

MEDICAL SPACE

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK
25251 PASEO DE ALICIA | LAGUNA HILLS, CA 92653



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

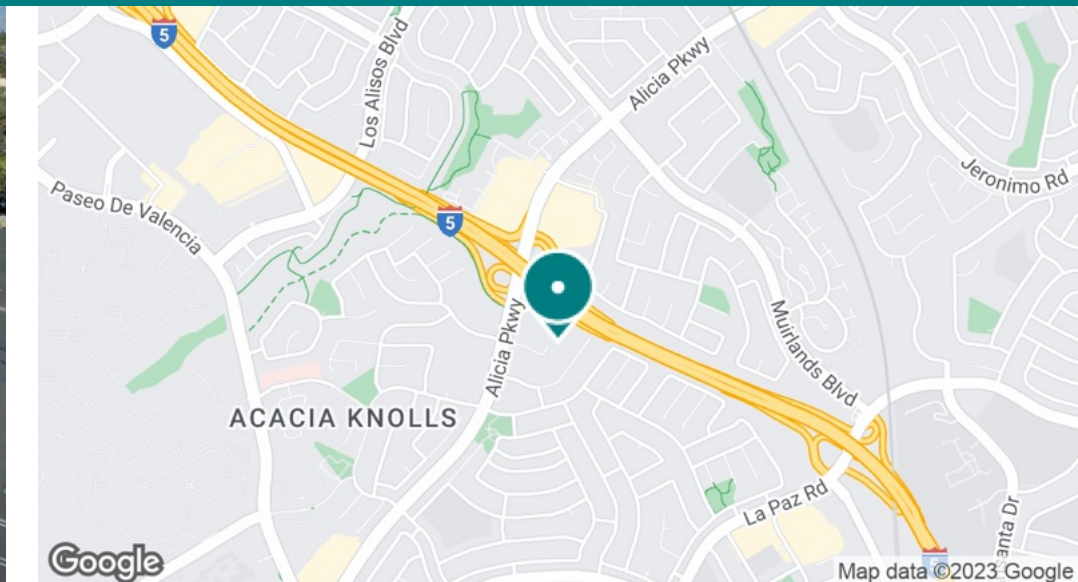
DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

[CBM1.COM](https://www.cbm1.com)

CBM1
LEASING
BROKERAGE
INVESTMENTS

EXECUTIVE SUMMARY

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK | 25251 PASEO DE ALICIA, LAGUNA HILLS, CA 92653 BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (Est. \$1.25 NNN)
Building Size:	19,134 SF
Available SF:	1,536 SF
Floor:	1st Floor
Elevator Service:	Yes
Freeway:	5 Freeway

PROPERTY OVERVIEW

Nestled within the esteemed Alicia Office/Medical Business Park in Laguna Hills, this distinguished property seamlessly blends the professional ambiance of an office setting with the specialized requirements of medical services. Surrounded by well-manicured landscapes, the building exudes an air of sophistication, creating a conducive environment for both business and healthcare endeavors. Thoughtfully designed to cater to the diverse needs of professionals in the office and medical fields, the facility boasts modern infrastructure and amenities. Its strategic location within the business park ensures accessibility to a range of services while maintaining a serene atmosphere. Welcome to a versatile office/medical business park where excellence in both fields converges, offering an optimal environment for success in Laguna Hills.

PROPERTY HIGHLIGHTS

- Prime Location: Suite 100, first floor, in our bustling office/medical business park in Laguna Hills.
- Practical Space: 1,536 square feet of functional design, offering a no-frills yet sophisticated atmosphere.
- Healthcare Ready: Tailored for medical professionals with modern amenities and a strategic layout.
- Accessibility Plus: Convenient first-floor setup for easy in-and-out, making it hassle-free for both practitioners and clients.

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

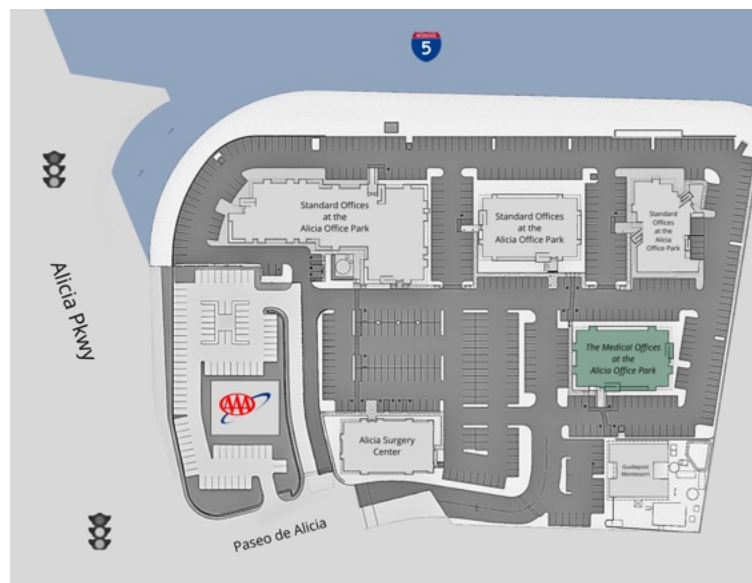
PLANS

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK | 25251 PASEO DE ALICIA, LAGUNA HILLS, CA 92653 | BROCHURE | PAGE 3

LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	Est. \$1.25 NNN	Lease Term:	Negotiable
Total Space:	1,536 SF	Lease Rate:	\$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100 (Medical Ready)	Available	1,536 SF	Est. \$1.25 NNN	\$2.75 SF/month	Fully Built Out 1st Floor Medical Space

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

SITE PLANS

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK | 25251 PASEO DE ALICIA, LAGUNA HILLS, CA 92653 BROCHURE | PAGE 4



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

EXTERIOR PHOTOS

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK | 25251 PASEO DE ALICIA, LAGUNA HILLS, CA 92653 BROCHURE | PAGE 5



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

INTERIOR PHOTOS

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK | 25251 PASEO DE ALICIA, LAGUNA HILLS, CA 92653 BROCHURE | PAGE 6

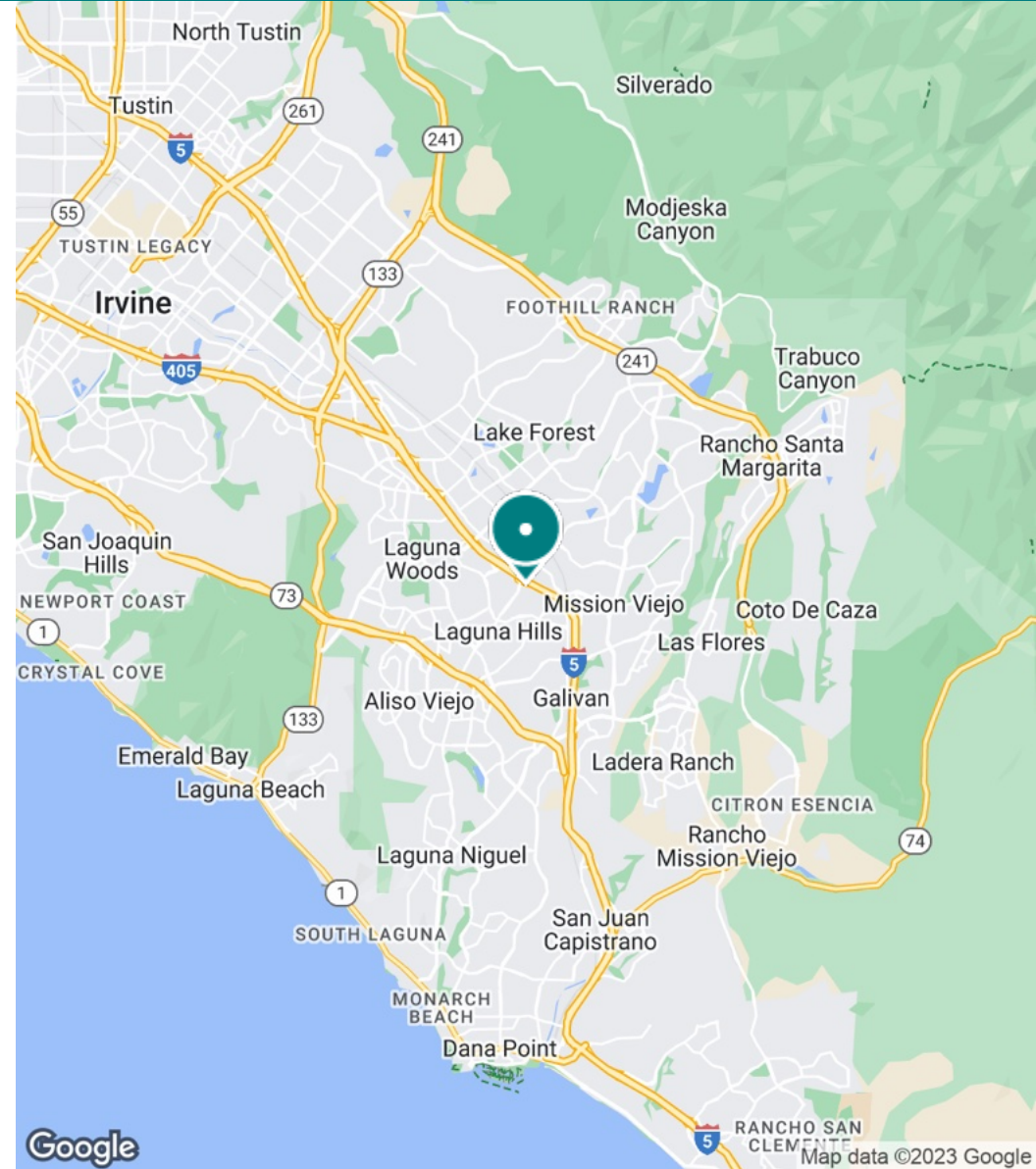
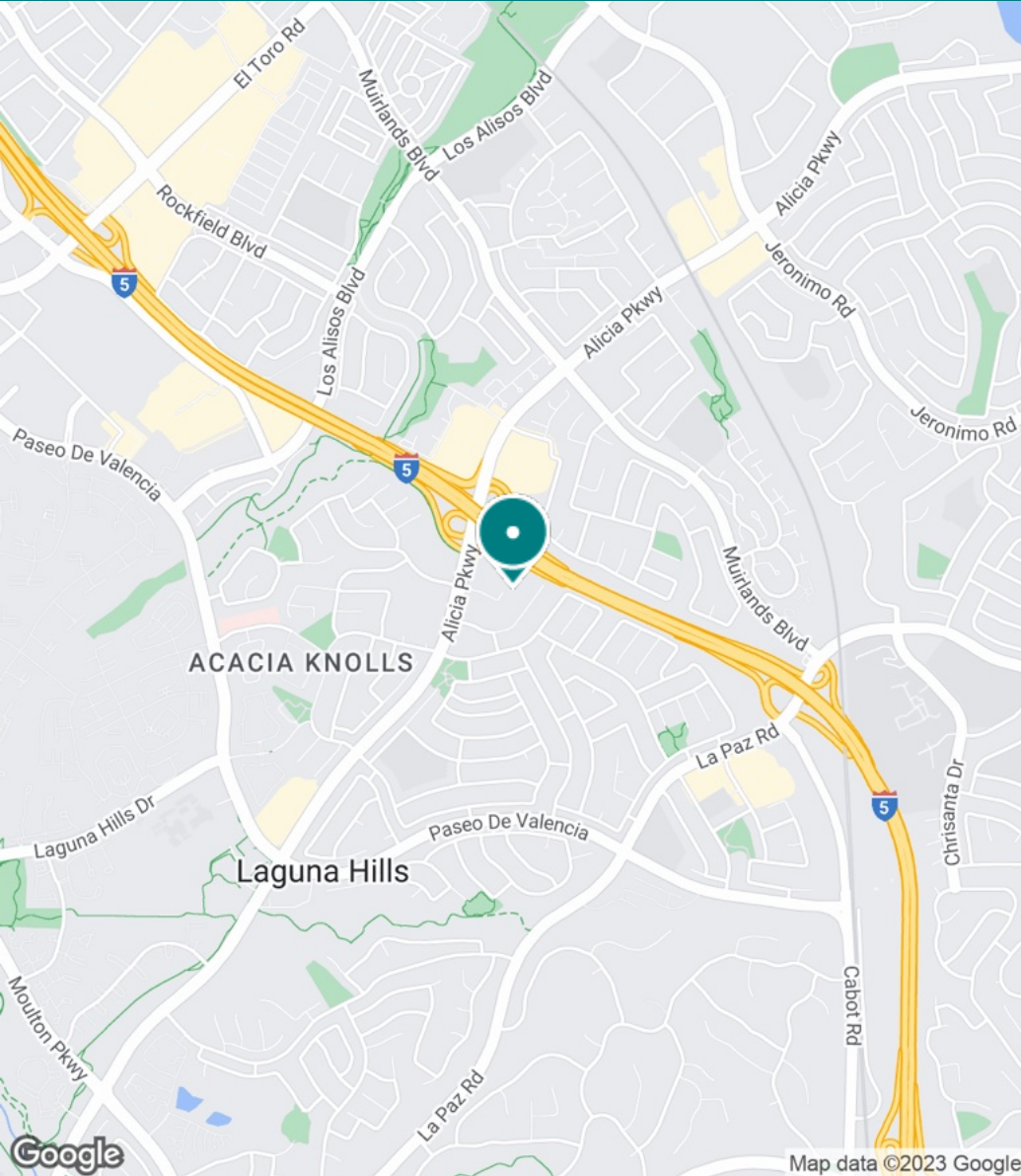


AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

LOCATION MAP

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK | 25251 PASEO DE ALICIA, LAGUNA HILLS, CA 92653 BROCHURE | PAGE 7



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

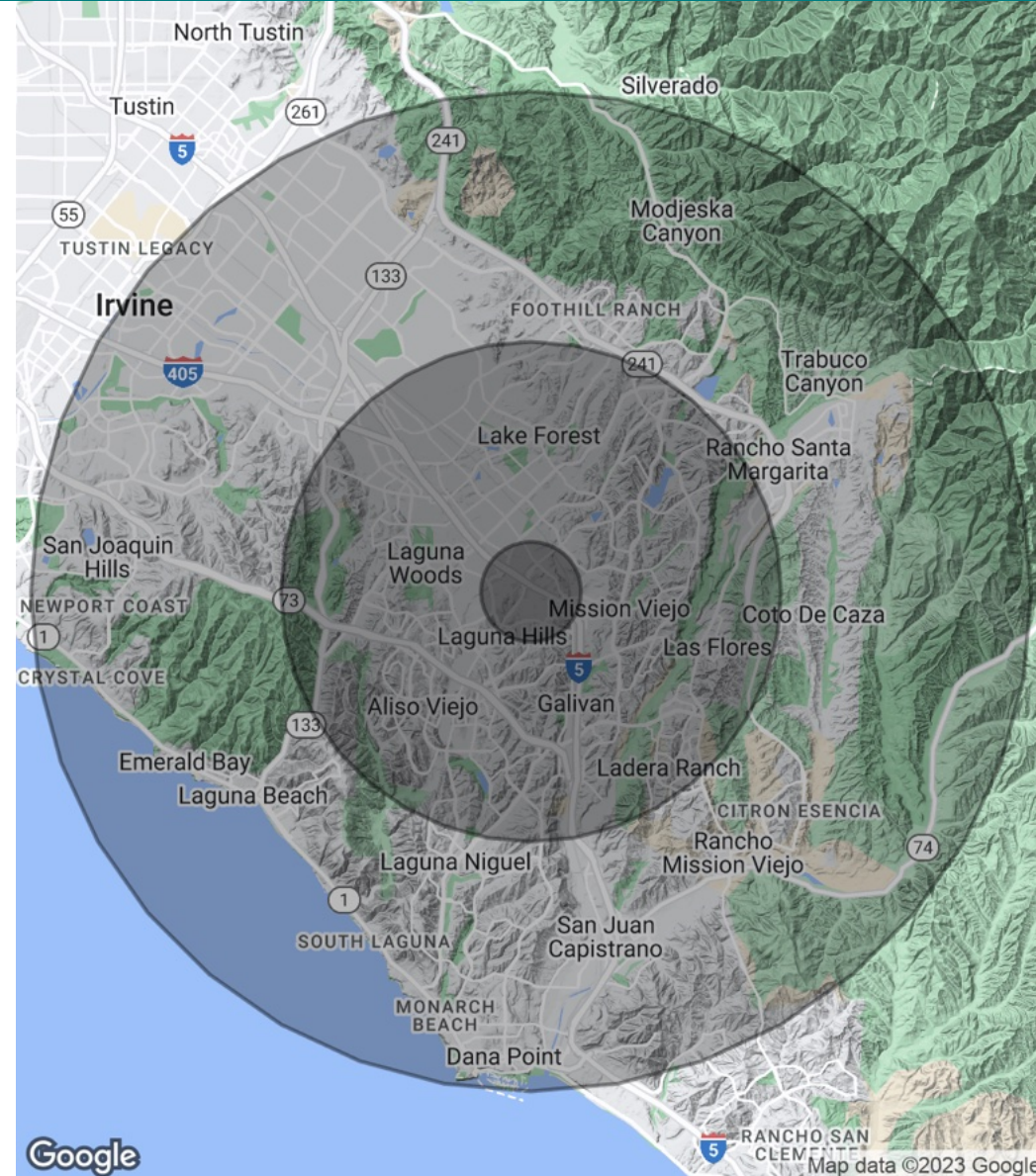
DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

DEMOGRAPHICS MAP & REPORT

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK | 25251 PASEO DE ALICIA, LAGUNA HILLS, CA 92653 BROCHURE | PAGE 8

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	20,266	334,879	808,227
Average Age	45.3	43.1	41.7
Average Age (Male)	40.7	42.1	40.5
Average Age (Female)	48.1	43.9	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,867	129,767	314,196
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$131,778	\$129,398	\$142,778
Average House Value	\$690,267	\$671,553	\$825,232
RACE	1 MILE	5 MILES	10 MILES
% White	62.7%	69.2%	64.4%
% Black	1.7%	1.8%	1.5%
% Asian	19.7%	15.4%	21.9%
% Hawaiian	0.3%	0.1%	0.2%
% American Indian	0.7%	0.6%	0.4%
% Other	7.0%	5.3%	4.4%

* Demographic data derived from 2020 ACS - US Census



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

MEET THE TEAM

THE MEDICAL OFFICES AT THE ALICIA OFFICE PARK | 25251 PASEO DE ALICIA, LAGUNA HILLS, CA 92653 BROCHURE | PAGE 9



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887

Aaron@cbm1.com



CalDRE #01924252



DANIEL BARRIGA

Senior Associate

Direct: 949.608.4886 **Cell:** 714.394.5052

daniel@cbm1.com



CalDRE #02031360

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CalDRE #02031360

949.608.4886

DANIEL@CBM1.COM