



FOR LEASE

24953 Paseo De Valencia

BUILDING C

LAGUNA HILLS, CA 92653

Laguna Hills, CA 92653

PRESENTED BY:

TRICIA MCCARROLL

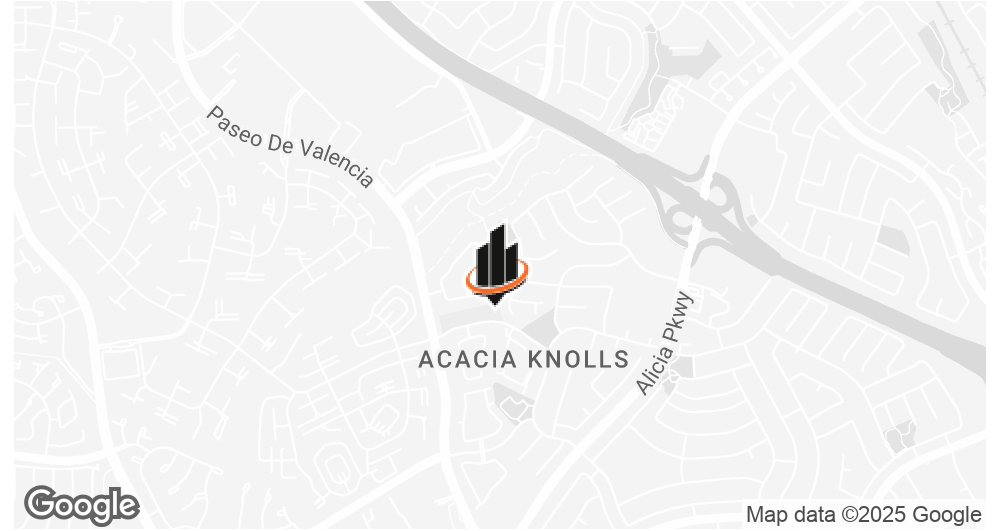
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CalDRE #01840569



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.70 SF/month (MG)
BUILDING SIZE:	21,300 SF
AVAILABLE SF:	1606 SF & 1838 SF
LOT SIZE:	49,949 SF

PROPERTY OVERVIEW

SVN Vanguard is pleased to present 24953 Paseo De Valencia Building C. The new ownership has completely renovated the exterior which now features a modern and upscale design. While it is conveniently located near the Saddleback Memorial Medical Center and many other neighboring projects, the building itself provides a unique and tranquil setting for medical practices and boasts great natural light inside the suites. The building is professionally managed and offers easy and abundant patient parking, with easy access via the 5 Freeway. Even more upgrades are coming, including an improved courtyard and a re-graded and re-stripped parking lot.

PROPERTY HIGHLIGHTS

- Major exterior renovations completed
- Convenient patient parking
- Medical/Dental Space
- Professionally managed
- Great natural light

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NO TRIPLE NETS!

LEASE INFORMATION

LEASE TYPE:	Modified Gross - NO TRIPLE NETS	LEASE TERM:	Negotiable
TOTAL SPACE:	1,606 - 1,838 SF	LEASE RATE:	\$2.70 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
24953 Paseo De Valencia - 18C	Available	1,606 SF	Modified Gross	\$2.70 SF/month	Renovated Dental Suite - Dental Equipment Available! 6 plumbed ops, breakroom, reception/waiting - new flooring, ceiling, fresh paint.
24953 Paseo De Valencia - 16C	Available	1,838 SF	Modified Gross	\$2.70 SF/month	reception/waiting, 4 exam rooms, 2 offices, 2 in-suite restrooms

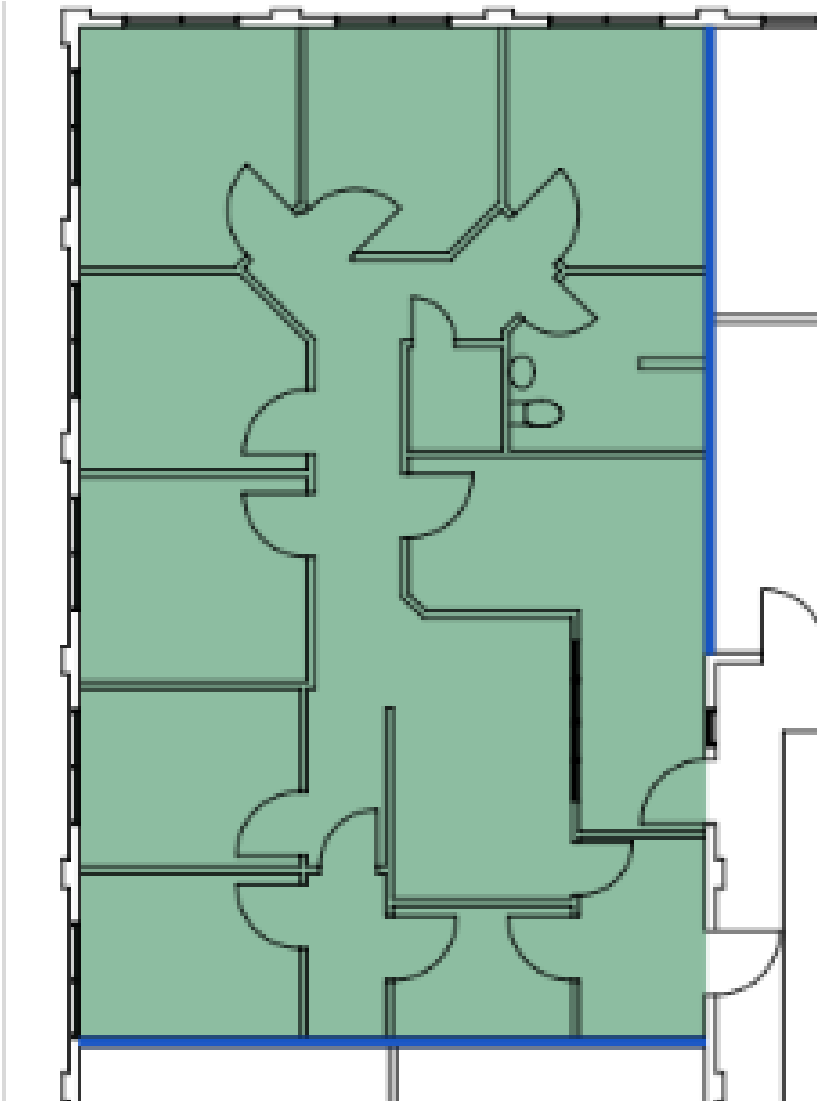
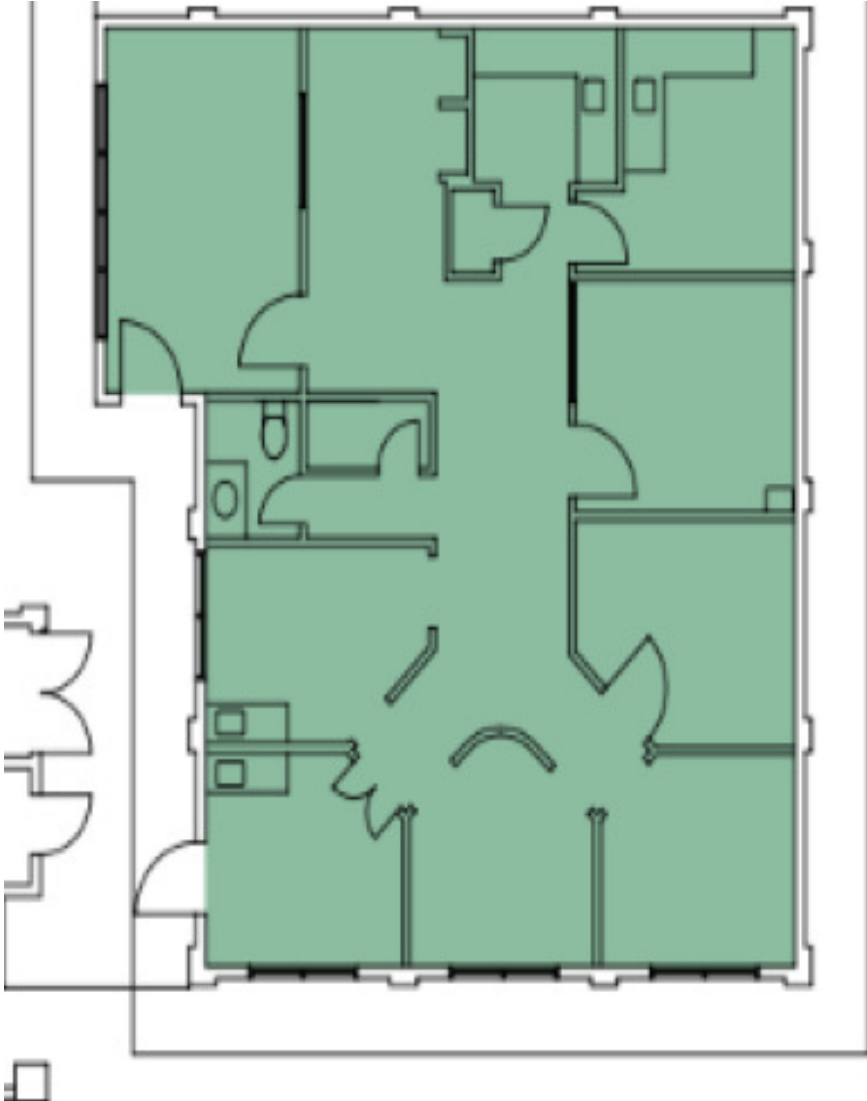
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ADDITIONAL PHOTOS

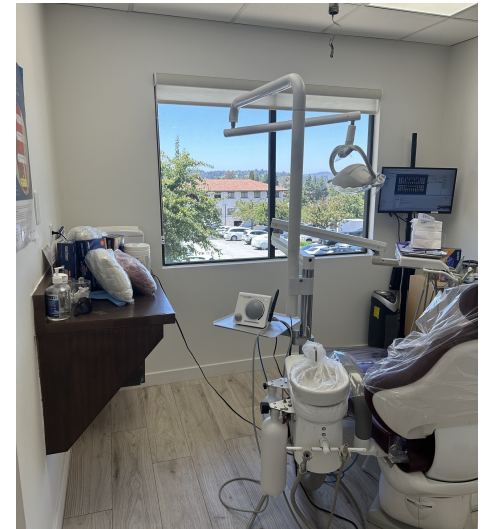


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DENTAL SUITE - 18C - 1626 SF (DENTAL EQUIPMENT AVAILABLE)



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DEMOGRAPHICS MAP & REPORT

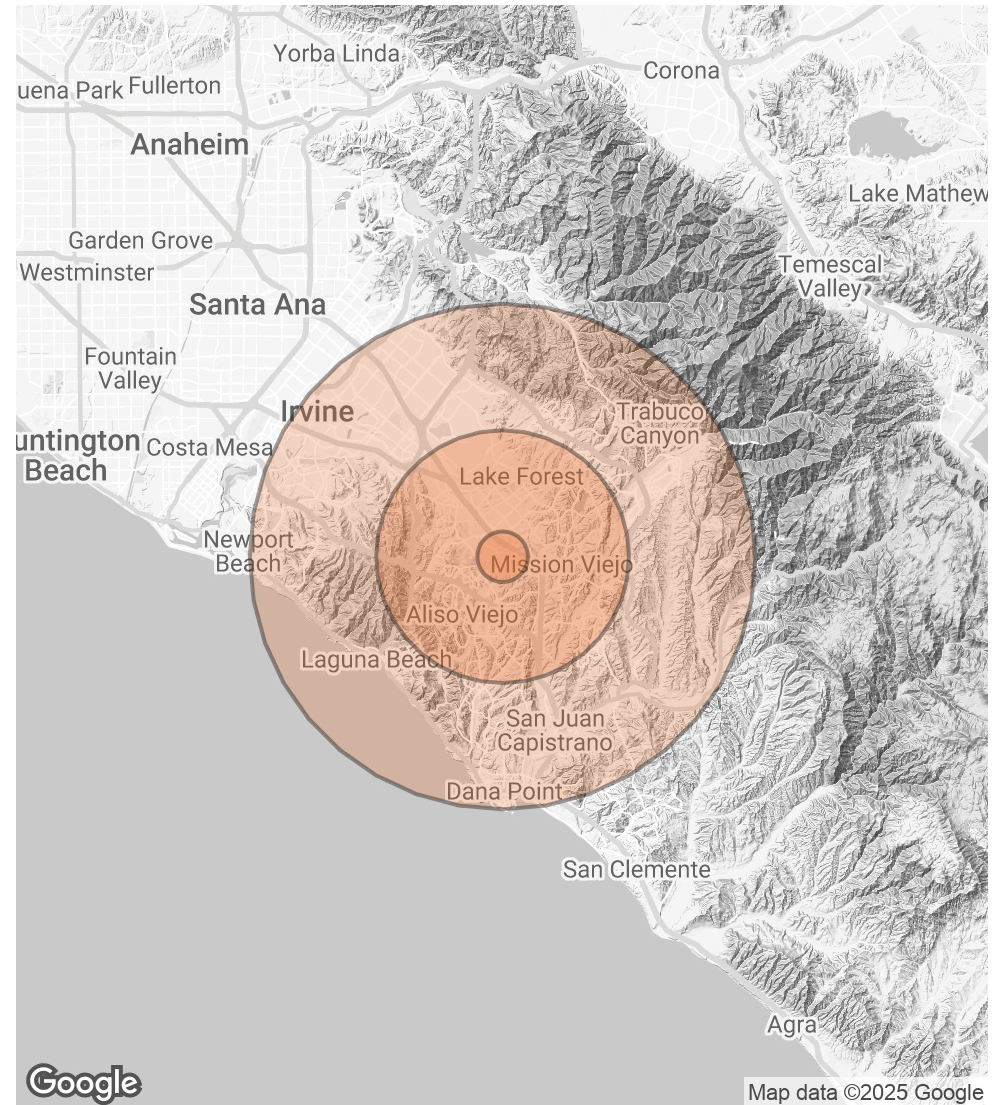
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	21,376	324,076	837,837
AVERAGE AGE	48.8	43.2	41.6
AVERAGE AGE (MALE)	44.1	42.2	40.5
AVERAGE AGE (FEMALE)	52.3	44.0	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,363	126,046	328,794
# OF PERSONS PER HH	2.3	2.6	2.5
AVERAGE HH INCOME	\$98,714	\$129,508	\$142,691
AVERAGE HOUSE VALUE	\$544,710	\$681,527	\$827,165

2020 American Community Survey (ACS)



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