

2-TENANT RETAIL BUILDING FOR SALE OR LEASE

**CLICK HERE FOR A VIRTUAL TOUR
OF THE VACANT SPACE!**



OWNER/USER OR INVESTMENT OPPORTUNITY
27672 Crown Valley Pkwy, Mission Viejo, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

2-TENANT RETAIL BUILDING

FOR SALE OR LEASE

THE OFFERING

Lee & Associates – Newport Beach is pleased to exclusively offer for sale or lease the two-tenant retail building located just off the 5 Freeway at 27672 Crown Valley Pkwy in Mission Viejo. One space is occupied by long-term tenant Mission Park Pet Hospital and the other space is vacant, having most recently been occupied by a credit union.

Mission Park Pet Hospital's modified gross lease expires in January 2028 with no option to renew. Their premises is $\pm 3,040$ sq ft inclusive of a $\pm 1,000$ sq ft 2nd floor office space. Their current monthly rent is \$13,357 (\$4.39psf modified gross).

The vacant space is $\pm 3,060$ sq ft and is near turn-key for an office/financial services type user. Asking rent is \$4.25psf NNN. This vacancy is $\pm 50.16\%$ of the building making the property a perfect SBA financing target for an owner/user!



CONTACT

KEN GOULD
949.724.4728
kgould@lee-associates.com
CA DRE # 00875719

BRIAN BARSON, CCIM
949.724.4717
bbarson@lee-associates.com
CA DRE # 01945282



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - Newport Beach
100 Bayview Circle, Suite 600
Newport Beach, CA 92660
949.724.1000
lee-associates.com
CA DRE # 01197433

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.





2-TENANT RETAIL BUILDING

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PROPERTY HIGHLIGHTS

Offering Sale Price	\$4,400,000 (\$721psf)
Current Cap Rate / NOI	2.85% / \$125,552
Proforma Cap Rate / NOI	6.59% / \$289,786
Asking Lease Rate	\$4.25psf + \$0.50psf NNN (for the vacant 3,060sf)
Address	27672 Crown Valley Pkwy Mission Viejo, CA 92691
Building Size (GLA)	Total: ±6,100 Sq Ft Suite A: ±3,060 Sq Ft Suite B: ±3,040 Sq ft
Parcel Size	±0.42 Acres
# of Units	2
Built	1973
APN	740-062-03
Zoning	CR (Commercial Regional)

THE LOCATION

Located in the heart of south Orange County, just off the 5 Freeway at Crown Valley Pkwy. Directly across from Kaleidoscope and adjacent to The Shops at Mission Viejo which is undergoing a major renovation slated to be completed in 2026. The regional Providence Mission Hospital is located just to the east and Saddleback College with an annual enrollment of ±40,000 students is also within close proximity to the property.

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2024 Actual Expenses

Property Tax	\$12,750
Insurance	\$12,623
Repairs & Maintenance	\$5,655
Utilities	\$3,567
Total Expenses	\$34,595



2025 Current NOI & Cap Rate

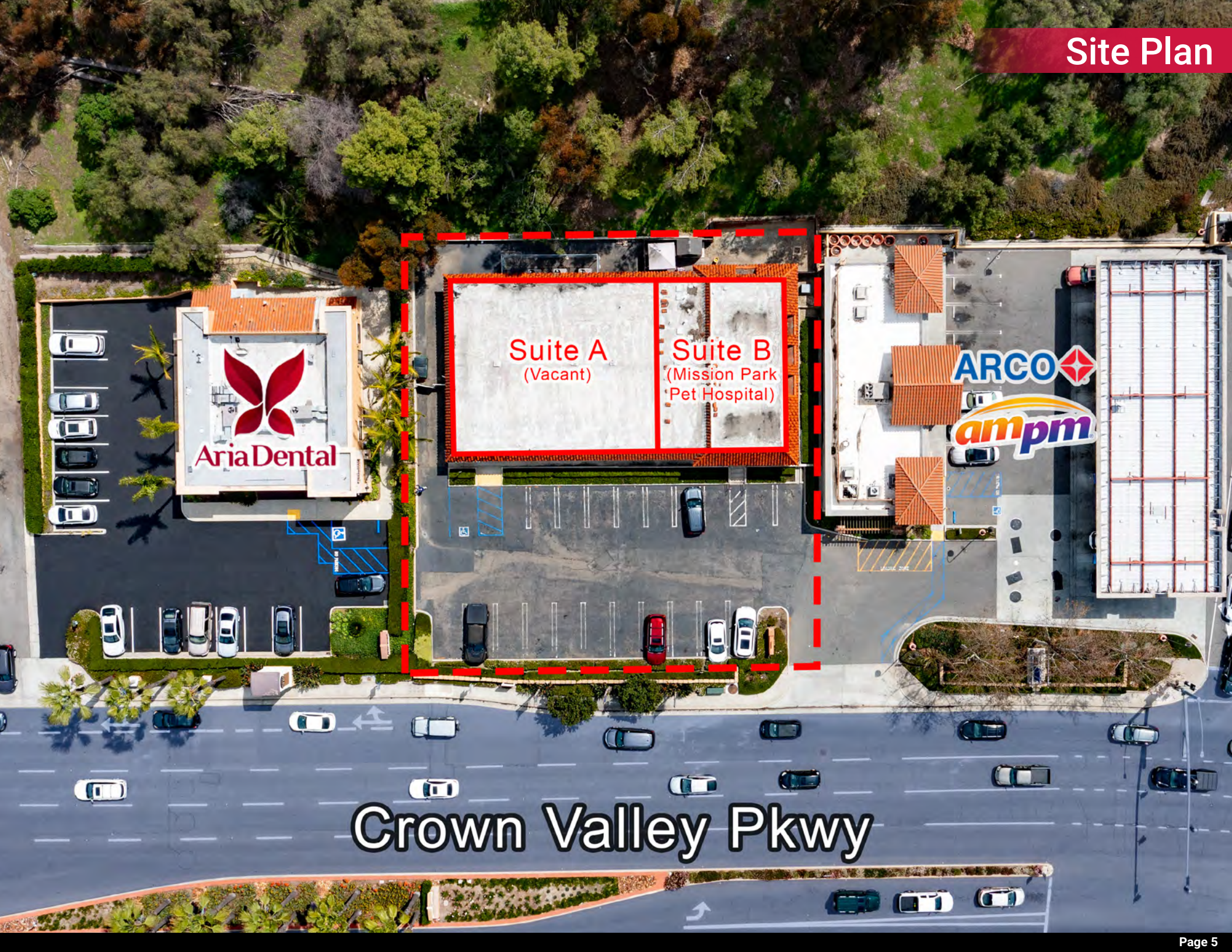
Suite A Rent (Vacant)	\$0
Mission Park Pet Hospital Rent (\$4.39psf MG)	\$160,147
NNN Reimbursements	\$0
Expenses	(\$34,595)
Net Operating Income	\$125,552
Cap Rate @ \$4,400,000 Sale Price	2.85%



2025 Proforma NOI & Cap Rate

Suite A Rent (\$4.00psf NNN)	\$146,880
Mission Park Pet Hospital Rent (\$4.39psf MG)	\$160,147
NNN Reimbursements	\$17,354
Expenses	(\$34,595)
Net Operating Income	\$289,786
Cap Rate @ \$4,400,000 Sale Price	6.59%

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Suite A
(Vacant)

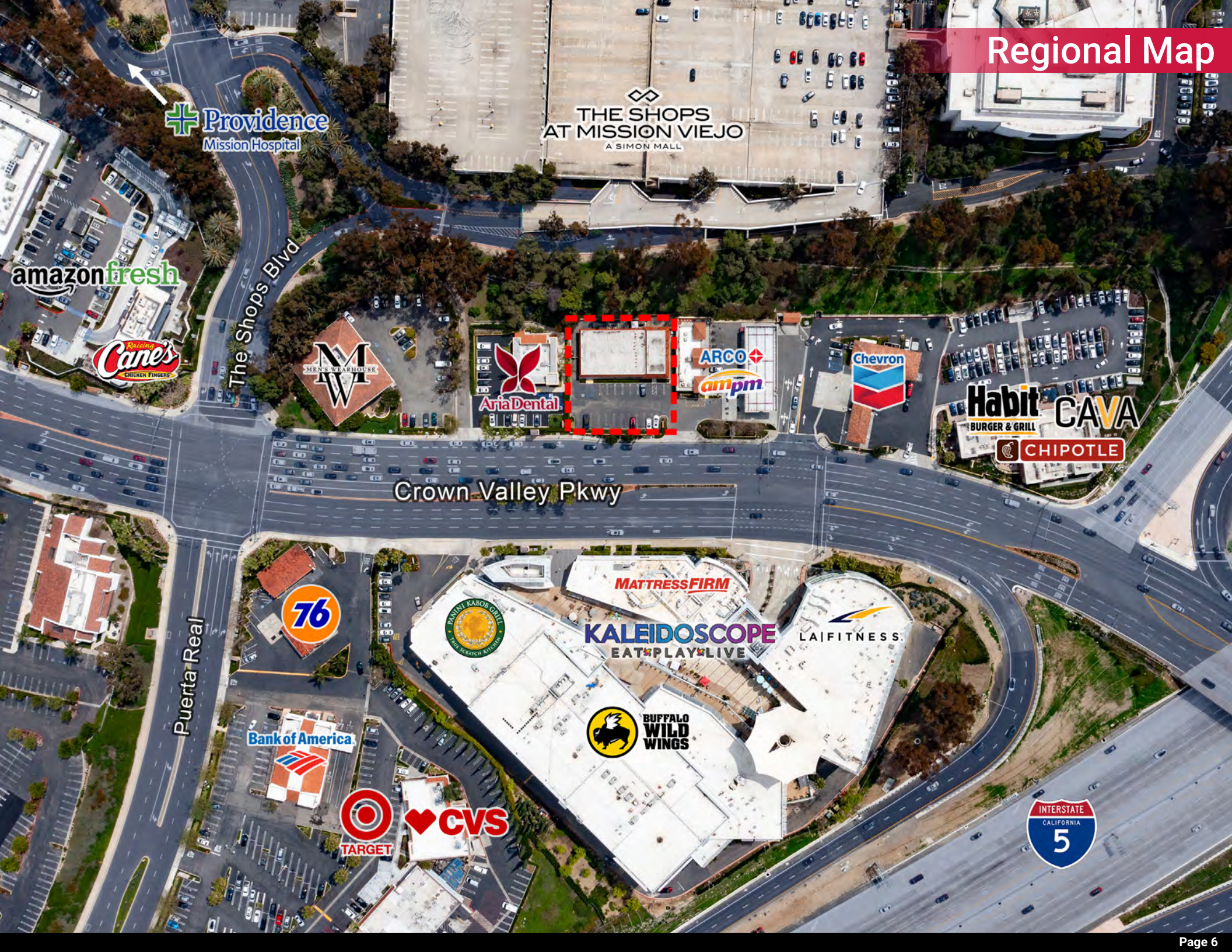
Suite B
(Mission Park
Pet Hospital)

Aria Dental

ARCO
ampm

Crown Valley Pkwy

Regional Map



Providence
Mission Hospital

THE SHOPS
AT MISSION VIEJO
A SIMON MALL

amazonfresh

Cane's
CHICKEN FINGERS

The Shops Blvd

MEN'S
WAREHOUSE

Aria Dental

ARCO
ampm

Chevron

Habit
BURGER & GRILL
CAVA
CHIPOTLE

Crown Valley Pkwy

Puerta Real

76

Bank of America

TARGET

CVS

MATTRESS FIRM

KALEIDOSCOPE
EAT PLAY LIVE

LAIFITNESS

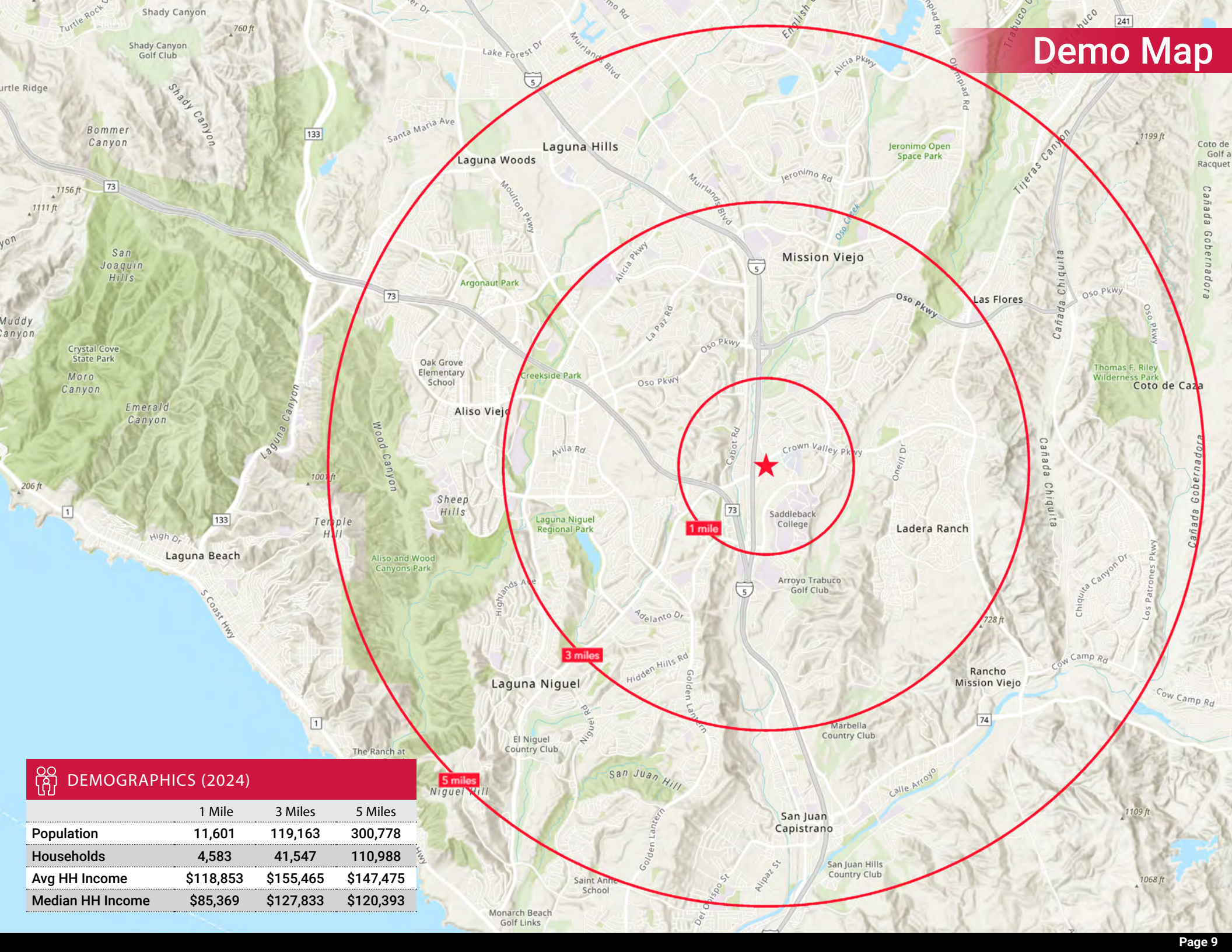
BUFFALO
WILD
WINGS

INTERSTATE
CALIFORNIA
5

Property Photos







 DEMOGRAPHICS (2024)	1 Mile	3 Miles	5 Miles
Population	11,601	119,163	300,778
Households	4,583	41,547	110,988
Avg HH Income	\$118,853	\$155,465	\$147,475
Median HH Income	\$85,369	\$127,833	\$120,393

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