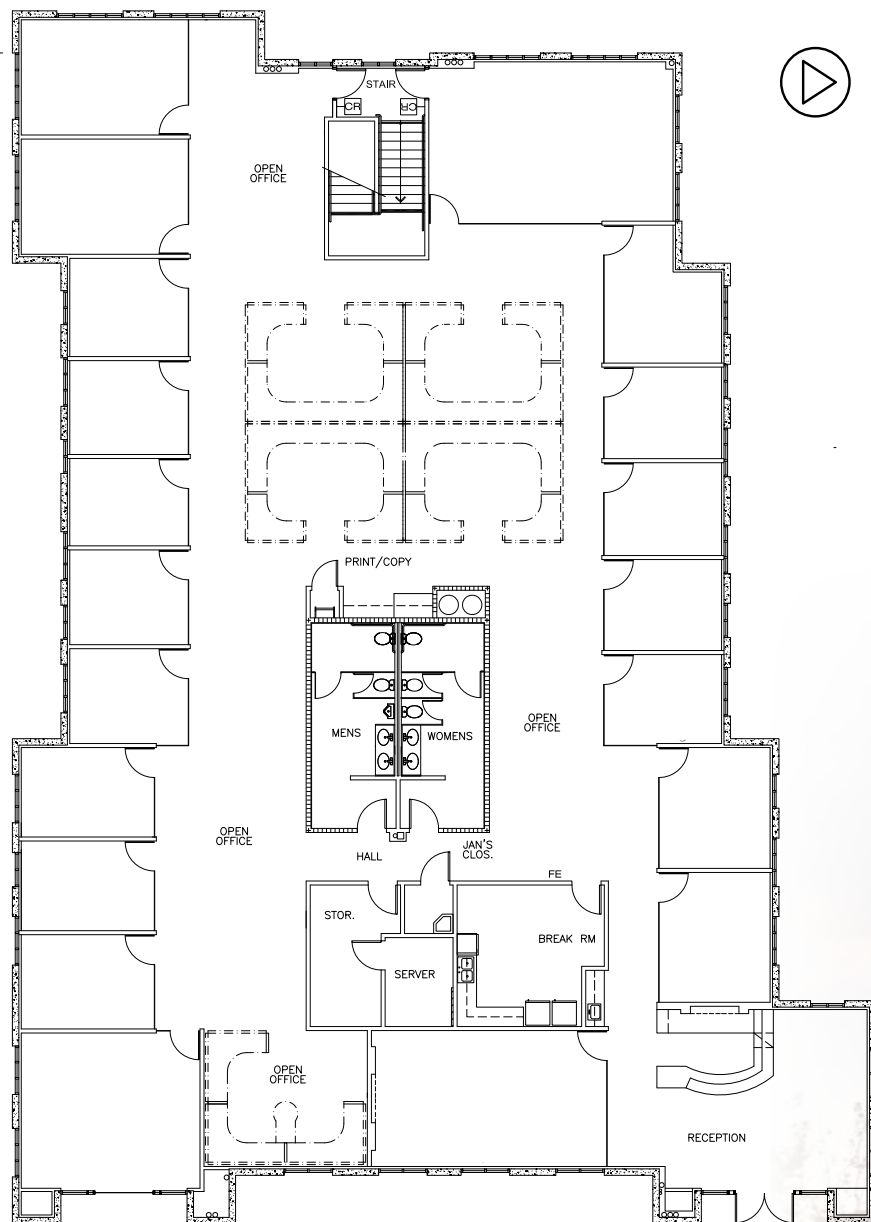
33302 Valle Road
San Juan Capistrano, CA 92675

33302 Valle
Road
San Juan
Capistrano,
CA 92675

Floor Plan



Video
Tour









FOR SALE OR LEASE **8,900 SF**

33302 Valle Road

San Juan Capistrano, CA 92675

GREG TIPPIN

Senior Managing Director
t 949-608-2032
greg.tippin@nmrk.com
CA RE Lic. #01247654

RICHARD SUNG

Managing Director
t 949-608-2178
richard.sung@nmrk.com
CA RE Lic. #01953211

CORPORATE LICENSE #01355491

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.