

FOR SALE

29873 SANTA MARGARITA PARKWAY

29873 SANTA MARGARITA PARKWAY, RANCHO SANTA MARGARITA, CA 92688



PROPERTY OVERVIEW

29873 Santa Margarita Parkway is a freestanding ±5,200-square-foot medical office building located in the heart of Rancho Santa Margarita, one of South Orange County's most desirable communities. The property offers a highly functional medical layout, convenient patient access, and ample on-site parking. Positioned along Santa Margarita Parkway, the building benefits from proximity to dense residential neighborhoods, retail amenities, and complementary healthcare providers. Its central location and established medical presence make it well-suited for a variety of healthcare and professional office users.



FEATURES

- › Free standing building with existing 2nd generation medical office improvements
- › Configuration could allow for a buyer to demise and lease or sell to smaller tenants
- › Strong demographic area and patient mix
- › Direct access off 241 Toll Road
- › Ample On-Site Free-Surface Parking
- › Signalized intersection access along a high-traffic retail/medical corridor
- › Located on Santa Margarita Parkway in the master-planned community of Rancho Santa Margarita, within the affluent South Orange County submarket



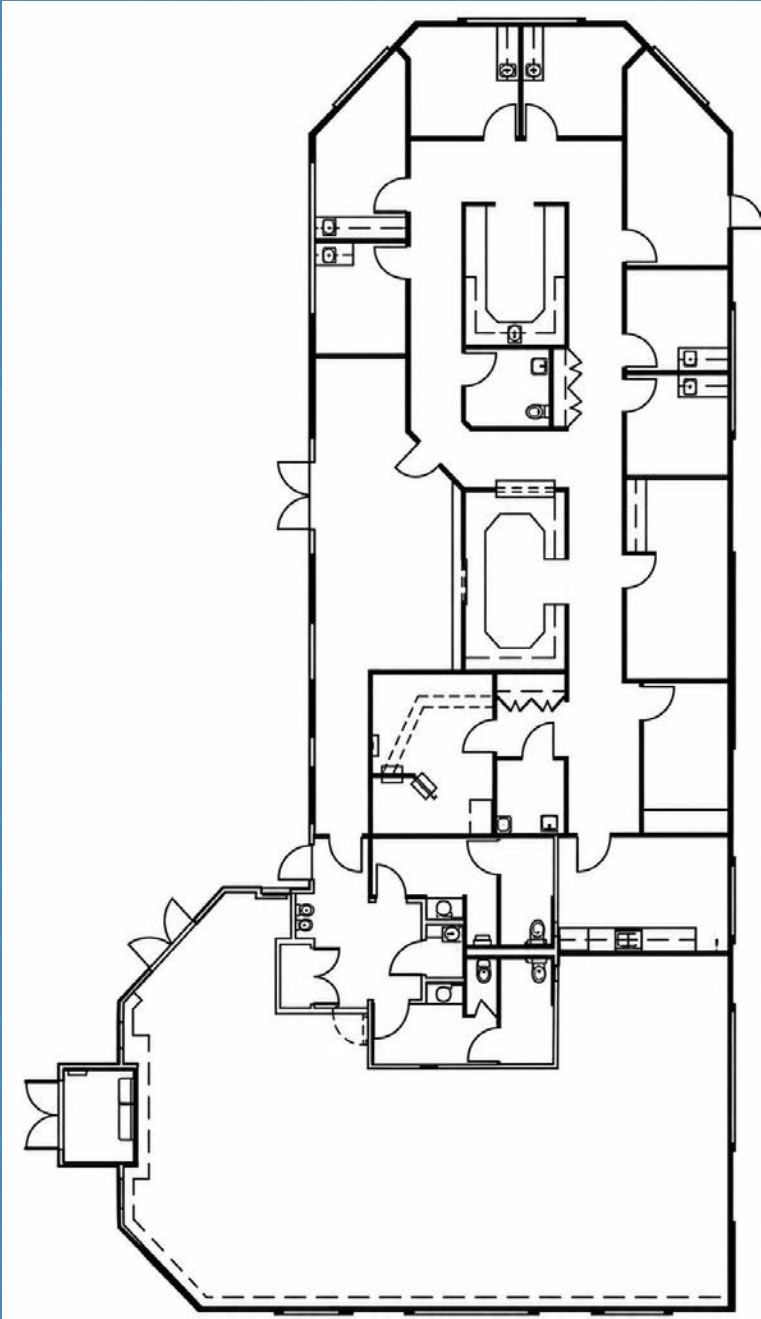


BUILDING OVERVIEW

BUILDING SIZE:	±5,200 SF
LOT SIZE:	16,130 SF/ 0.37 Acres
YEAR BUILT:	2003
PRICE / PRICE PER SF:	\$3,400,000 / \$654/SF
PARCEL NUMBER:	836-691-18
PROPERTY TYPE:	Medical/Office Building
EXPOSURE / ACCESSIBILITY:	Direct access off the 241 Toll Road



FLOOR PLAN



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FOR MORE INFORMATION:

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