



# **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

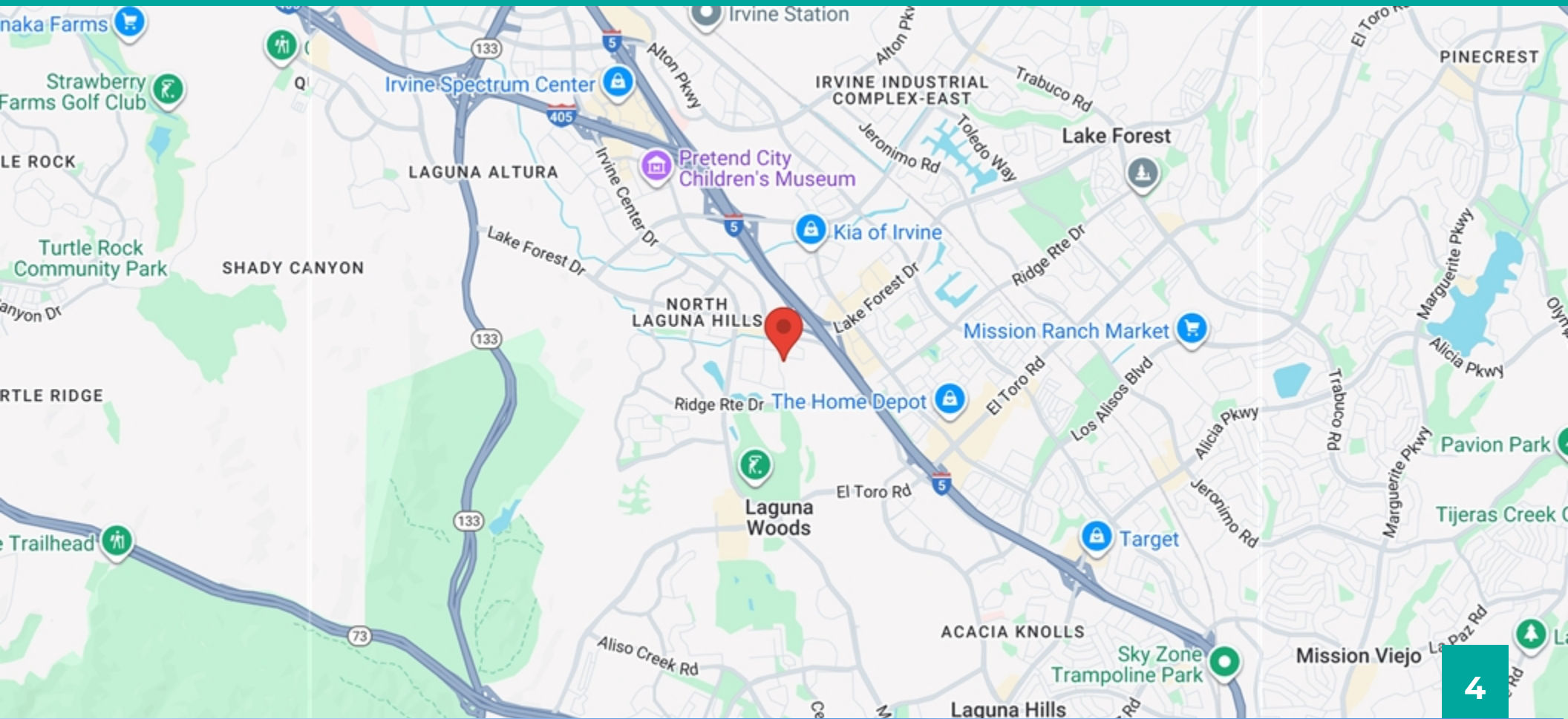
Well-appointed 574 SF first-floor office condo located in the heart of Laguna Hills. This unit features a functional layout with three private offices, an open reception/work area, and convenient ground-level access for clients and staff. Situated within a well-maintained professional office complex, 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



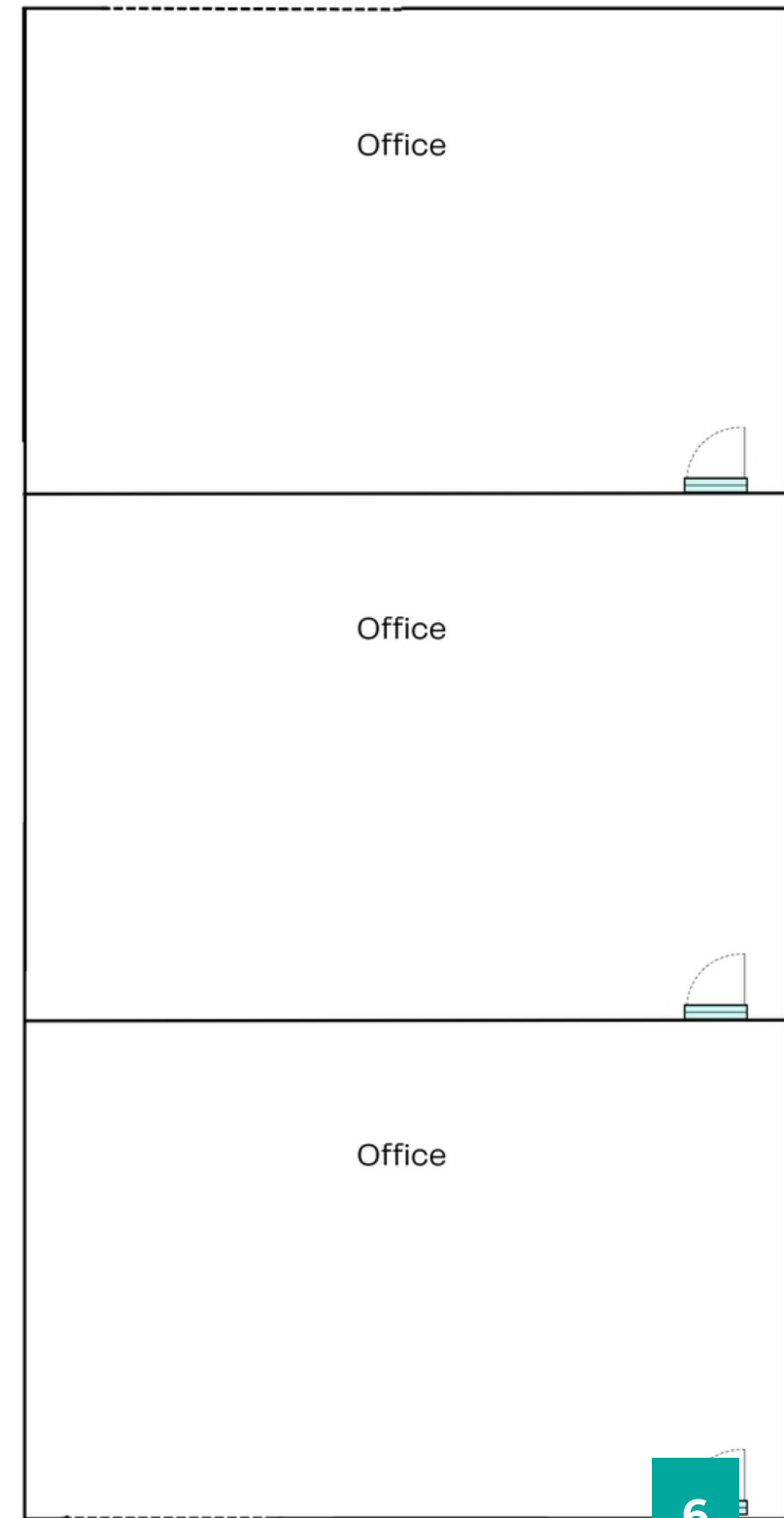


23232



# 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

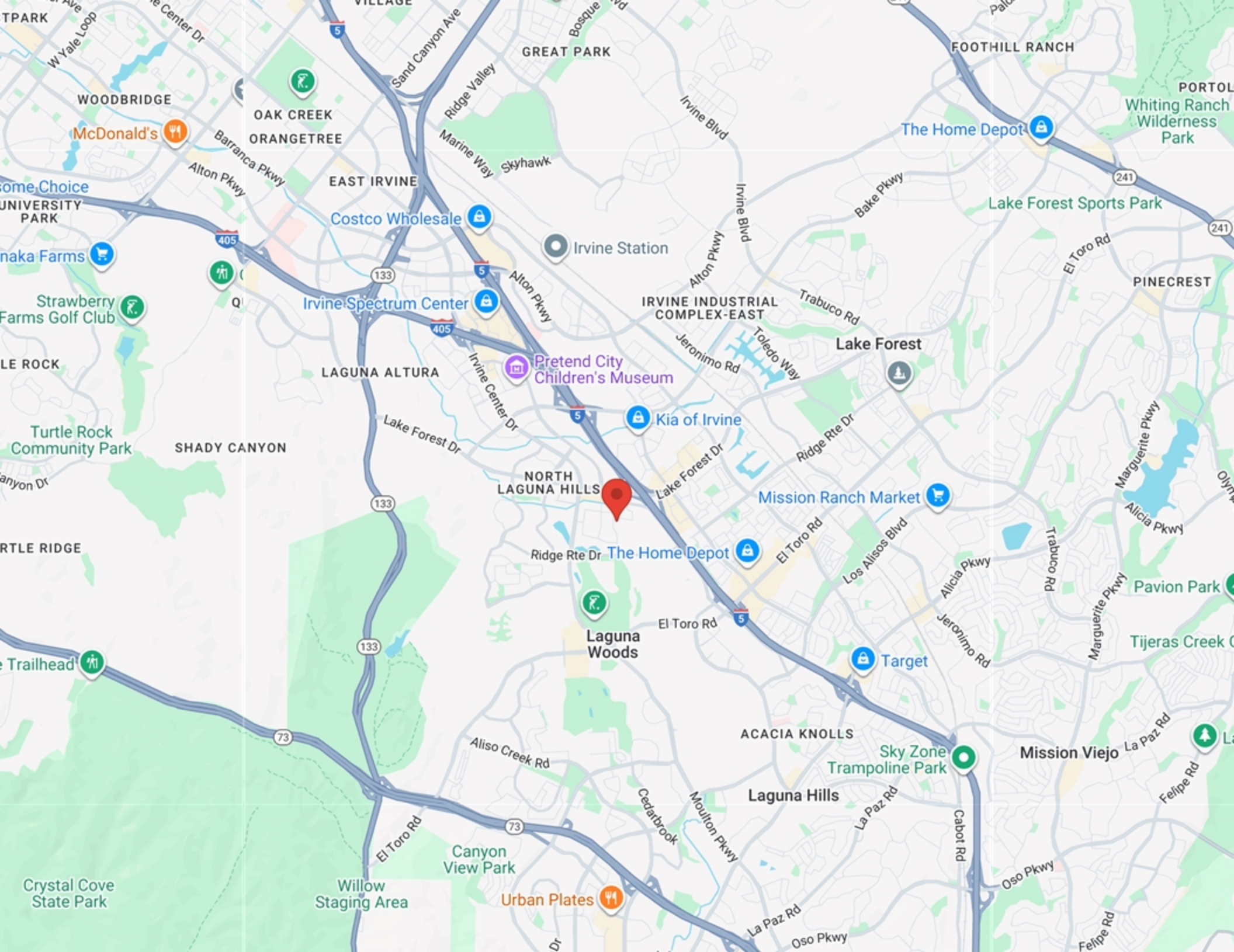
## AREA

CITY	6.6 SQ MI
LAND	6.5 SQ MI
ELEVATION	364 FT

## POPULATION









# EXCLUSIVELY PRESENTED BY:



## **OLIVER LIU**

Senior Vice President

Mobile: 9099790207

oliver.liu@minkcre.com

License #: 01919930



## **Universal Elite Commercial**

7700 Irvine Center Dr, Suite 680  
Irvine, CA 92618

Office: 9099790207

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