

30012

IVY GLENN, LAGUNA NIGUEL

FOR SALE



DISCLAIMER

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This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other evaluation material) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

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Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims or commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

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LEE &
ASSOCIATES

OC
OFFICE GROUP

EXECUTIVE SUMMARY



ADDRESS

30012 Ivy Glenn, Laguna Niguel, CA



OFFERING PRICE

\$5,820,000 (\$225/SF)



NUMBER OF STORIES

Two (2)



RENTABLE BUILDING AREA

±25,865 SF



AVAILABLE TO OWNER/USER

±21,527 SF



YEAR BUILT

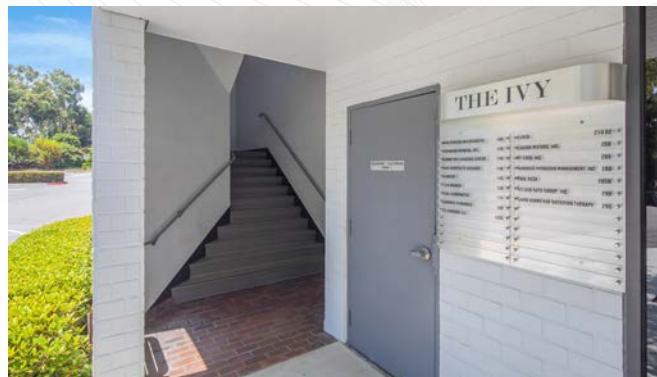
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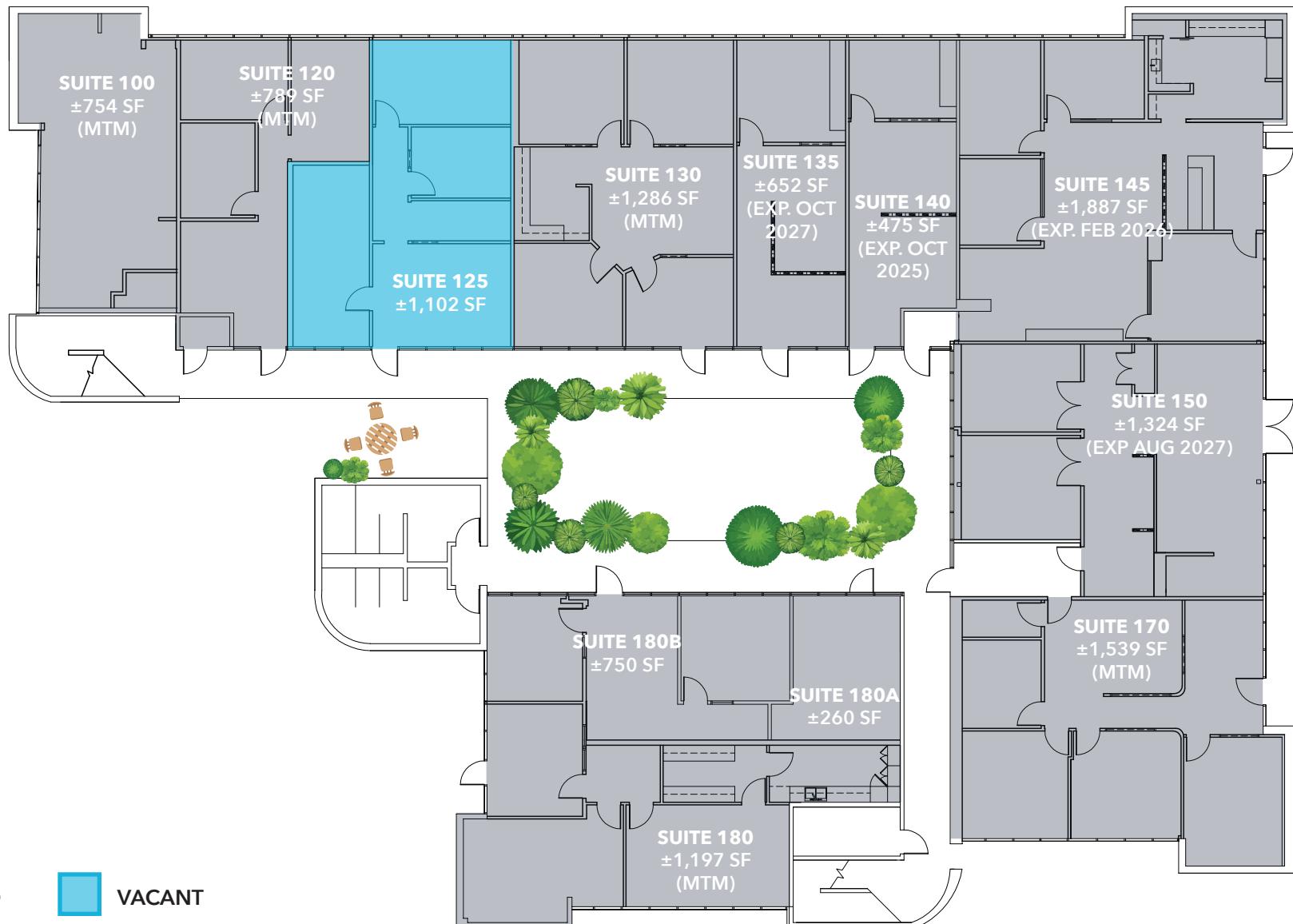
PROPERTY FEATURES

- ±25,865 SF Freestanding Two-Story Office Building
- ±21,527 SF Immediately Available for Owner/User
- Currently 7,841 SF of Contiguous Space with the Option to Relocate Current Tenants to Occupy Full Second Floor (±13,850 SF)
- Flexible Cash Flow
- Excellent Glass Line and Natural Light
- Beautifully Maintained and Professionally Managed
- Ample Free Surface Parking with 100 Surface Stalls
- Walk to a Variety of Retail, Dining, and Residential
- Minutes From High End Coastal Communities
- Great Opportunity for Solar
- Near Planned Site of Laguna Niguel City Center

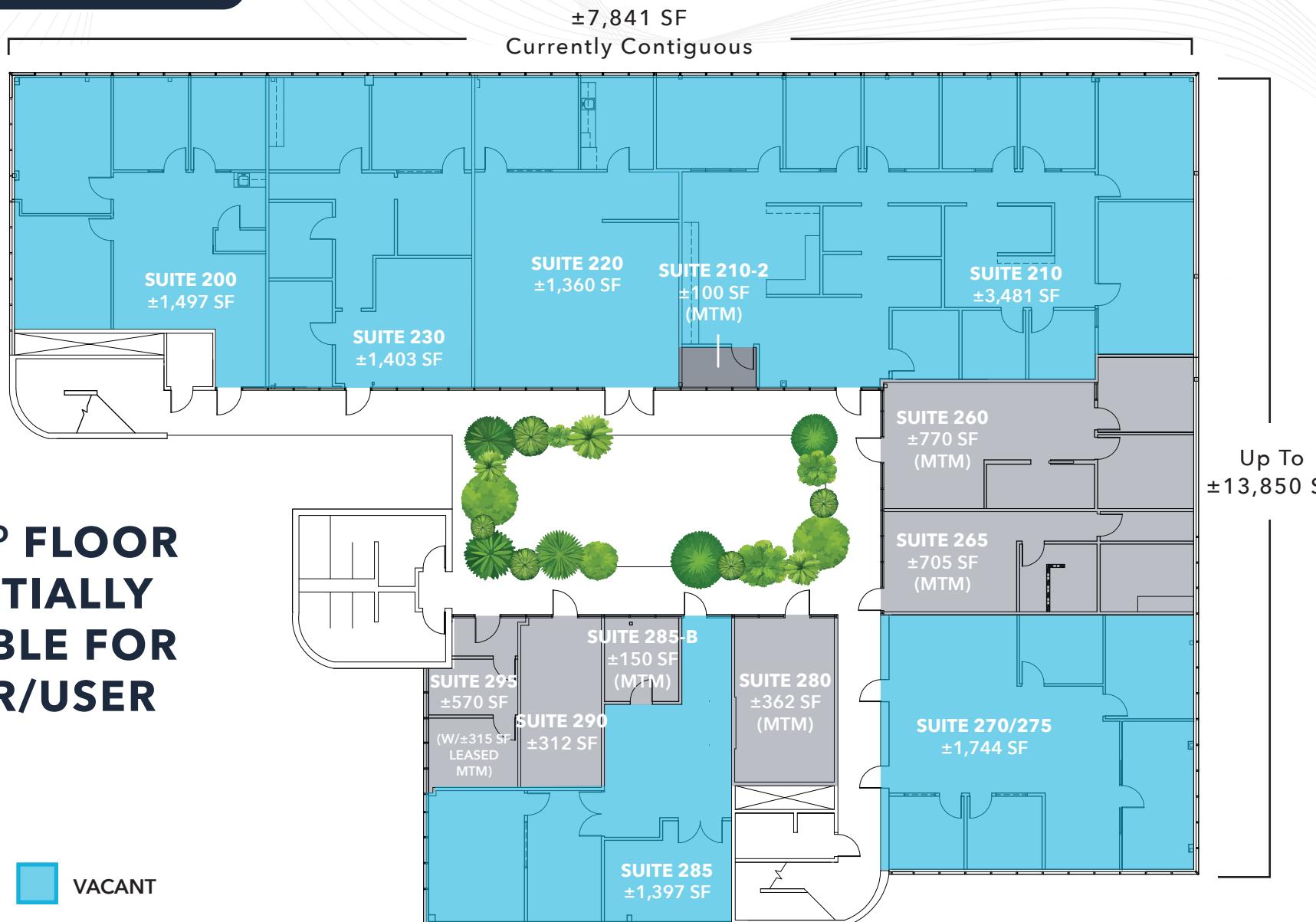
PROPERTY IMAGES



FIRST FLOOR FLOORPLAN



SECOND FLOOR FLOORPLAN



**FULL 2ND FLOOR
POTENTIALLY
AVAILABLE FOR
OWNER/USER**



1



9ROUND
KICKBOXING FITNESS

Walgreens



Mobil

CVS
pharmacy

FANTASTIC SAMS
CUT & COLOR



Albertsons

3

CHASE

Smart&Final.





The new city center will feature vibrant mixed-use retail, office, wellness and civic space surrounding a naturally landscaped central plaza and intimate outdoor spaces, along with 275 stylish apartment homes providing Laguna Niguel a long-awaited gathering place for our local residents and community.



OFFICE

The new city center creates a destination for people to work, live and play. Employees will be able to take a break from their day to recharge among open, naturally landscaped areas and network at restaurants, coffee shops and the community library, without ever having to get in their car.

RESIDENTIAL

The 275 apartment homes will be available for rent and will provide an intimate, community feeling with resort-like amenities. The stylish new apartment homes will be designed in two separate buildings adjacent to the City Center retail and will contain a wide variety of floorplan configurations including one-, two- and three-bedroom flats plus some unique two-story townhomes, catering to young professionals, families and empty-nesters. All residents will have access to luxury pools and spas, a state-of-the-art fitness facility, rooftop decks, clubrooms, game rooms, outdoor dining areas and pet spa. Nestled amid an exciting array of restaurants, shops and office, residents will enjoy a walkable, community-oriented lifestyle that does not currently exist in South Orange County.

COMMUNITY

Driven by the desire to create a downtown gathering spot, the new city center will feature a lushly landscaped central plaza and intimate outdoor spaces filled with family friendly activities and programmed events, including farmers markets, live music, yoga and movies in the park.

AREA OVERVIEW

