

# 30012

IVY GLENN, LAGUNA NIGUEL

**FOR SALE**



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COMMERCIAL REAL ESTATE SERVICES

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This Confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement signed by you (the "Confidentiality Agreement") and constitutes part of the evaluation material. It is being given to you for the sole purpose of evaluating the possible acquisition of 30012 Ivy Glenn, Laguna Niguel, California ("Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine Commercial Real Estate Services ("Broker").

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## 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

1978

## 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

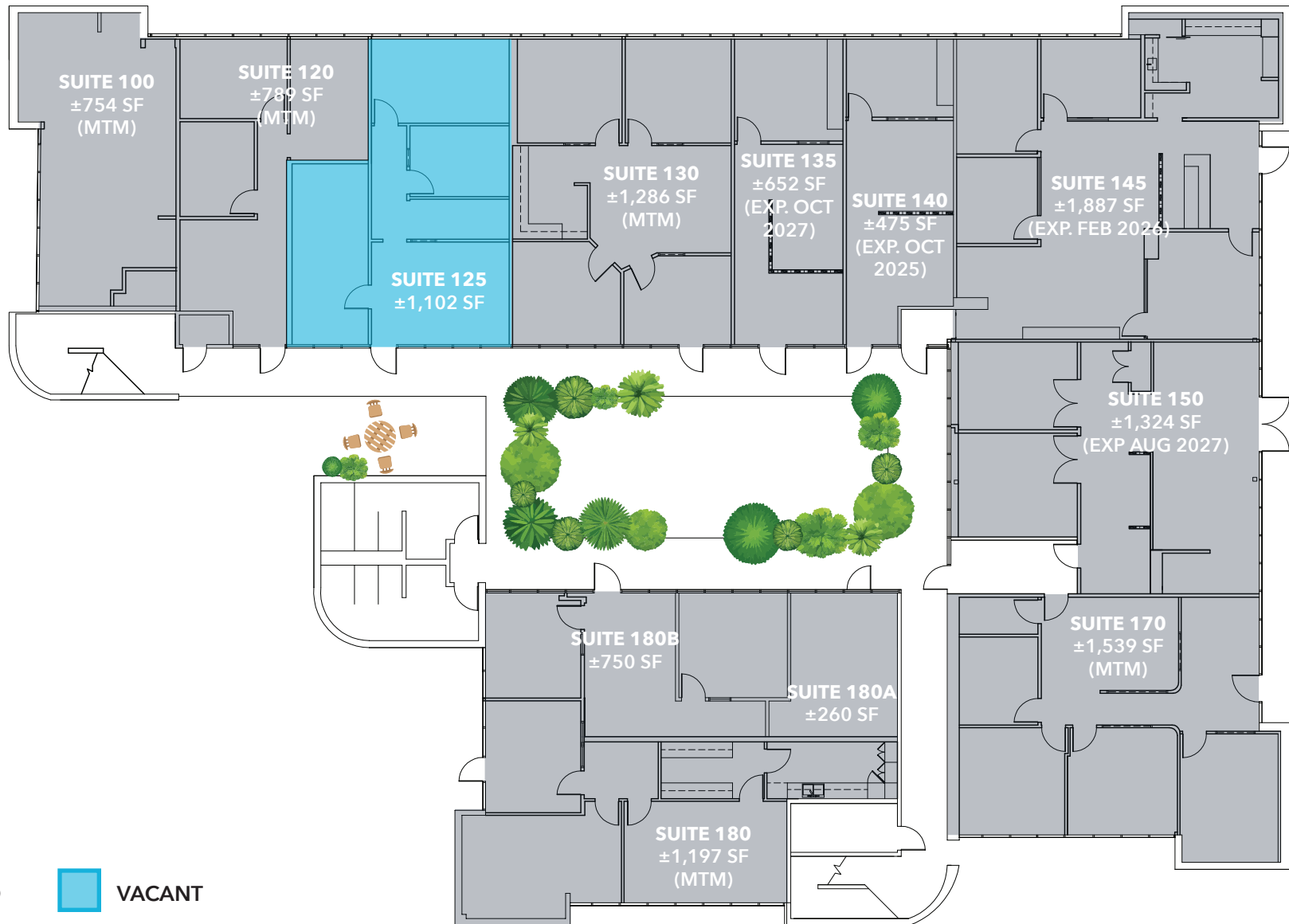




## PROPERTY IMAGES



## FIRST FLOOR FLOORPLAN



## SECOND FLOOR FLOORPLAN

±7,841 SF  
Currently Contiguous



**FULL 2<sup>ND</sup> FLOOR  
POTENTIALLY  
AVAILABLE FOR  
OWNER/USER**

LEASED
  VACANT





**usbank**

**3**  
**CROWN VALLEY MALL**

**LN**  
**LAGUNA NIGUEL**  
CITY CENTER

**1**



**2**  
**LAGUNA NIGUEL PLAZA**

**IVY GLENN DRIVE**

**ALICIA PKWY**

**1**



**2**



**3**







# LN

## LAGUNA NIGUEL

CITY CENTER

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

