

FOR SALE

INDUSTRIAL/OFFICE CONDOMINIUMS

90% SBA Financing Available*



LAGUNA HILLS BUSINESS CENTER

23172, 23182 & 23192 ALCALDE DRIVE
LAGUNA HILLS, CALIFORNIA 92653



VIDEO



WEBSITE

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MULTIPLE SIZES AVAILABLE

1,000 – 2,640+ Sq. Ft.
(Adjacent units can be combined)

Excellent South
County market
location, immediate
freeway access,
nearby restaurants,
entertainment
options and future
developments.

All units have separate
building signage space,
electric meters, HVAC units
and restrooms.

Warehouse units have grade
level loading doors and 16'
clear height.

23192

23172

23182

SPECIAL BENEFITS AVAILABLE TO OWNERS OF COMMERCIAL CONDOMINIUMS

Commercial condominium units have their own parcel numbers, and buyers own their units in fee simple.

Owners can customize, refinance, rent out, or sell their units at any time.



Business owners who occupy their units enjoy many benefits that are not available to tenants, including:

- Control of their business facilities
- Protection from rent increases
- Favorable financing at low, fixed rates.
- Equity growth by paying down their mortgages, instead of a landlord's
- Potential appreciation in the strong California real estate market
- Valuable tax deductions
- Maintain the quality and value of their property and control their operating costs through their owners' associations and professional property managers.



90% Financing

Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at Laguna Hills Business Center through SBA loans and up to 85% of a unit's value from private banks.

Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. The amount of monthly payments can be fixed for up to 25 years.

SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

**FOR INFORMATION ON
SBA financing,
conventional bank financing, and
current interest rates, contact:**

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www.dhfinancing.com

U.S. SMALL BUSINESS ADMINISTRATION
P (800) 827-5722
www.sba.gov/funding-programs/loans

AVAILABLE UNITS & PRICES

23172 ALCALDE DRIVE
LAGUNA HILLS, CA 92653

BLDG	UNIT	SQ. FT.	WHS SF	OFC SF	TOTAL PRICE	STATUS	FLOOR PLANS
23172	A	1,872	1,648	224	\$1,123,200	Leased to 12/31/2024	VIEW
23172	B	2,520	1,238	1,282	\$1,512,000	IN ESCROW	VIEW
23172	C	2,464	1,402	1,062	\$1,478,400	SOLD	VIEW
23172	D	2,112	1,682	585	\$1,267,200	SOLD	VIEW
23172	E	2,640	2,055	585	\$1,584,000	SOLD	VIEW
23172	F	2,112	1,093	1,019	\$1,267,200	Leased to 10/31/2024	VIEW
23172	G	2,464	1,642	822	\$1,478,400	SOLD	VIEW
23172	H	1,680	234	1,446	\$1,008,000	IN ESCROW	VIEW
23172	I	1,680	1,113	567	\$1,008,000	SOLD	VIEW

**Leased Units Available for Purchase
Price is subject to change



AVAILABLE UNITS & PRICES

23182 ALCALDE DRIVE
LAGUNA HILLS, CA 92653

BLDG	UNIT	SQ. FT.	WHS SF	OFC SF	TOTAL PRICE	STATUS	FLOOR PLANS
23182	A	1,650	272	1,378	\$990,000	Leased to 2/28/2025	VIEW
23182	B	1,282	750	532	\$769,200	SOLD	VIEW
23182	C	1,000	0	1,000	\$600,000	Vacant	VIEW
23182	D	1,672	998	674	\$1,003,200	SOLD	VIEW
23182	E	1,824	865	958	\$1,094,400	Leased to 2/28/2025	VIEW
23182	F	1,672	1,298	374	\$1,003,200	SOLD	VIEW
23182	G	1,520	1,173	347	\$912,000	SOLD	VIEW
23182	H	1,520	1,036	484	\$912,000	SOLD	VIEW
23182	I	1,672	1,300	372	\$1,003,200	Leased to 10/31/2025	VIEW
23182	J	1,824	886	938	\$1,094,400	Leased to 6/30/2025	VIEW
23182	K/L	1,800	0	1,800	\$1,080,000	Leased to 6/30/2026	VIEW

**Leased Units Available for Purchase
Price is subject to change



AVAILABLE UNITS & PRICES

23192 ALCALDE DRIVE
LAGUNA HILLS, CA 92653

BLDG	UNIT	SQ. FT.	WHS SF	OFC SF	TOTAL PRICE	STATUS	FLOOR PLANS
23192	A	1,120	1,000	120	\$672,000	IN ESCROW	VIEW
23192	B	1,344	1,180	163	\$806,400	SOLD	VIEW
23192	C	1,344	1,200	144	\$806,400	IN ESCROW	VIEW
23192	D	1,120	815	305	\$672,000	SOLD	VIEW
23192	E	2,112	1,472	640	\$1,267,200	Vacant	VIEW
23192	F	1,848	1,440	408	\$1,108,800	Leased to 8/31/2025	VIEW
23192	G	1,680	1,290	390	\$1,008,000	Leased to 4/30/2025	VIEW
23192	H	1,680	1,290	390	\$1,008,000	Leased to 7/31/2025	VIEW
23192	I	1,848	1,445	403	\$1,108,800	SOLD	VIEW
23192	J	1,760	910	850	\$1,056,000	Vacant	VIEW
23192	K	1,600	857	743	\$960,000	Vacant	VIEW
23192	L	1,616	1,358	251	\$965,400	Leased to 10/31/2026	VIEW

**Leased Units Available for Purchase*

**Price is subject to change*



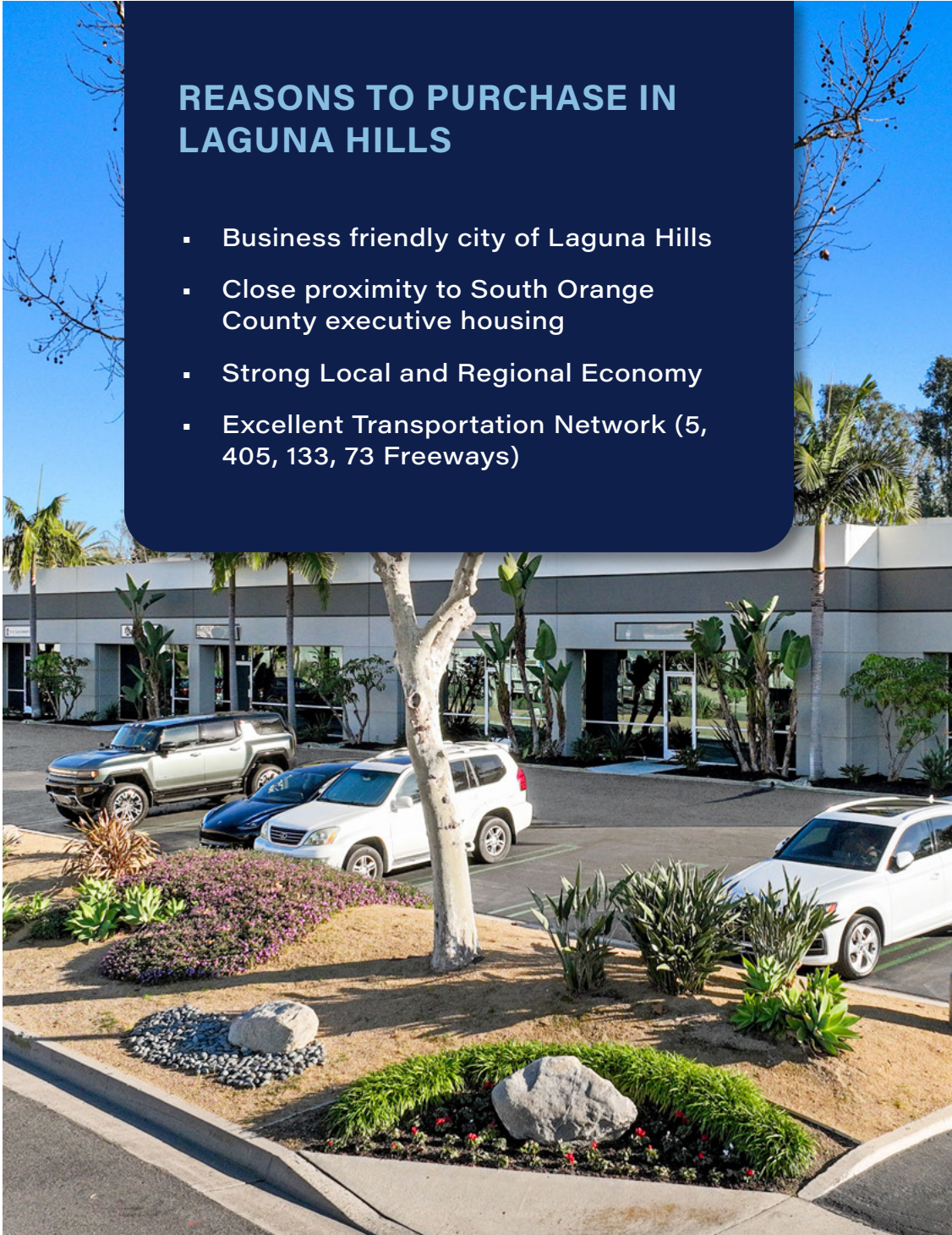


LOCATOR MAP



REASONS TO PURCHASE IN LAGUNA HILLS

- Business friendly city of Laguna Hills
- Close proximity to South Orange County executive housing
- Strong Local and Regional Economy
- Excellent Transportation Network (5, 405, 133, 73 Freeways)



UPCOMING DEVELOPMENT

VILLAGE AT LAGUNA HILLS

- 465K Sq. Ft. office
- 1,500 residential units
- 250K Sq. Ft. retail , restaurants and entertainment
- 2.5 acre multi-purpose central park
- 100-150 room boutique hotel



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FOR MORE INFORMATION, PLEASE CONTACT:



MATT CHRISTENSEN

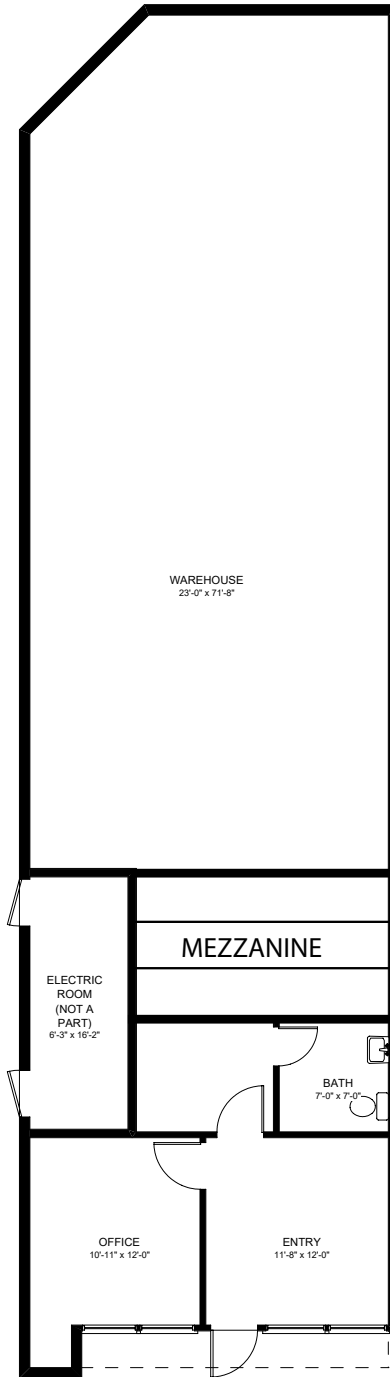
Senior Vice President
(949) 724-4705
mchristensen@lee-associates.com
DRE #: 01840863

JORDAN KEMPER

Associate
(949) 773-5668
jkemper@lee-associates.com
DRE #: 02228841

JOHN COLLINS

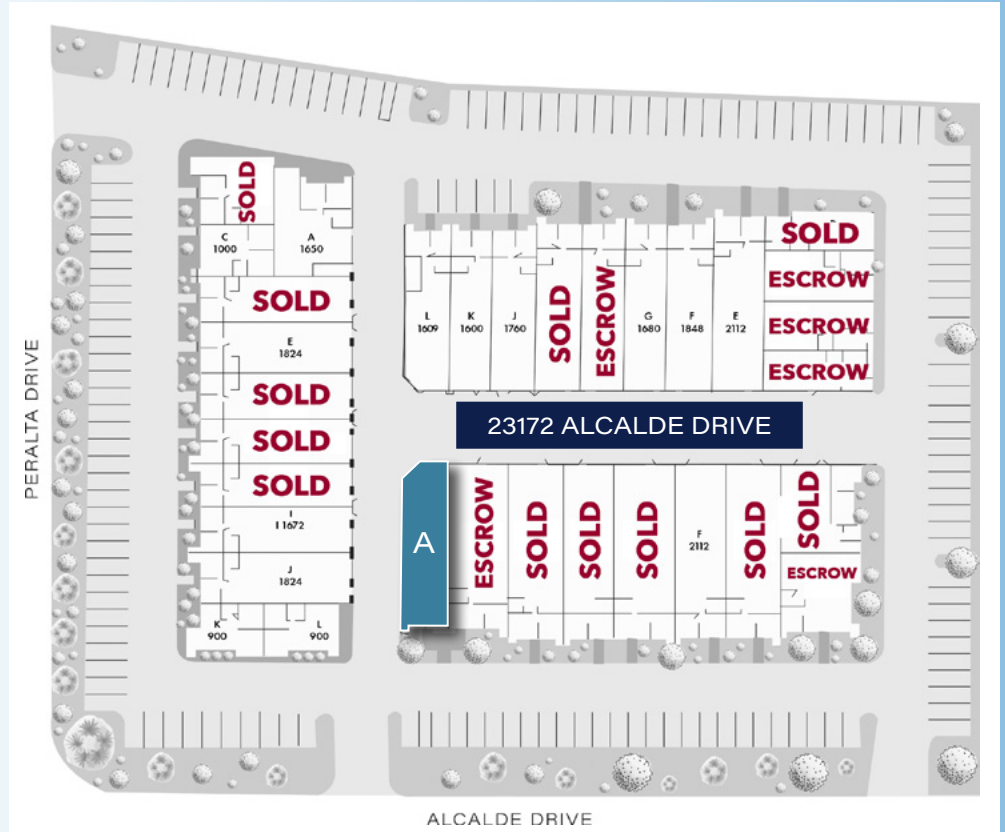
Senior Vice President
(949) 724-4757
jcollins@lee-associates.com
DRE #: 01235509

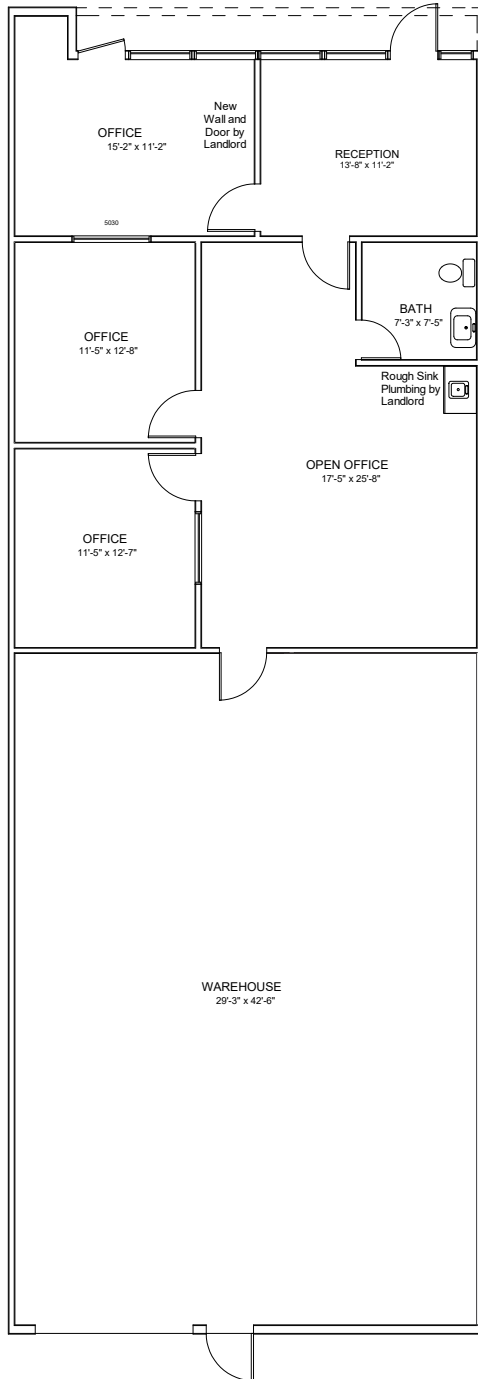


SUITE:
 A

SF:
 1,872 SF

PRICE:
 \$1,123,200



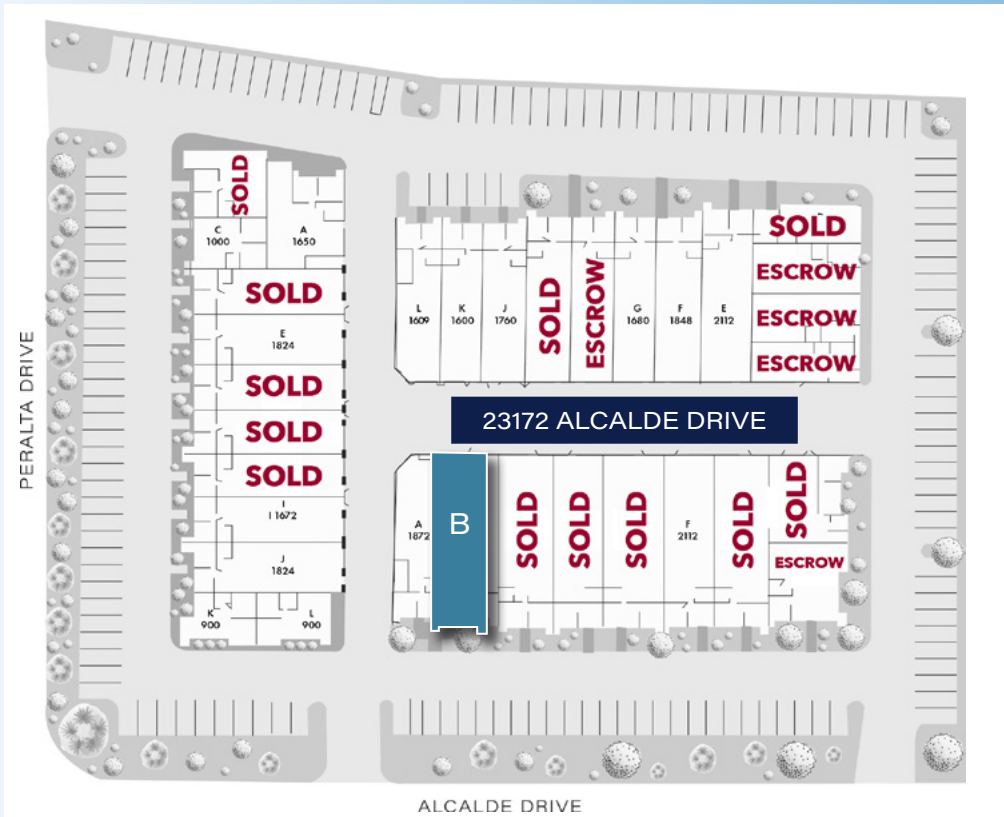


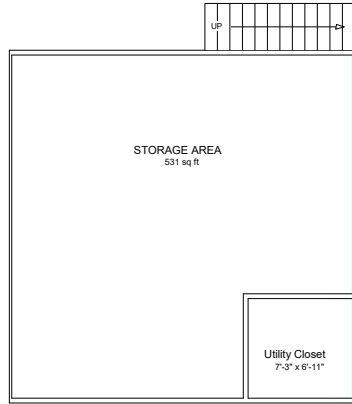
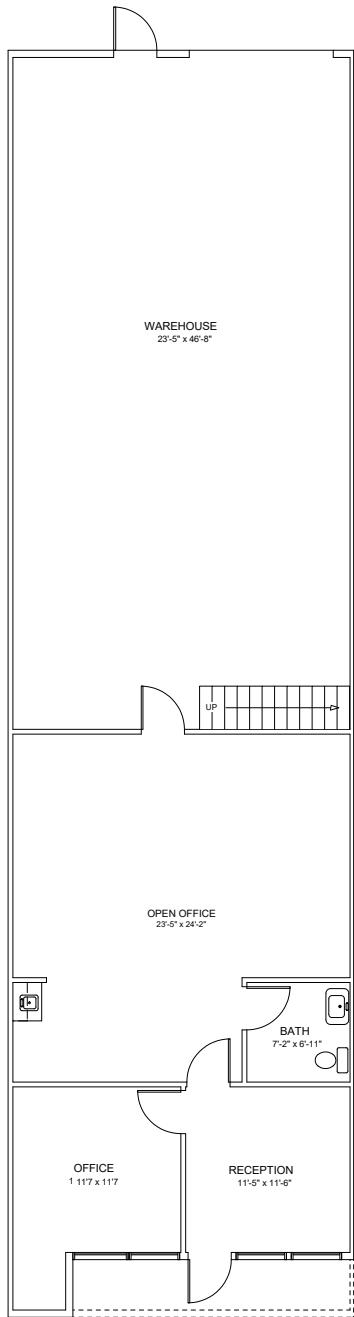
SUITE:
 B

SF:
 2,520 SF

PRICE:
 \$1,512,000

IN ESCROW



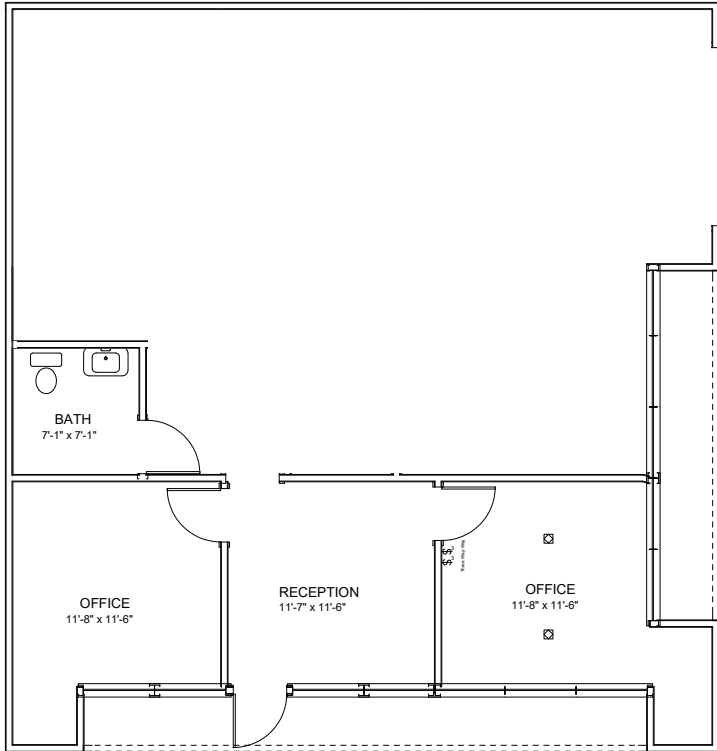


SUITE:
 F

SF:
 2,112 SF

PRICE:
 \$1,267,200





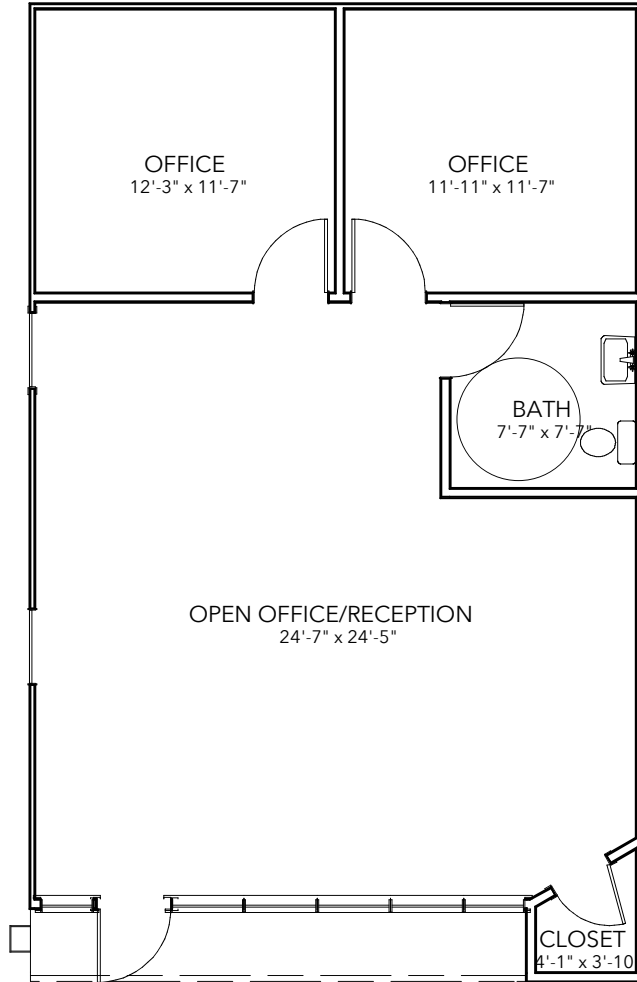
SUITE:
H

SF:
1,680 SF

PRICE:
\$1,008,000

IN ESCROW

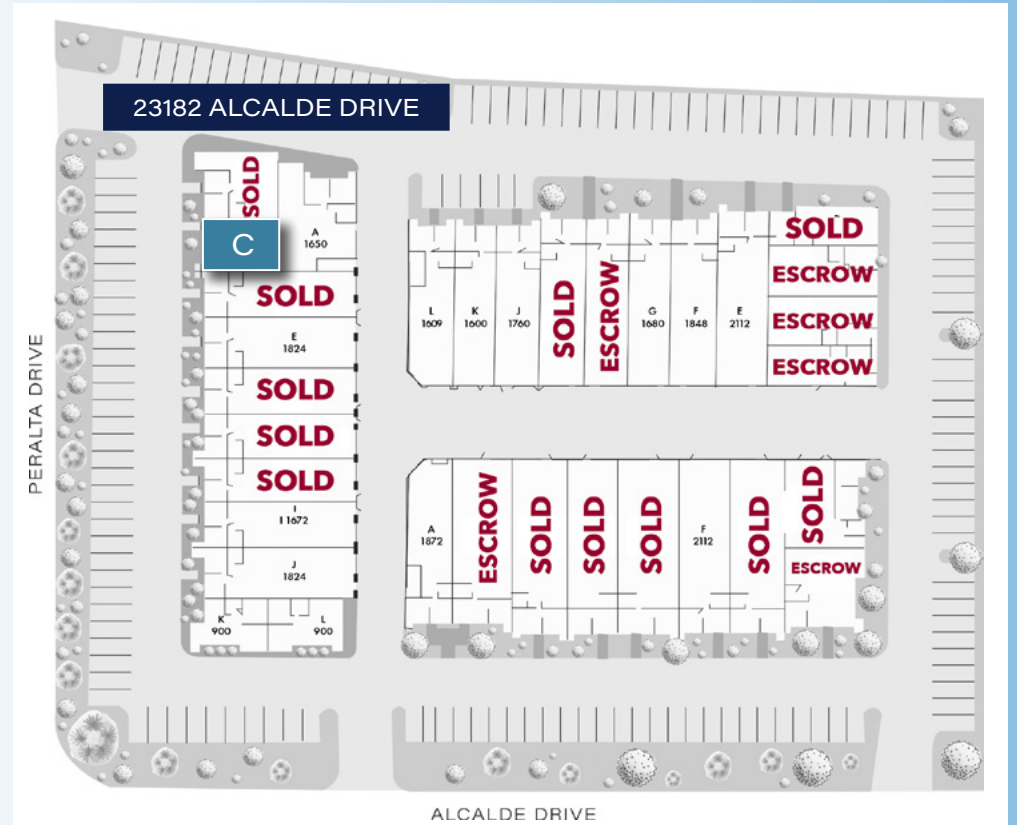


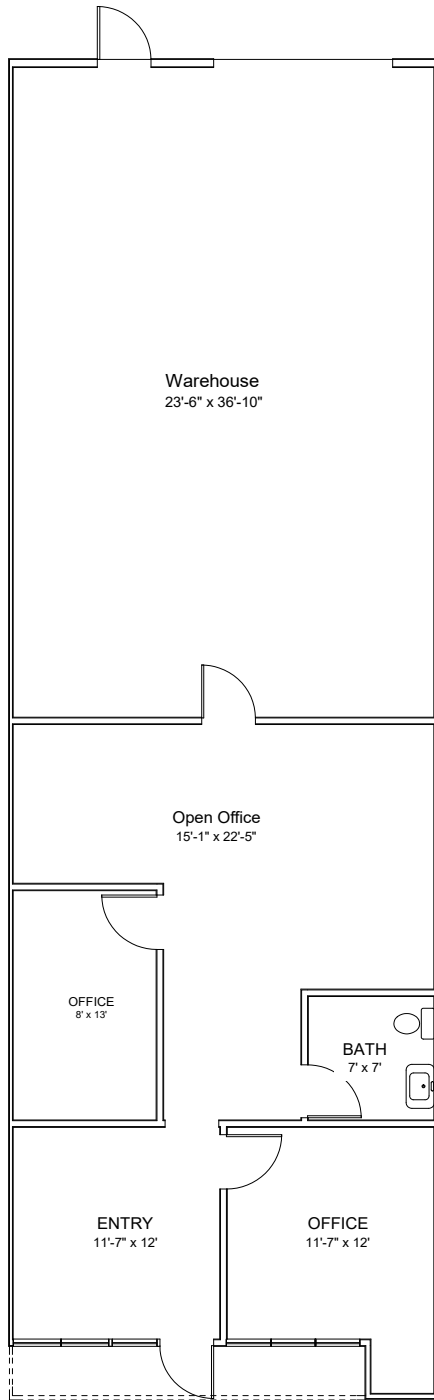


SUITE:
C

SF:
1,000 SF

PRICE:
\$600,000

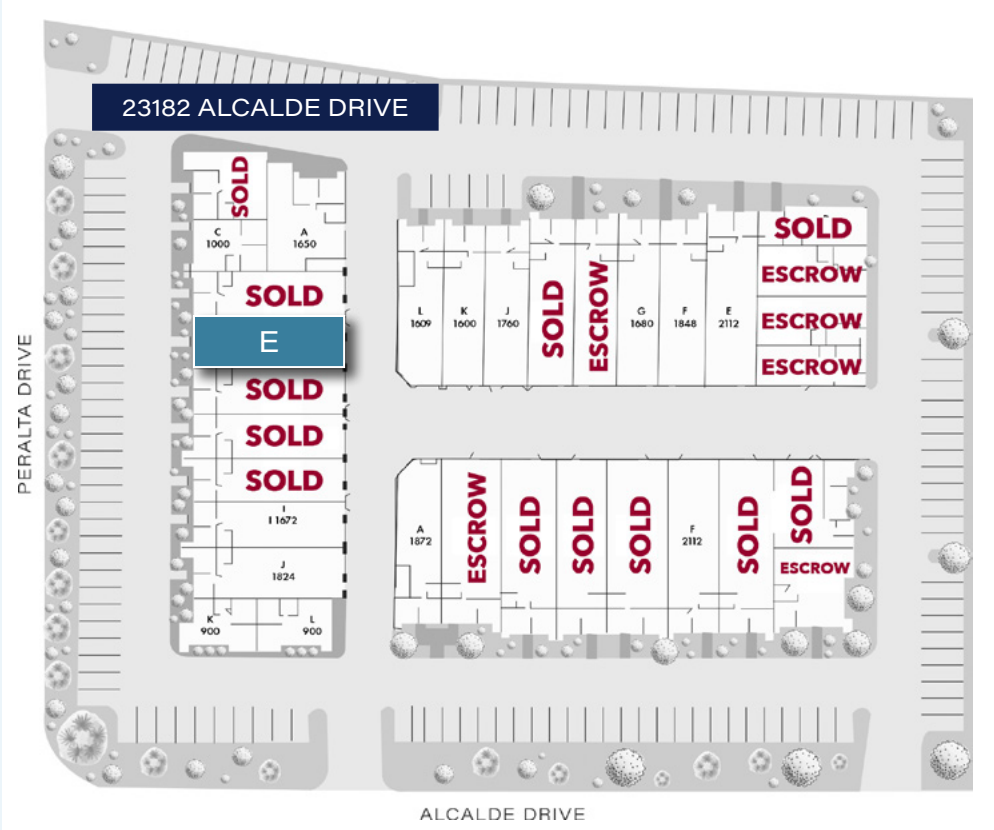


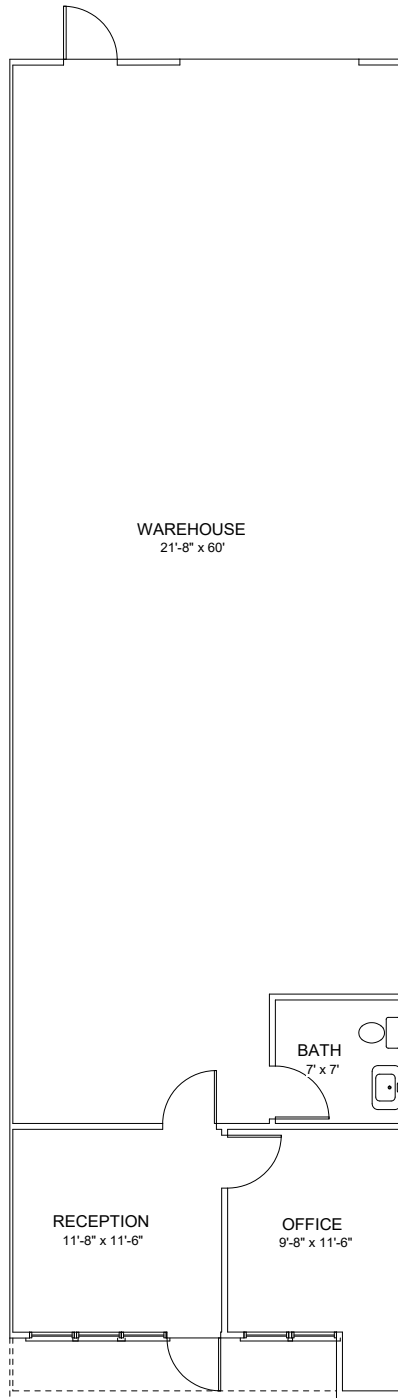


SUITE:
E

SF:
1,824 SF

PRICE:
\$1,094,400



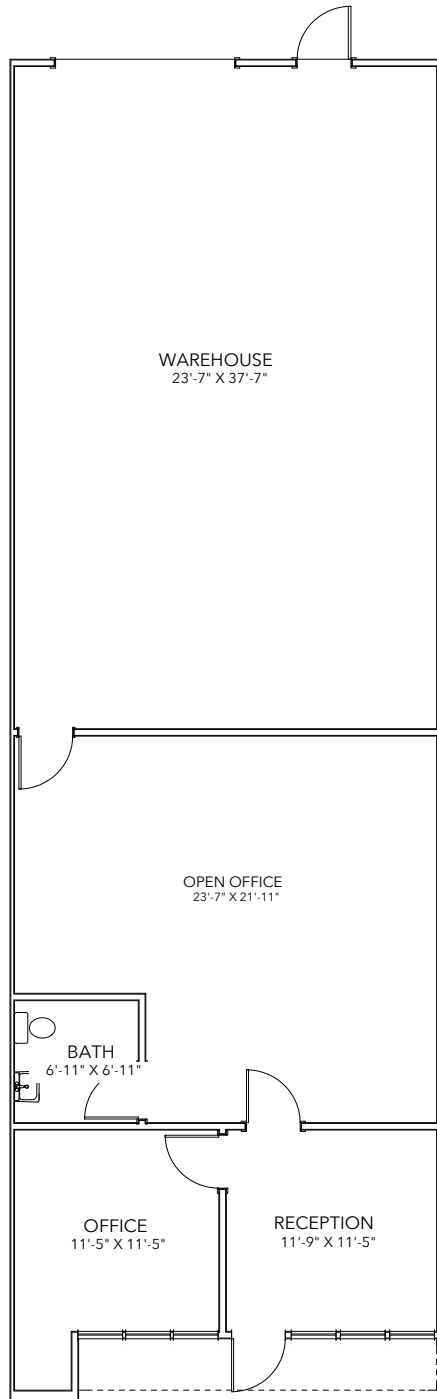


SUITE:
|

SF:
1,672 SF

PRICE:
\$1,003,200

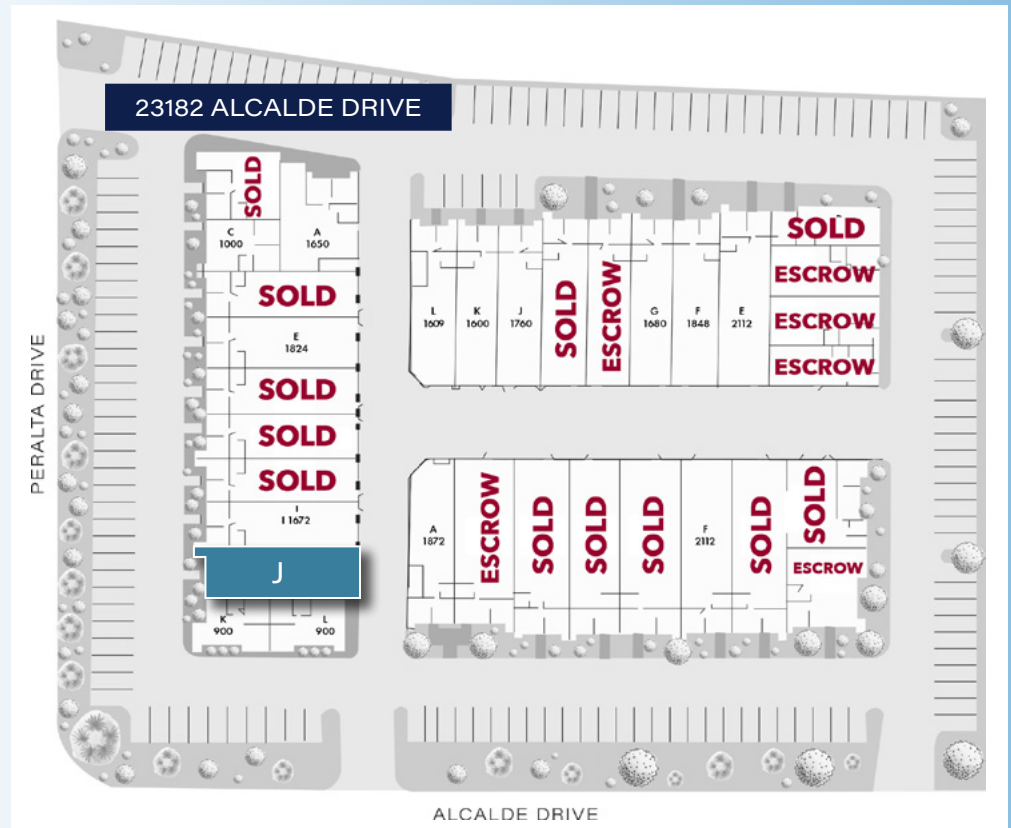


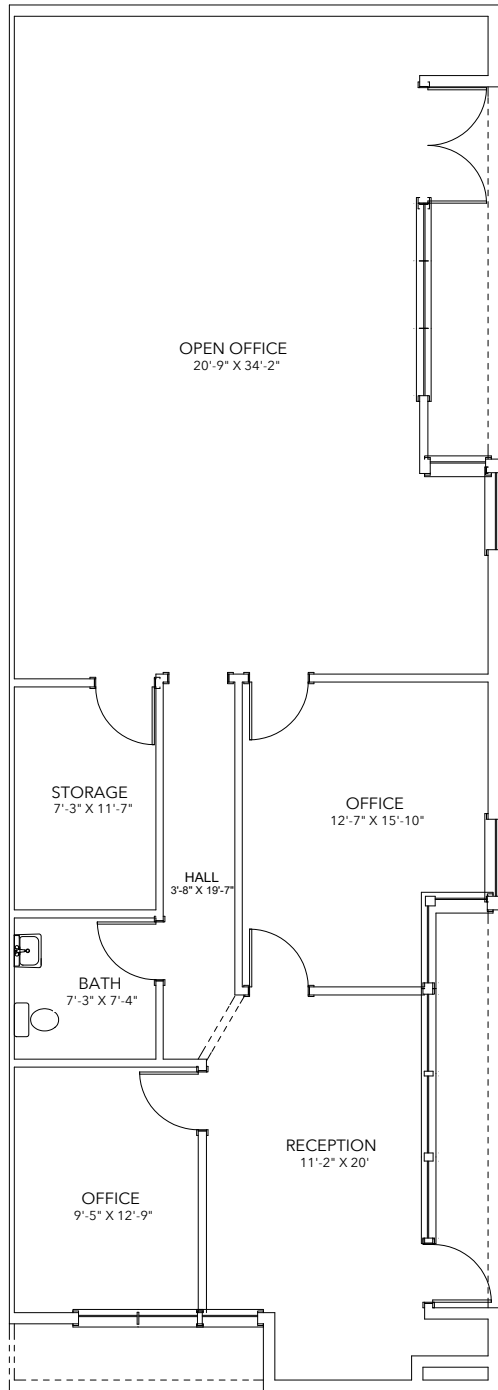


SUITE:
J

SF:
1,824 SF

PRICE:
\$1,094,400

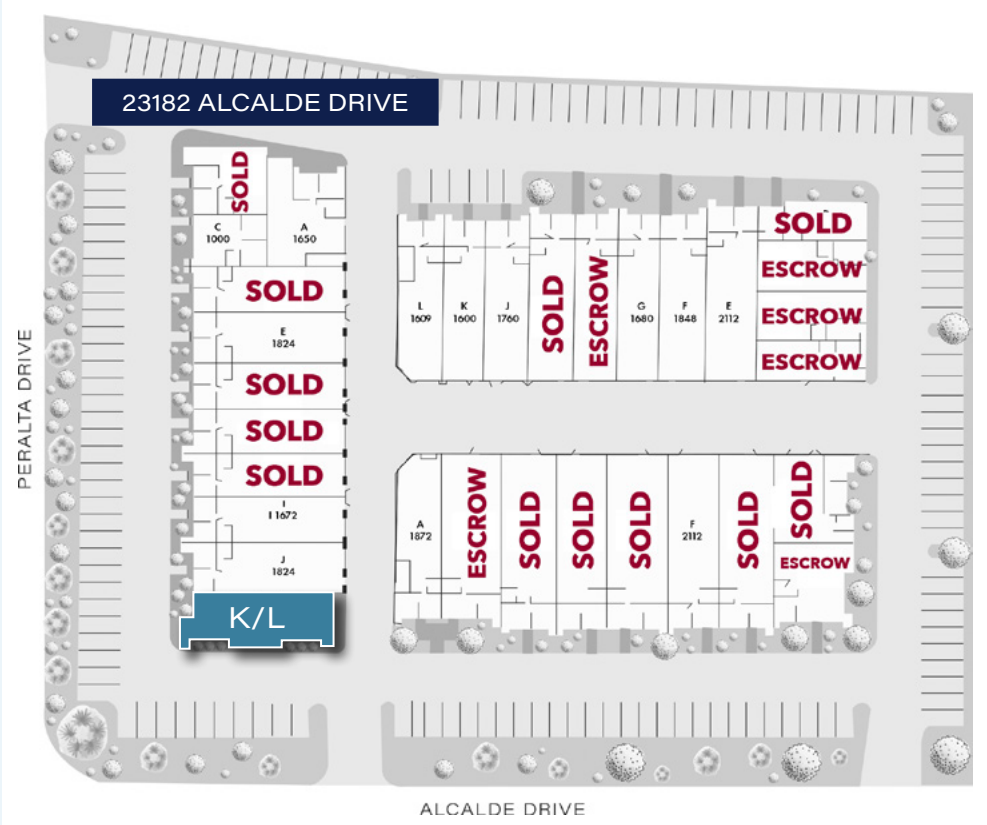


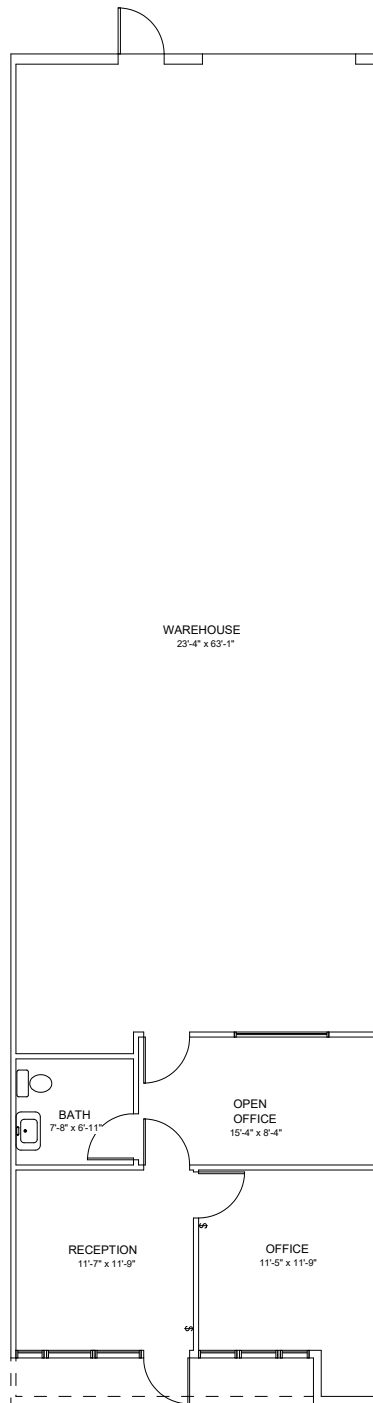


SUITE:
 K/L

SF:
 1,800 SF

PRICE:
 \$1,080,000



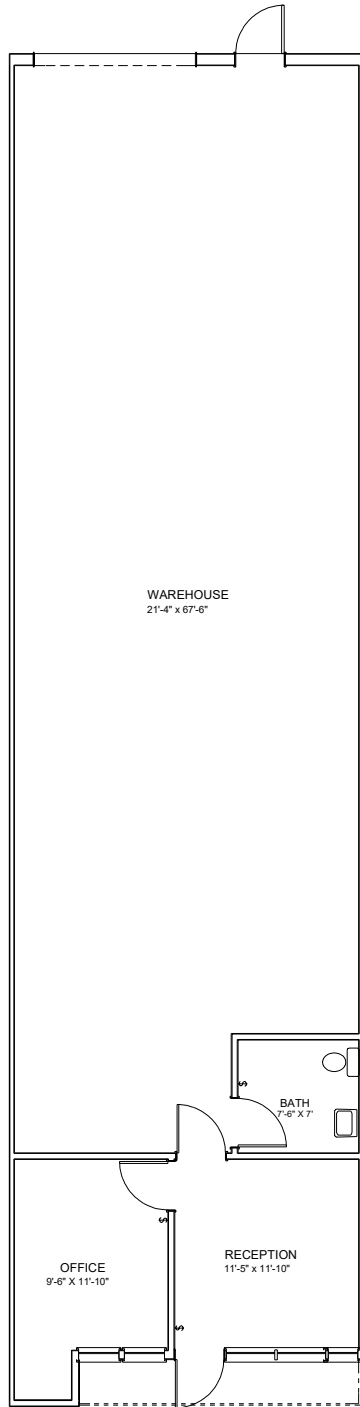


SUITE:
E

SF:
2,112 SF

PRICE:
\$1,267,200



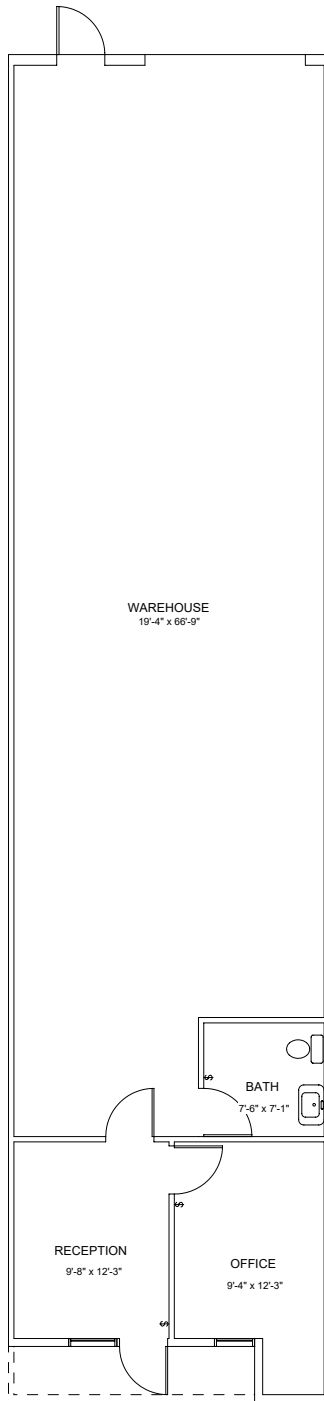


SUITE:
F

SF:
1,848 SF

PRICE:
\$1,008,800

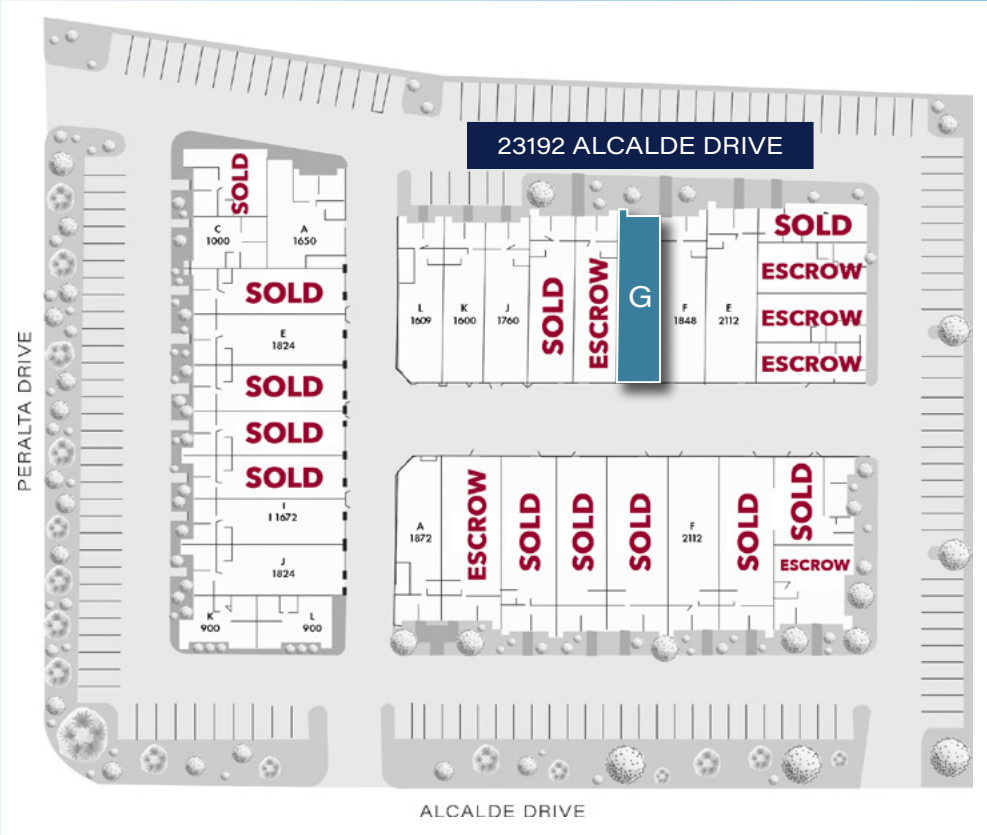


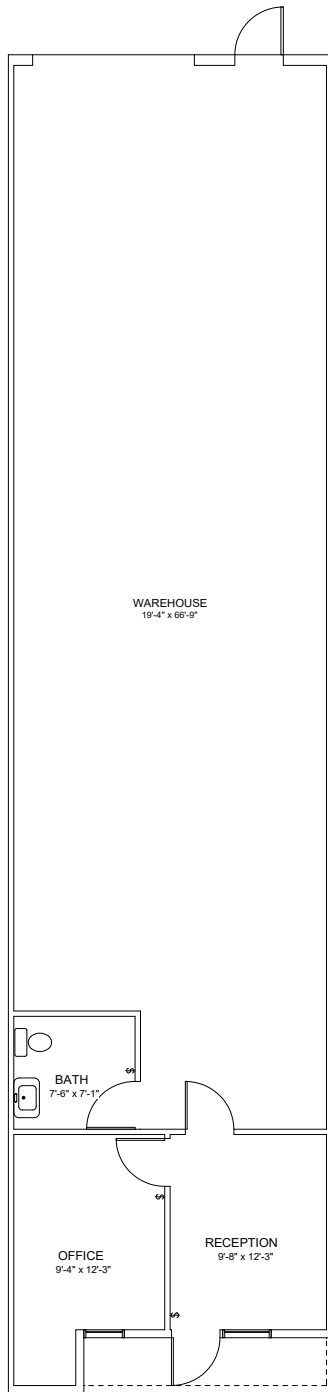


SUITE:
G

SF:
1,680 SF

PRICE:
\$1,008,000



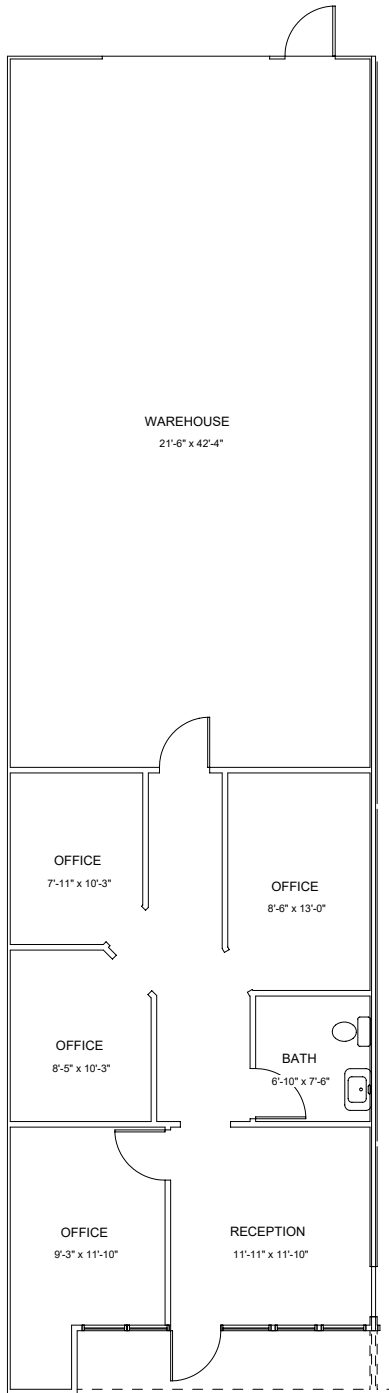


SUITE:
H

SF:
1,680 SF

PRICE:
\$1,008,000

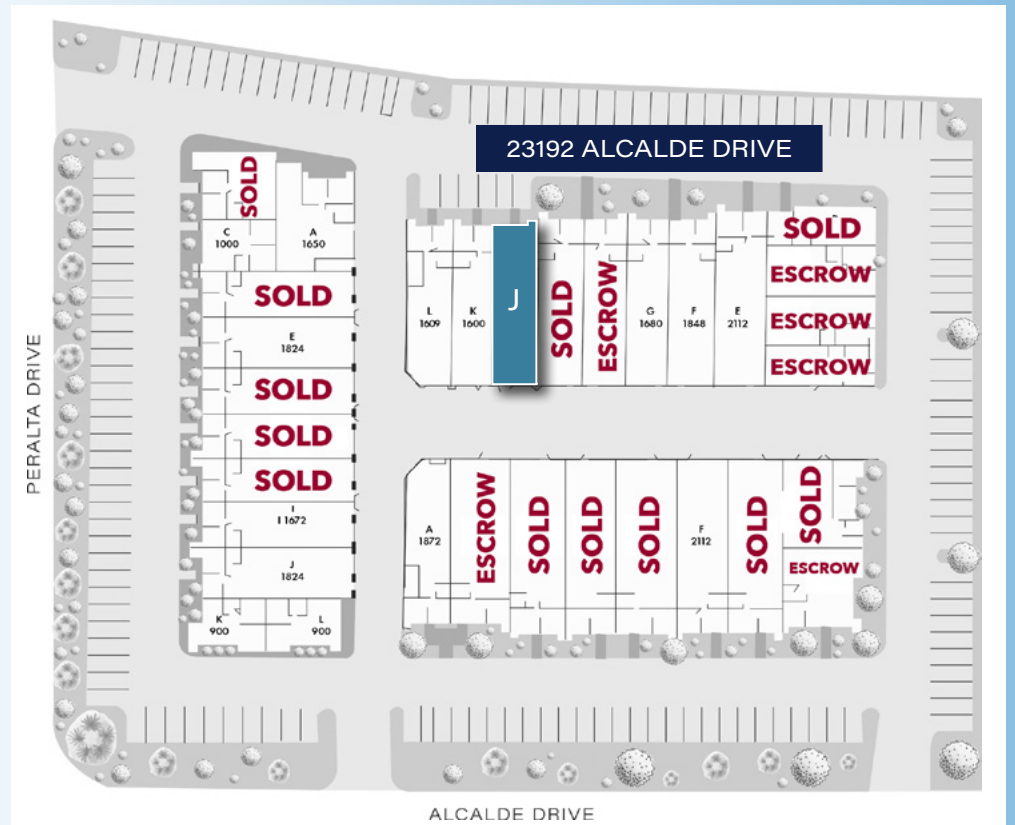


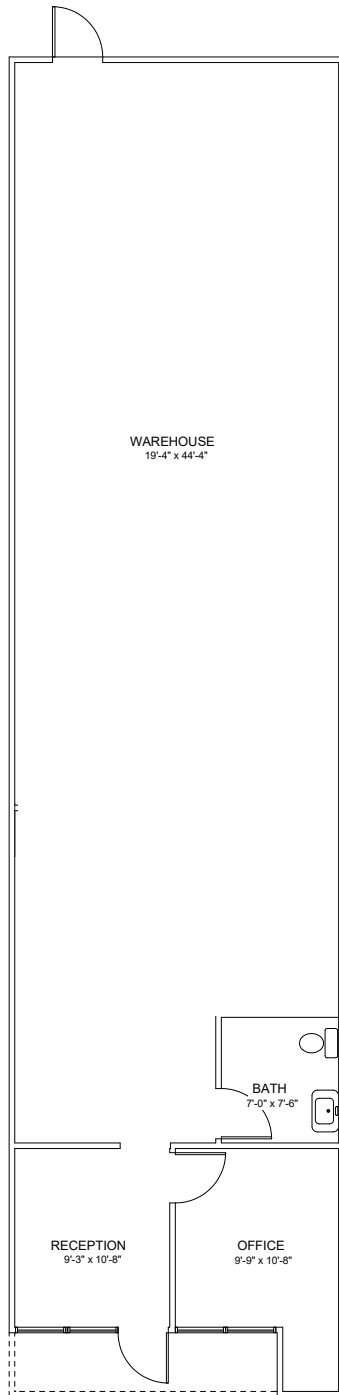


SUITE:
J

SF:
1,760 SF

PRICE:
\$1,056,000





SUITE:
K

SF:
1,600 SF

PRICE:
\$960,000



