



## SOUTH POINT II OFFICE CONDOS

23232 Peralta Dr, Ste 121  
Laguna Hills, CA 92653



# PROPERTY SUMMARY

|                |                    |
|----------------|--------------------|
| Offering Price | \$49,800           |
| Suite Number   | 121                |
| Building SqFt  | 574 SqFt           |
| Land Lease     | Expires 12/31/2036 |
| Year Built     | 1982               |
| Parcel ID      | 932-094-34         |
| Zoning Type    | MXU                |
| County         | Orange             |

# INVESTMENT SUMMARY

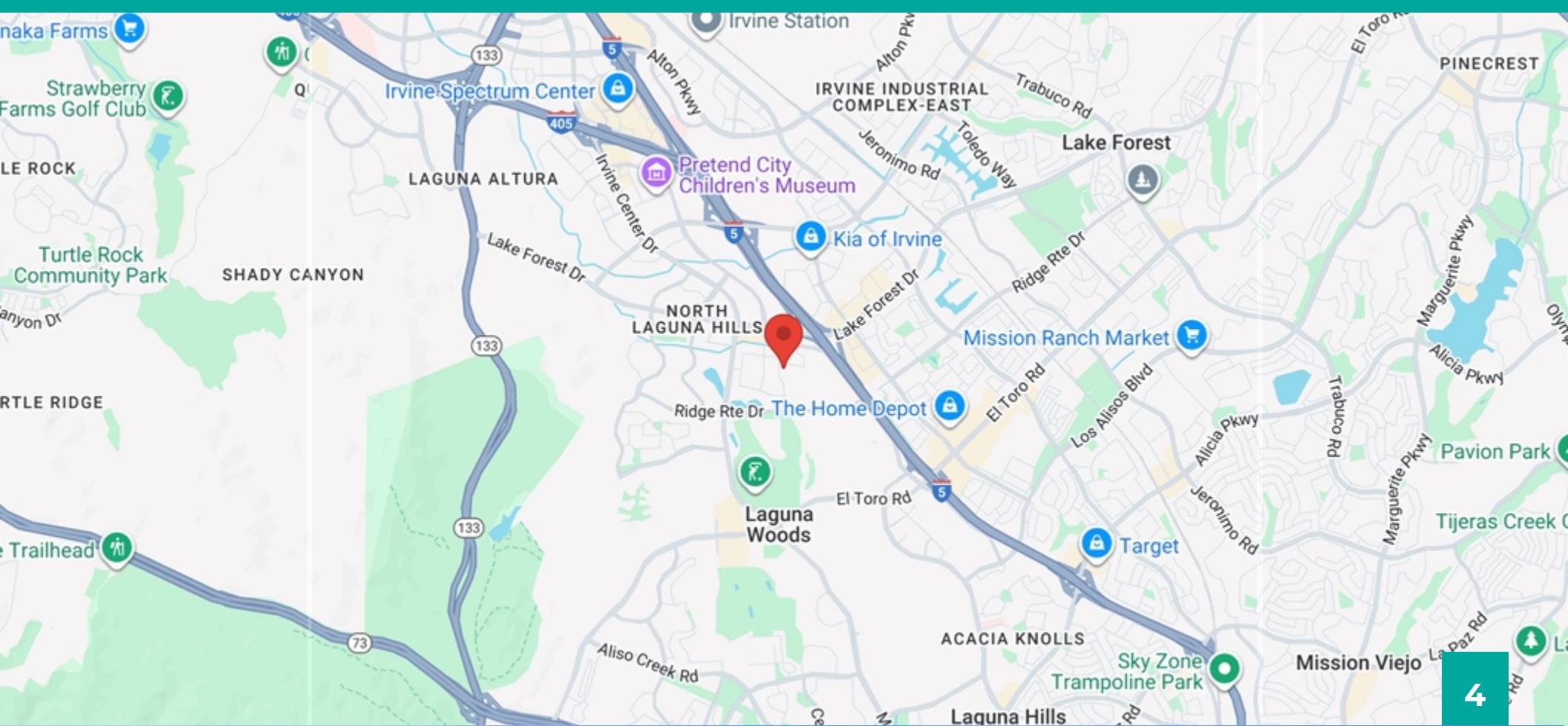
Well-appointed 574 SF first-floor office condo located in the heart of Laguna Hills. This unit features a functional layout with three private offices, an open reception/work area, and convenient ground-level access for clients and staff. Situated within a well-maintained professional office complex, Suite 121 offers a turnkey environment ideal for small businesses, consultants, legal, finance, real estate, or other professional service users.

The property benefits from excellent accessibility to major arterials and freeways, along with ample parking for tenants and visitors. Surrounded by nearby retail, dining, and business services, this office condo presents an outstanding opportunity for an owner-user or investor seeking efficient, high-quality office space in a desirable South Orange County submarket.



# INVESTMENT HIGHLIGHTS

- Suite 121: Approximately 574 SF
- Office Condo
- Three private offices
- Free surface parking
- Immediately available

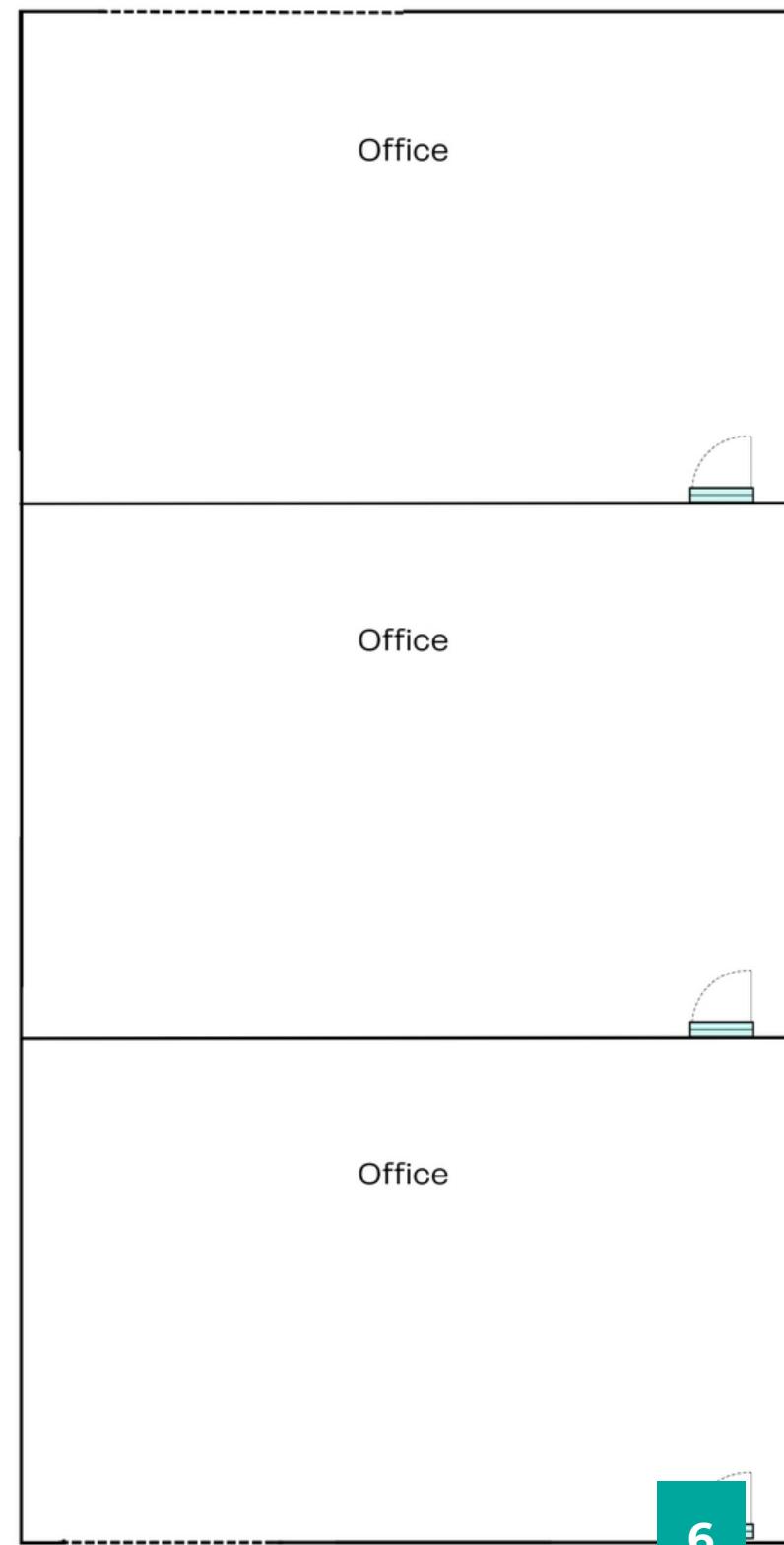


23232



# LOCATION HIGHLIGHTS

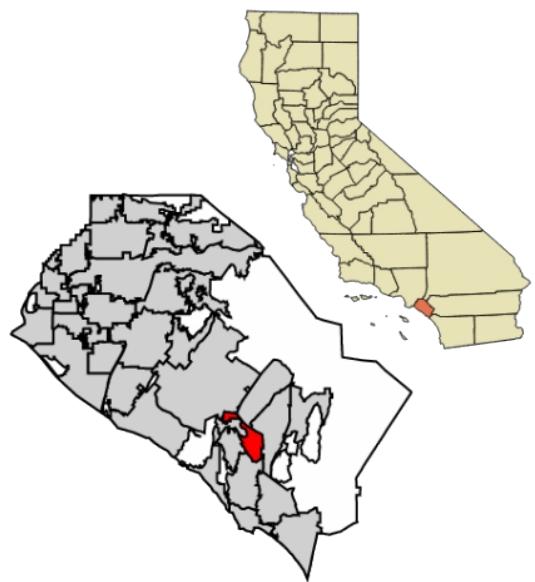
- Property on Leased Land
- Excellent 5, 405 and 133 Freeway Access
- Land Lease expires 12/31/2036
- No options to renew or purchase land
- Association dues, including land lease, are approximately \$800/month





# 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.



## CITY OF LAGUNA HILLS

COUNTY ORANGE

INCORPORATED 12/19/1991

## AREA

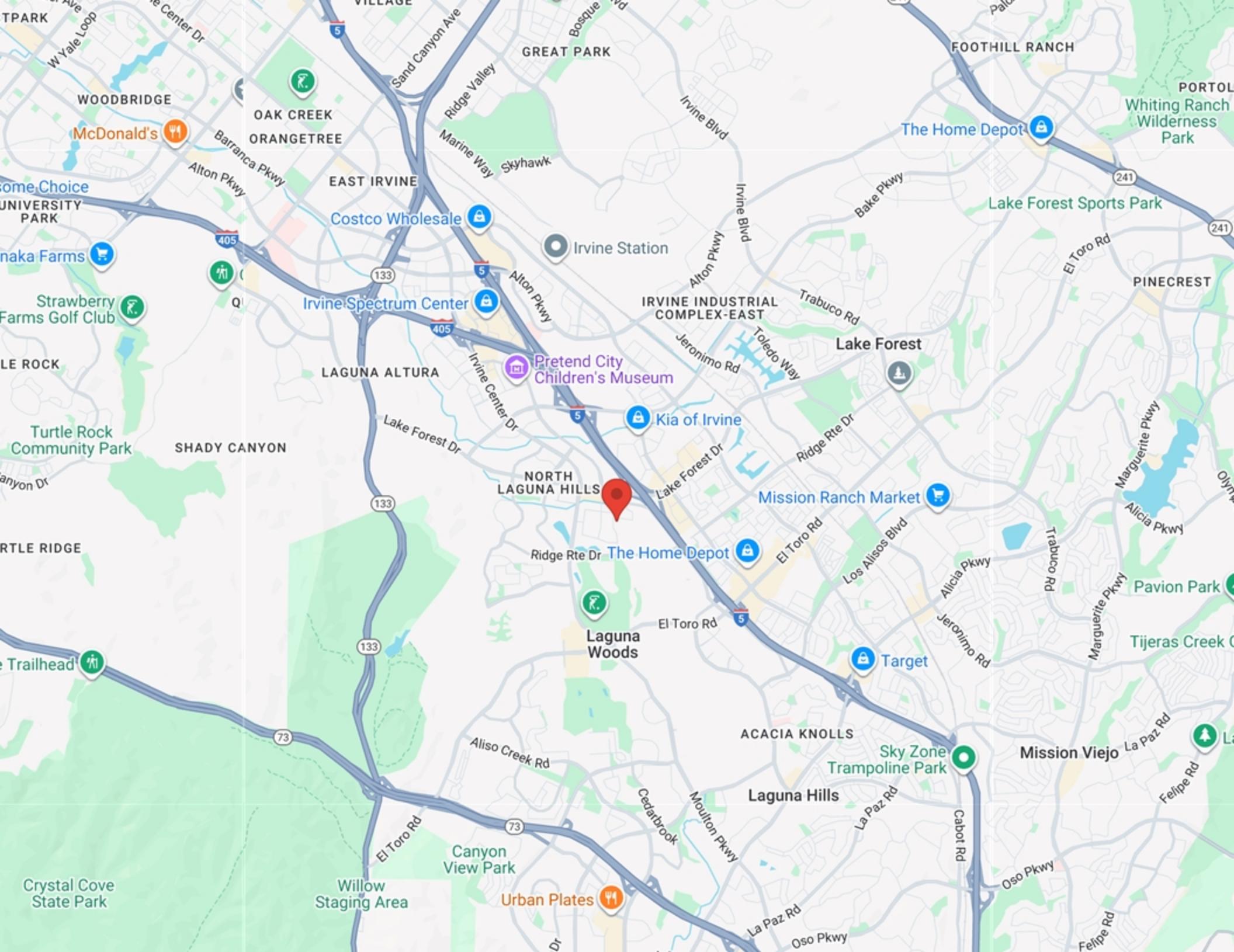
CITY 6.6 SQ MI

LAND 6.5 SQ MI

ELEVATION 364 FT

## POPULATION





# EXCLUSIVELY PRESENTED BY:



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