

# 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:**

**DIANA HALLAL**  
Founder & CEO, DH Financing  
C (949) 300-5555  
diana@dhfinancing.com  
DRE #: 01840863  
[www.dhfinancing.com](http://www.dhfinancing.com)

**U.S. SMALL BUSINESS ADMINISTRATION**  
P (800) 827-5722  
[www.sba.gov/funding-programs/loans](http://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	\$1,141,920	Leased to 12/31/2024	<a href="#">VIEW</a>
23172	B	2,520	1,238	1,282	\$1,512,000	<b>SOLD</b>	<a href="#">VIEW</a>
23172	C	2,464	1,402	1,062	\$1,478,400	<b>SOLD</b>	<a href="#">VIEW</a>
23172	D	2,112	1,682	585	\$1,267,200	<b>SOLD</b>	<a href="#">VIEW</a>
23172	E	2,640	2,055	585	\$1,584,000	<b>SOLD</b>	<a href="#">VIEW</a>
23172	F	2,112	1,093	1,019	\$1,288,320	Vacant	<a href="#">VIEW</a>
23172	G	2,464	1,642	822	\$1,478,400	<b>SOLD</b>	<a href="#">VIEW</a>
23172	H	1,680	234	1,446	\$1,008,000	<b>SOLD</b>	<a href="#">VIEW</a>
23172	I	1,680	1,113	567	\$1,008,000	<b>SOLD</b>	<a href="#">VIEW</a>

*\*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	\$1,006,500	Leased to 2/28/2025	<a href="#">VIEW</a>
23182	B	1,282	750	532	\$769,200	<b>SOLD</b>	<a href="#">VIEW</a>
23182	C	1,000	0	1,000	\$610,000	Vacant	<a href="#">VIEW</a>
23182	D	1,672	998	674	\$1,003,200	<b>SOLD</b>	<a href="#">VIEW</a>
23182	E	1,824	865	958	\$1,112,640	Leased to 2/28/2025	<a href="#">VIEW</a>
23182	F	1,672	1,298	374	\$1,003,200	<b>SOLD</b>	<a href="#">VIEW</a>
23182	G	1,520	1,173	347	\$912,000	<b>SOLD</b>	<a href="#">VIEW</a>
23182	H	1,520	1,036	484	\$912,000	<b>SOLD</b>	<a href="#">VIEW</a>
23182	I	1,672	1,300	372	\$1,019,920	Leased to 10/31/2025	<a href="#">VIEW</a>
23182	J	1,824	886	938	\$1,112,640	Leased to 6/30/2025	<a href="#">VIEW</a>
23182	K/L	1,800	0	1,800	\$1,098,000	<b>IN ESCROW</b>	<a href="#">VIEW</a>

*\*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	<b>SOLD</b>	<a href="#">VIEW</a>
23192	B	1,344	1,180	163	\$806,400	<b>SOLD</b>	<a href="#">VIEW</a>
23192	C	1,344	1,200	144	\$806,400	<b>SOLD</b>	<a href="#">VIEW</a>
23192	D	1,120	815	305	\$672,000	<b>SOLD</b>	<a href="#">VIEW</a>
23192	E	2,112	1,472	640	\$1,288,320	<b>IN ESCROW</b>	<a href="#">VIEW</a>
23192	F	1,848	1,440	408	\$1,127,280	Leased to 8/31/2025	<a href="#">VIEW</a>
23192	G	1,680	1,290	390	\$1,024,800	Leased to 4/30/2025	<a href="#">VIEW</a>
23192	H	1,680	1,290	390	\$1,024,800	Leased to 7/31/2025	<a href="#">VIEW</a>
23192	I	1,848	1,445	403	\$1,108,800	<b>SOLD</b>	<a href="#">VIEW</a>
23192	J	1,760	910	850	\$1,073,600	<b>SOLD</b>	<a href="#">VIEW</a>
23192	K	1,600	857	743	\$976,000	Vacant	<a href="#">VIEW</a>
23192	L	1,616	1,358	251	\$981,490	Leased to 10/31/2026	<a href="#">VIEW</a>

*\*Leased Units Available for Purchase*

*\*Price is subject to change*





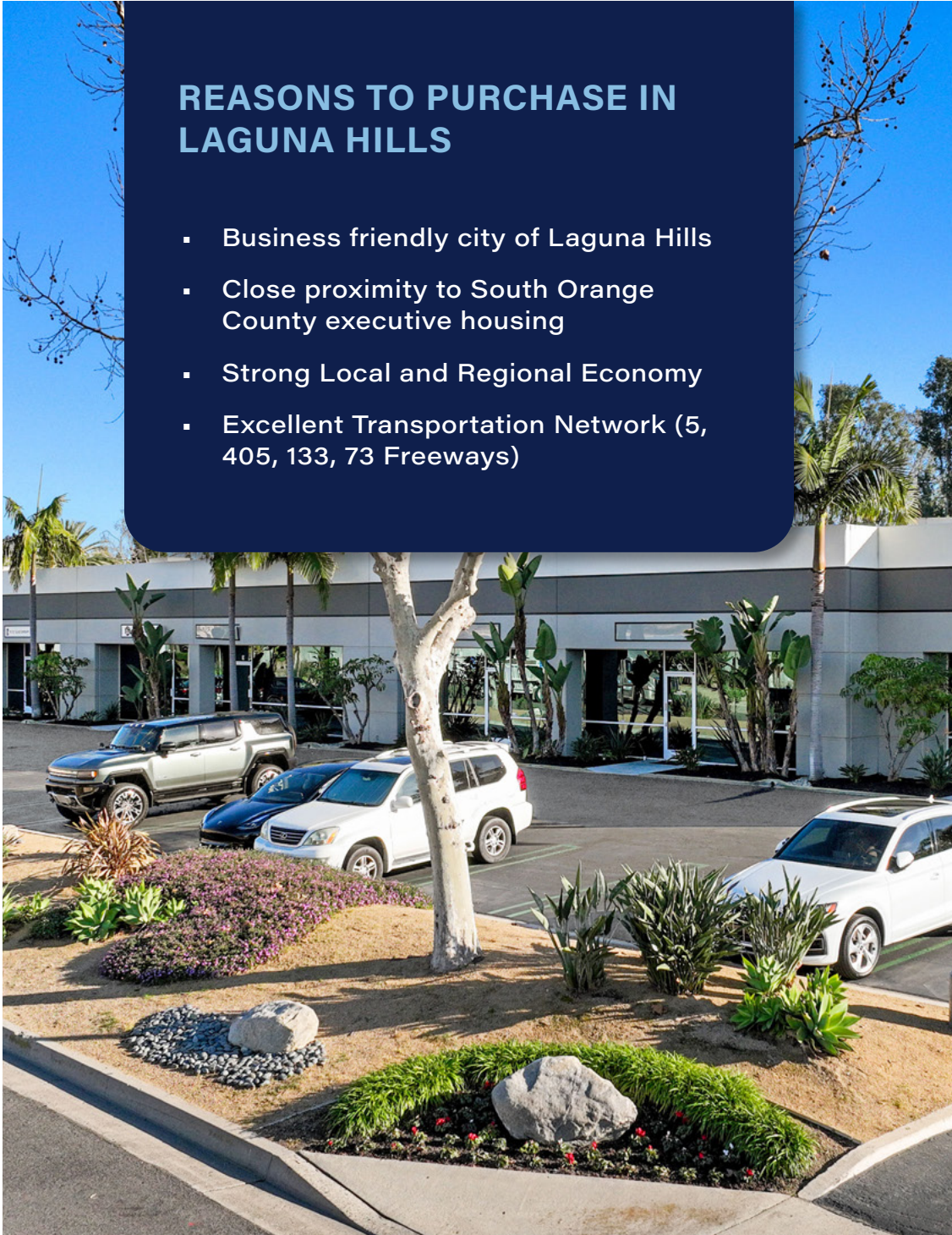


# LOCATOR MAP



## 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



# LAGUNA HILLS BUSINESS CENTER

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

FOR MORE INFORMATION, PLEASE CONTACT:



**MATT CHRISTENSEN**

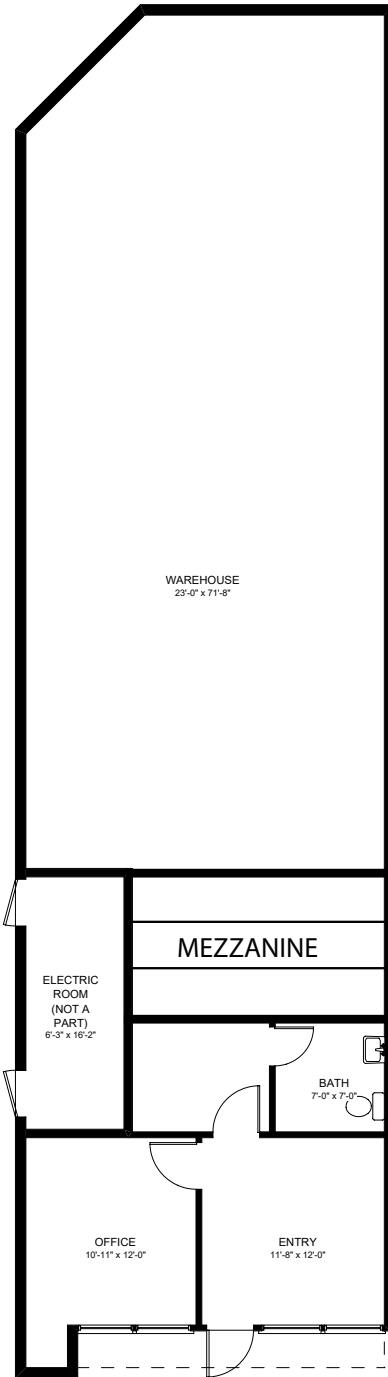
*Senior Vice President*  
(949) 724-4705  
mchristensen@lee-associates.com  
DRE #: 01840863

**JORDAN KEMPER**

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

**JOHN COLLINS**

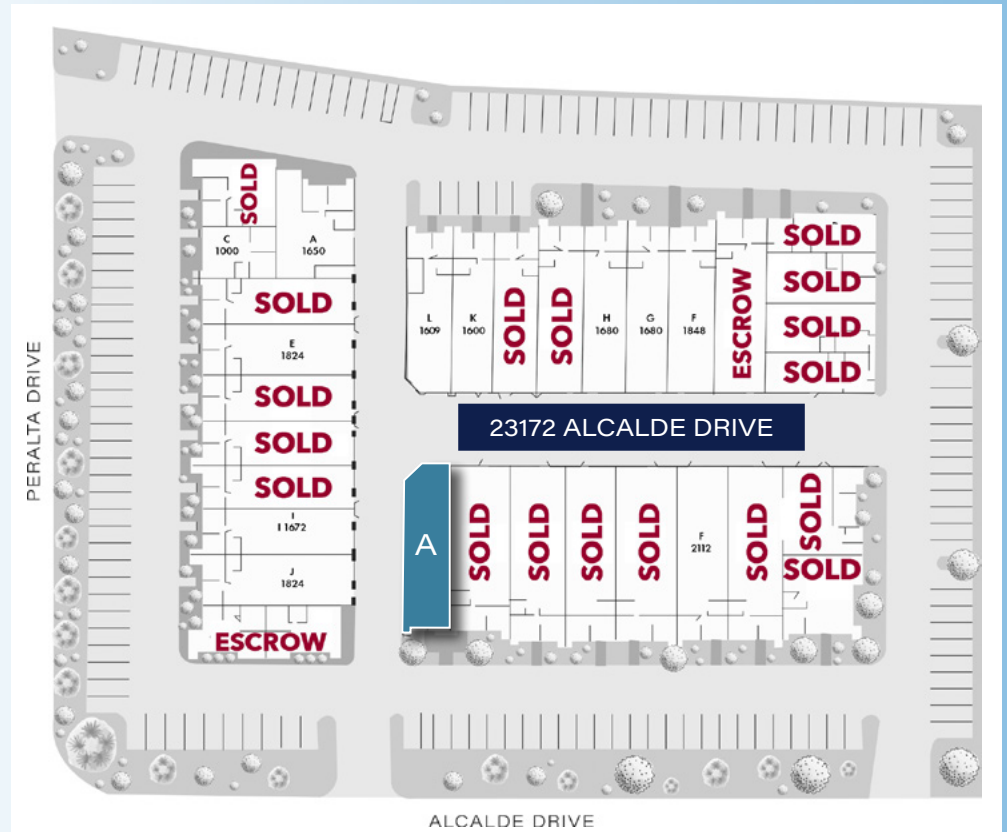
*Senior Vice President*  
(949) 724-4757  
jcollins@lee-associates.com  
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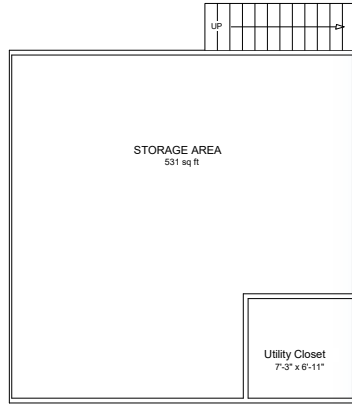
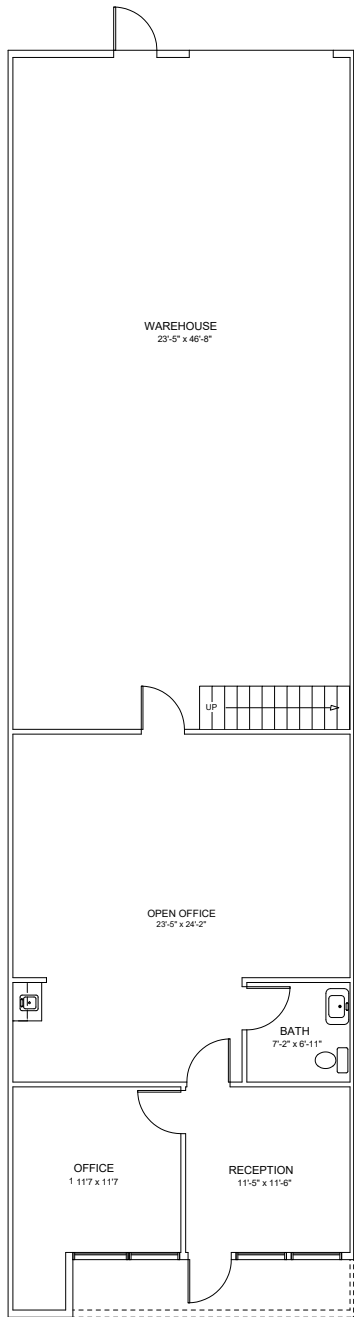


**SUITE:**  
A

**SF:**  
1,872 SF

**PRICE:**  
\$1,141,920





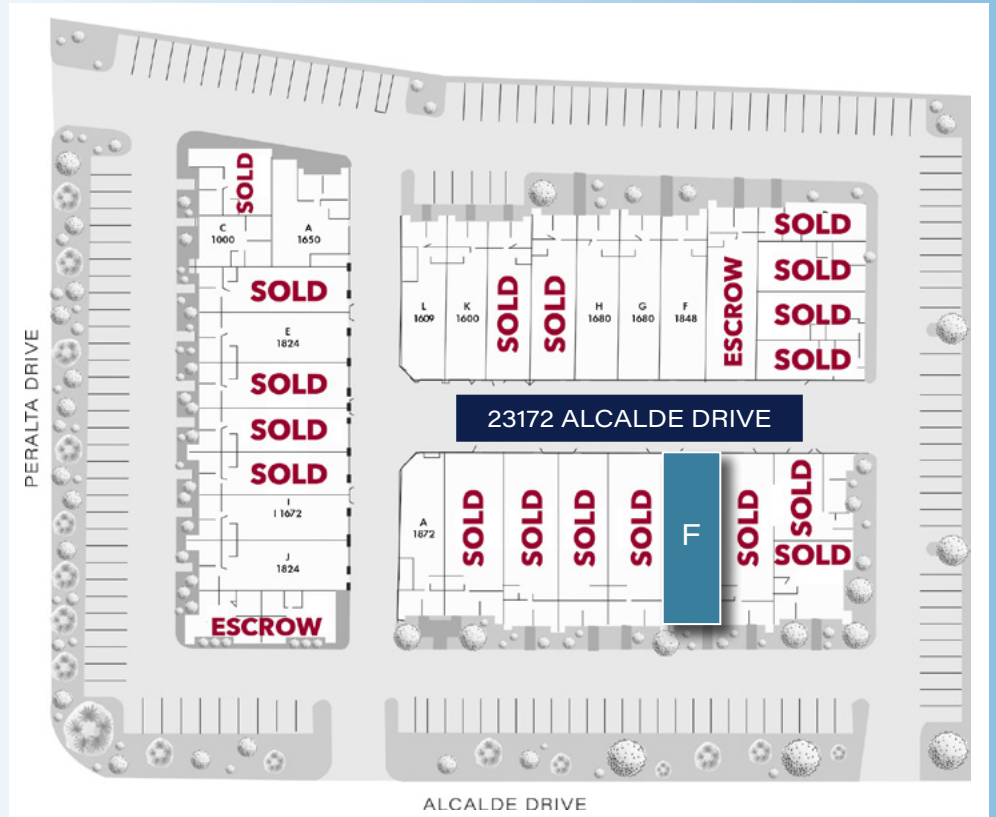
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 F

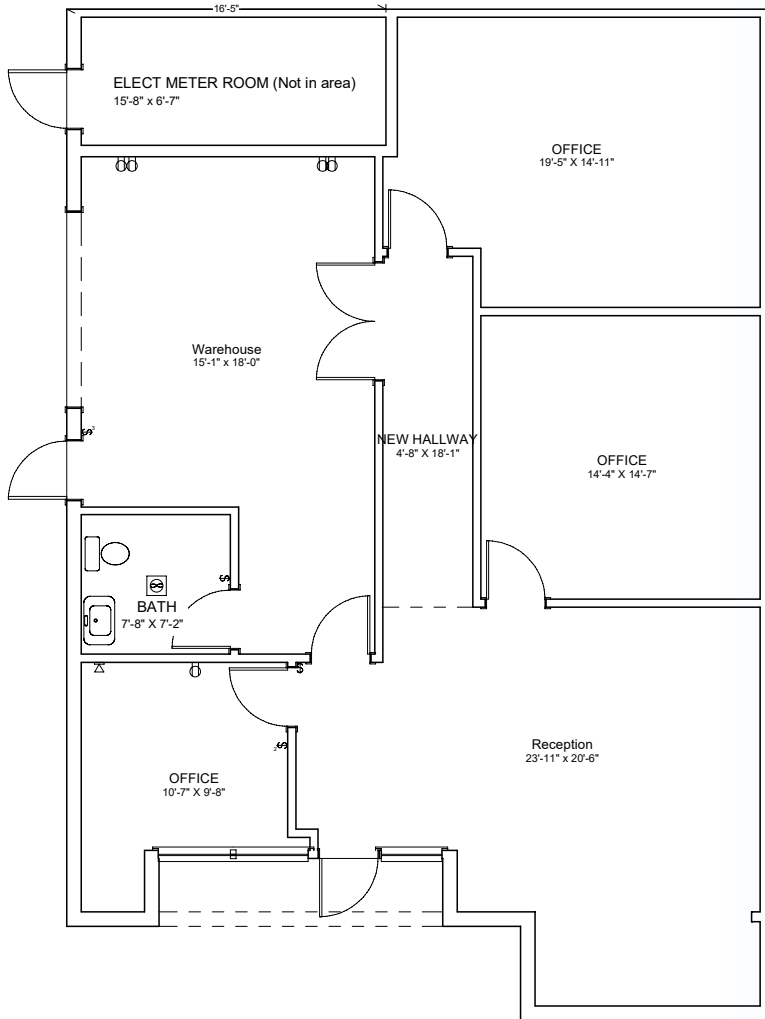
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**SF:**  
 2,112 SF

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**PRICE:**  
 \$1,288,320





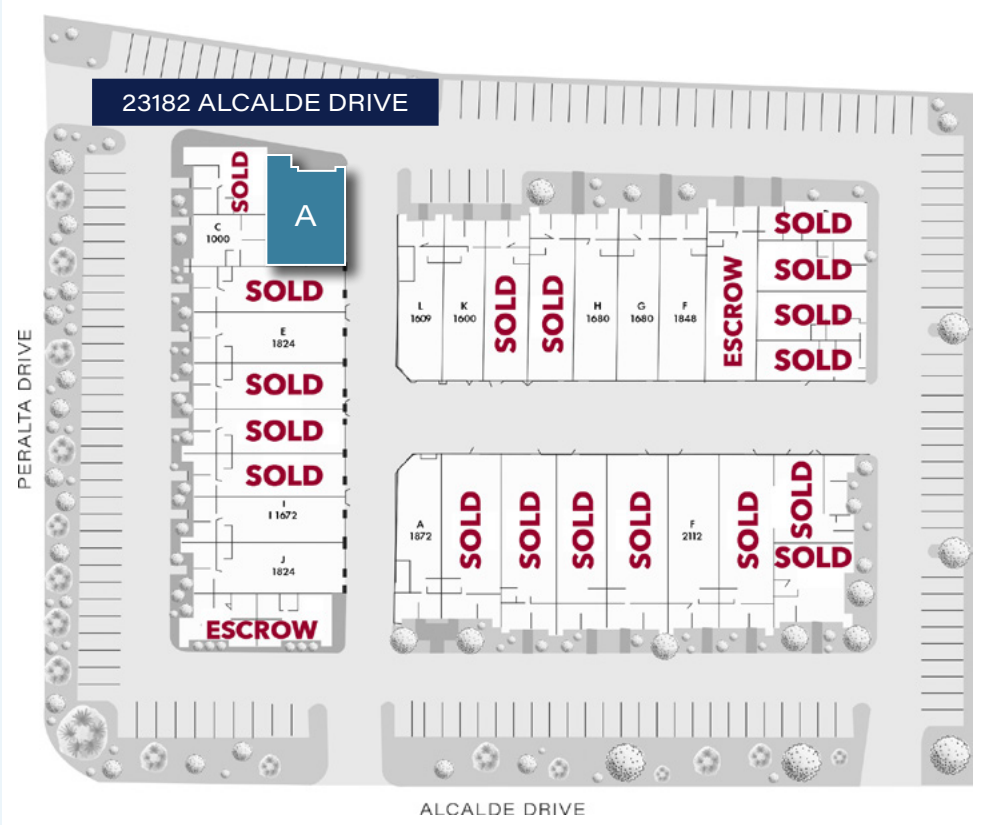
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 A  

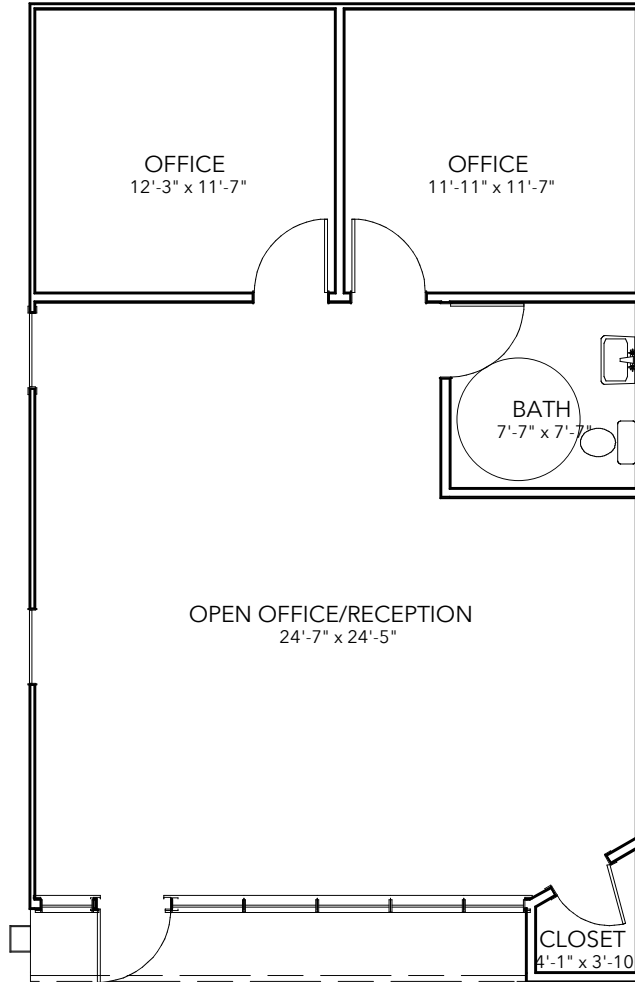

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**SF:**  
 1,650 SF  


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**PRICE:**  
 \$1,006,500

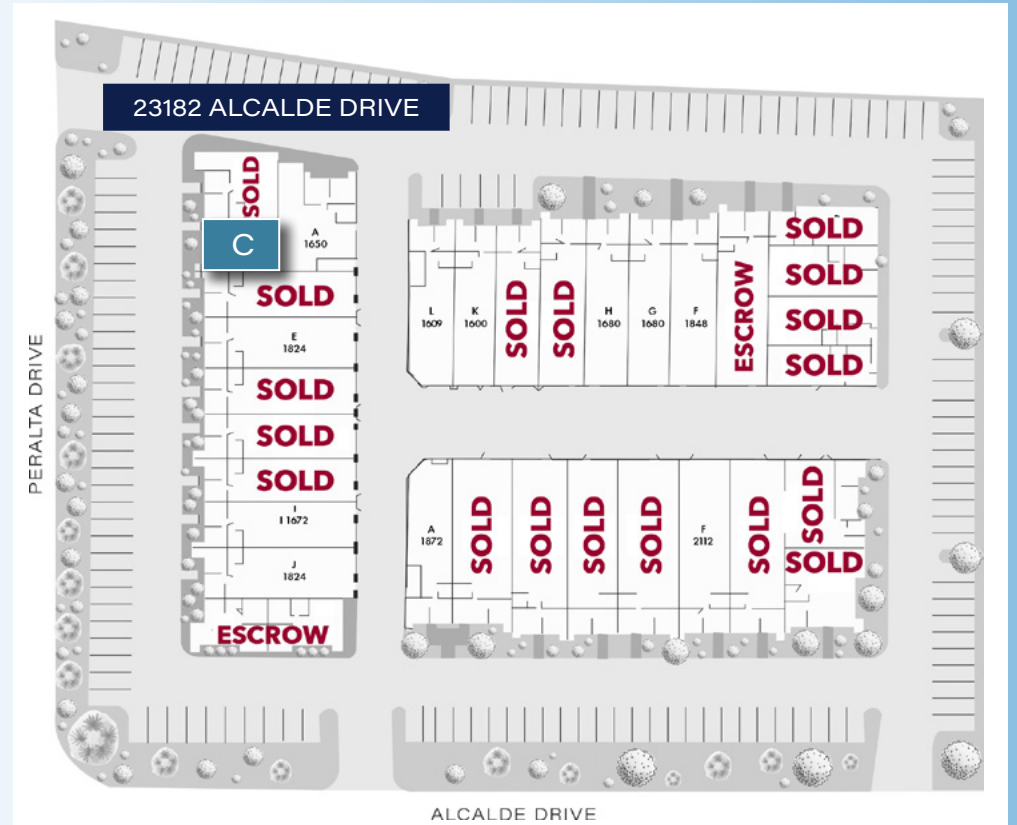


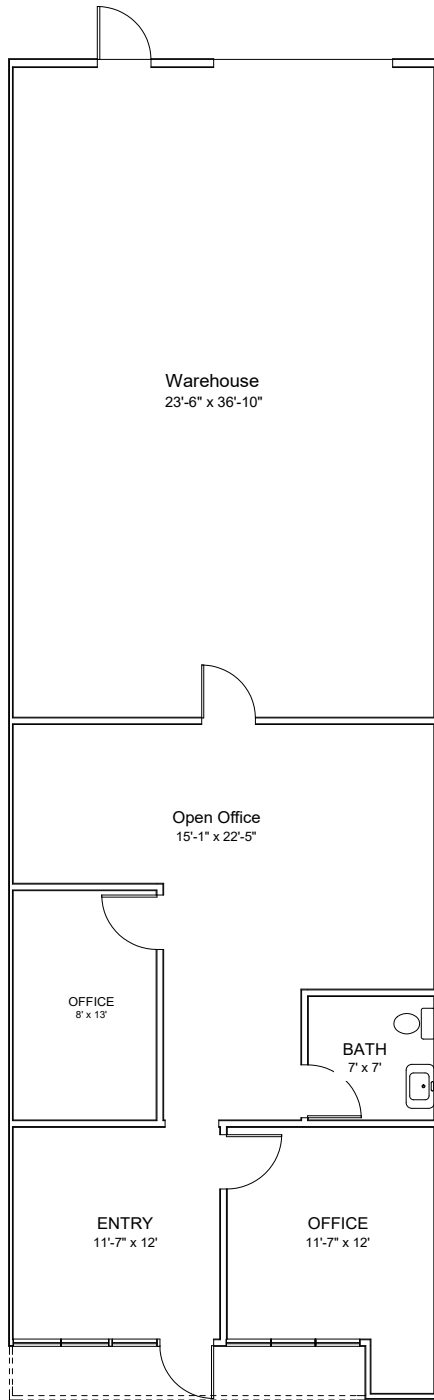


SUITE:  
C

SF:  
1,000 SF

PRICE:  
\$610,000





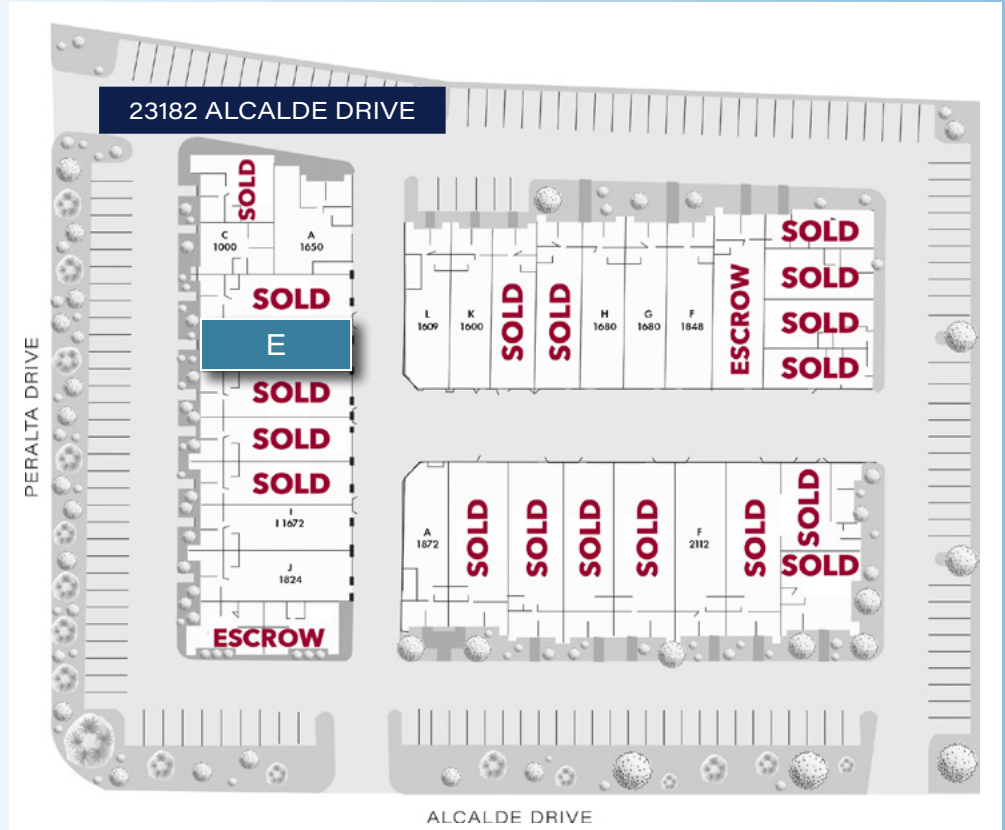
**SUITE:**  
 E

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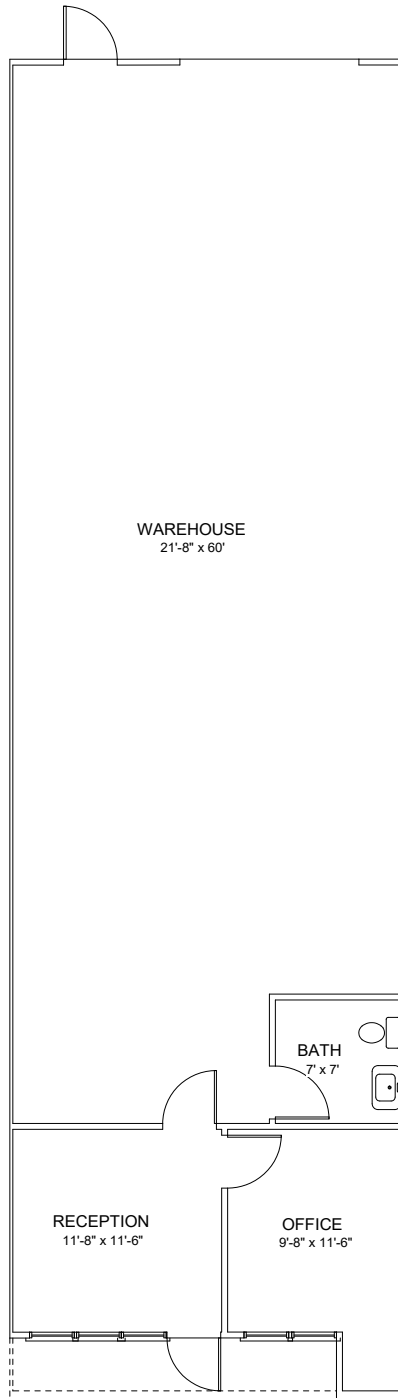
**SF:**  
 1,824 SF

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**PRICE:**  
 \$1,112,640







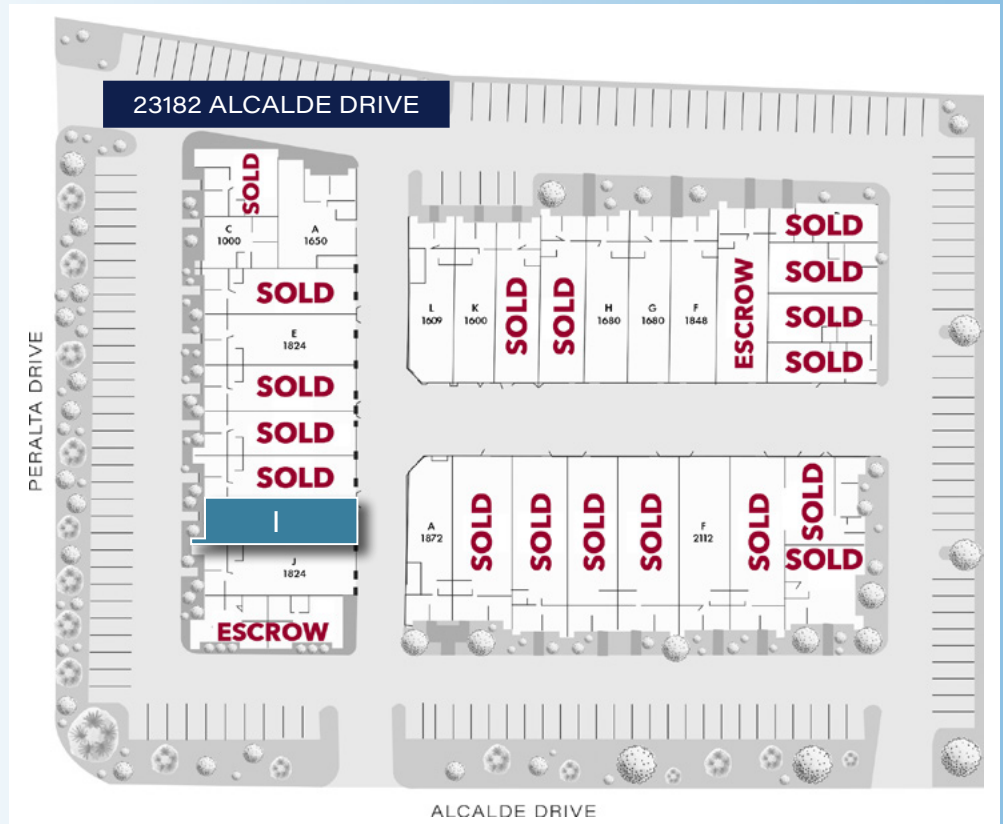
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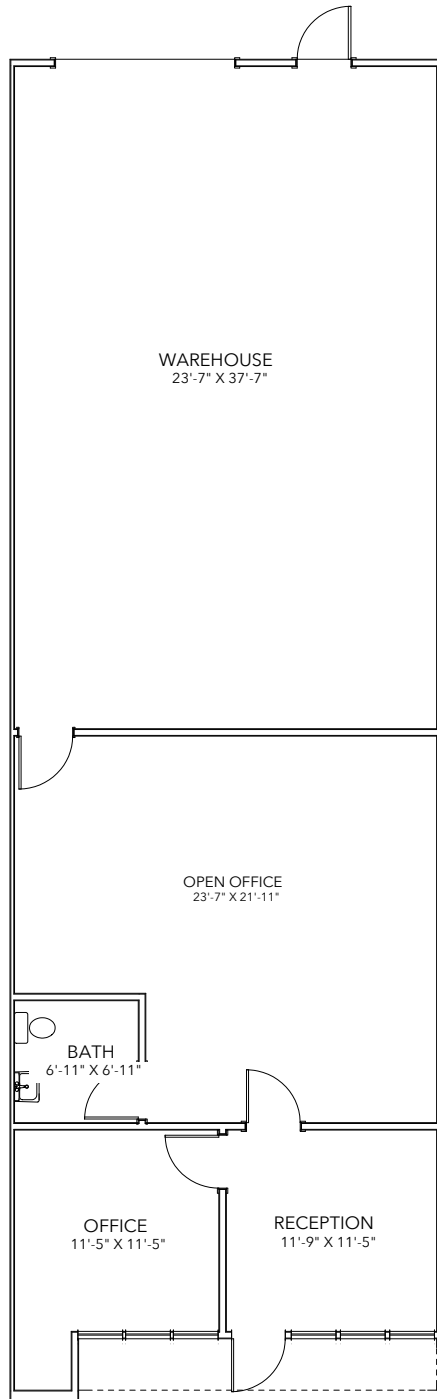
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SF:  
1,672 SF

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PRICE:  
\$1,019,920

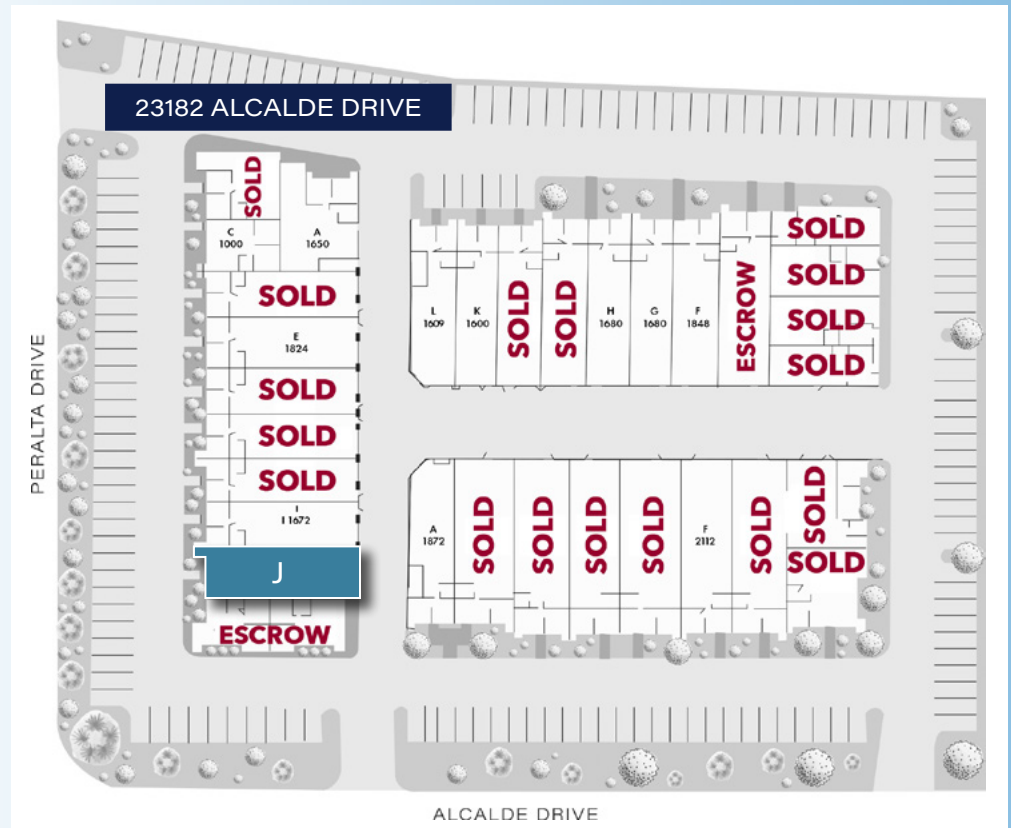


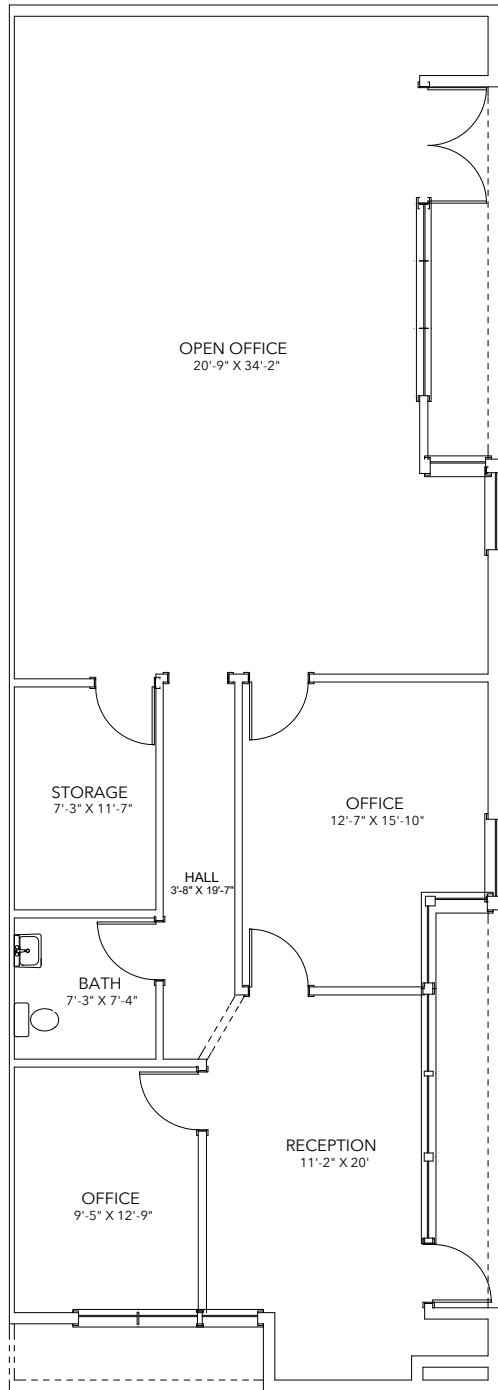


SUITE:  
J

SF:  
1,824 SF

PRICE:  
\$1,112,640



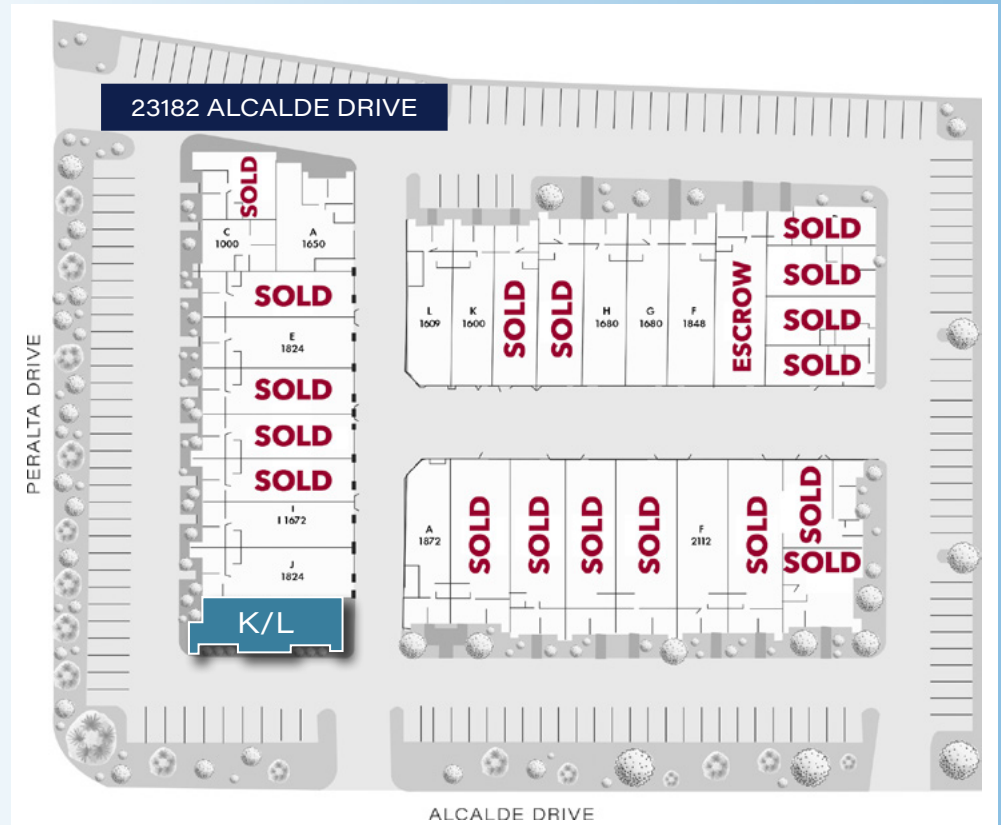


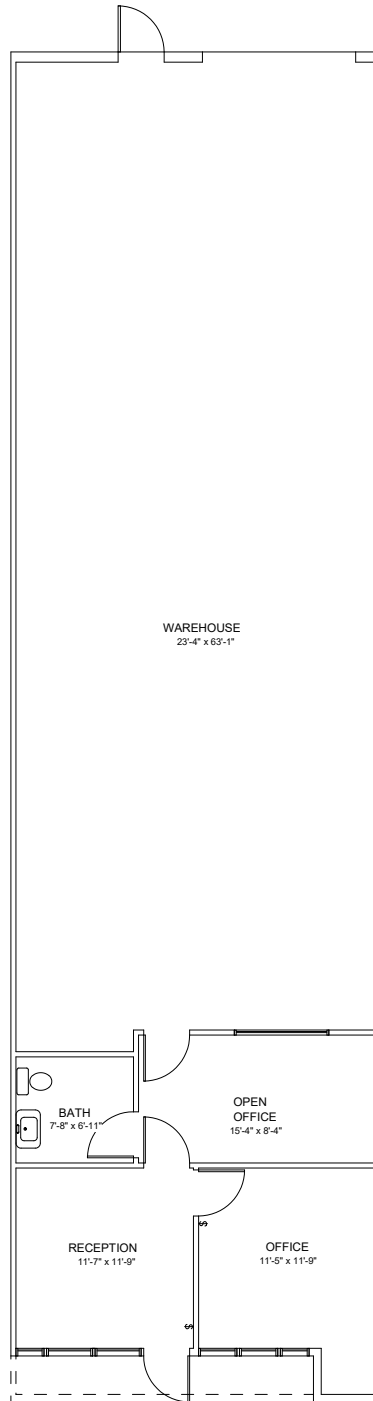
SUITE:  
K/L

SF:  
1,800 SF

PRICE:  
\$1,098,000

**IN ESCROW**





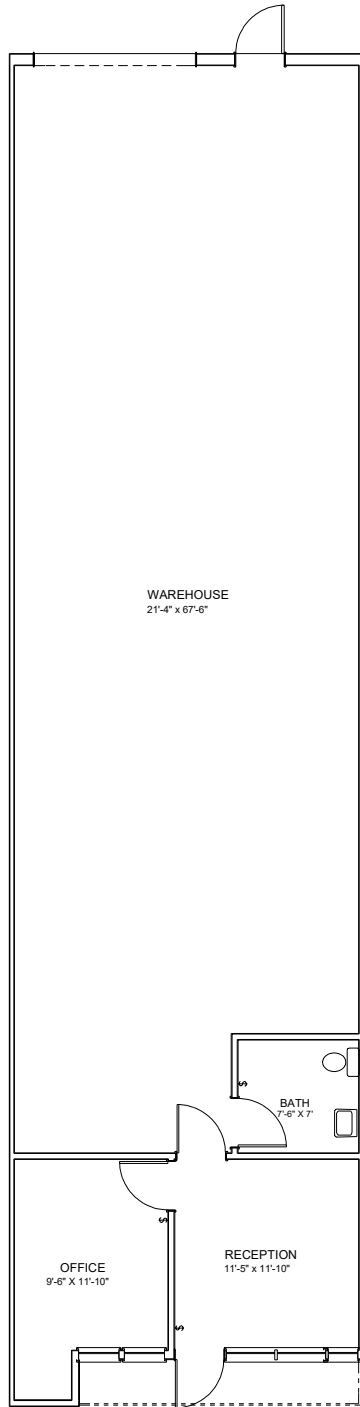
SUITE:  
E

SF:  
2,112 SF

PRICE:  
\$1,288,320

**IN ESCROW**





SUITE:  
F

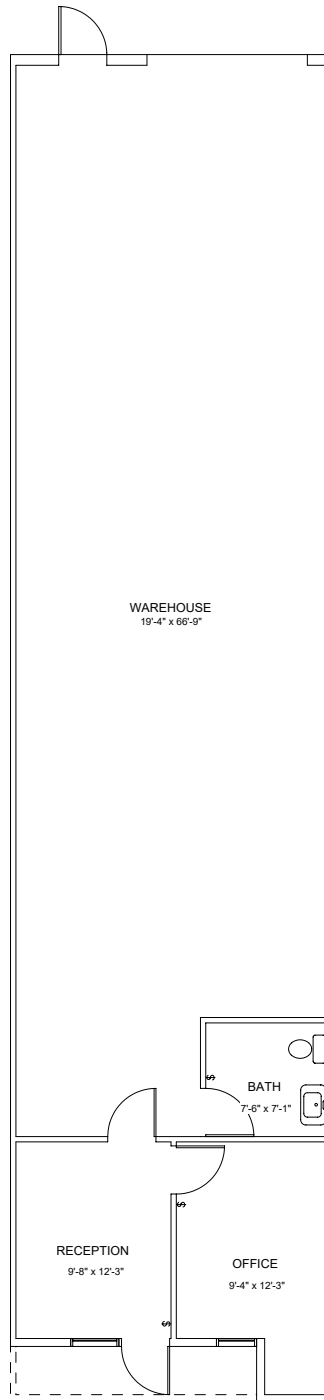
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SF:  
1,848 SF

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PRICE:  
\$1,127,280





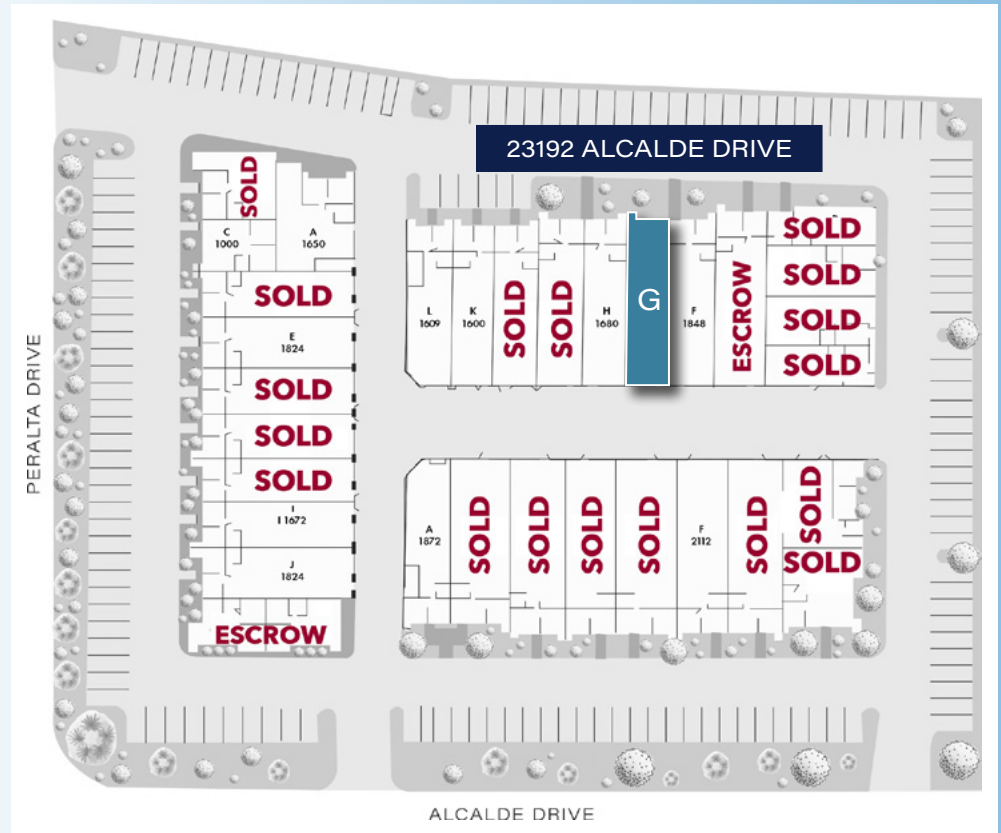
SUITE:  
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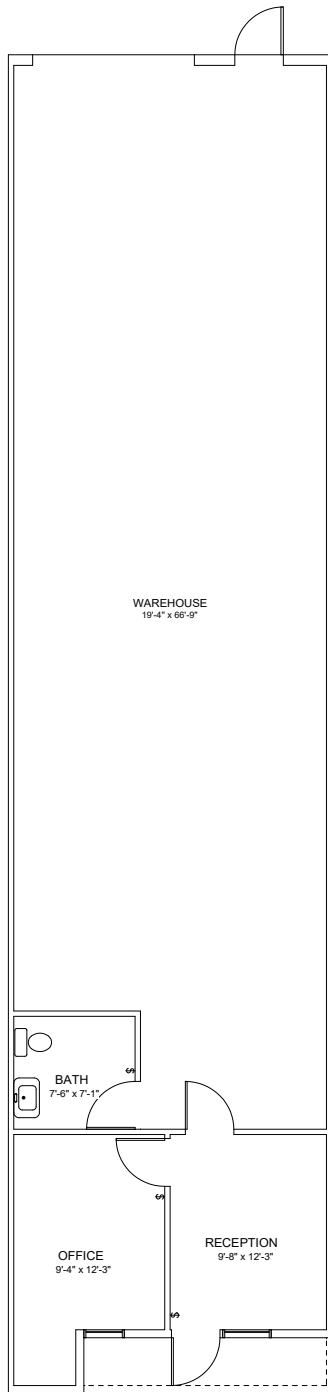
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SF:  
1,680 SF

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PRICE:  
\$1,024,800





SUITE:  
H

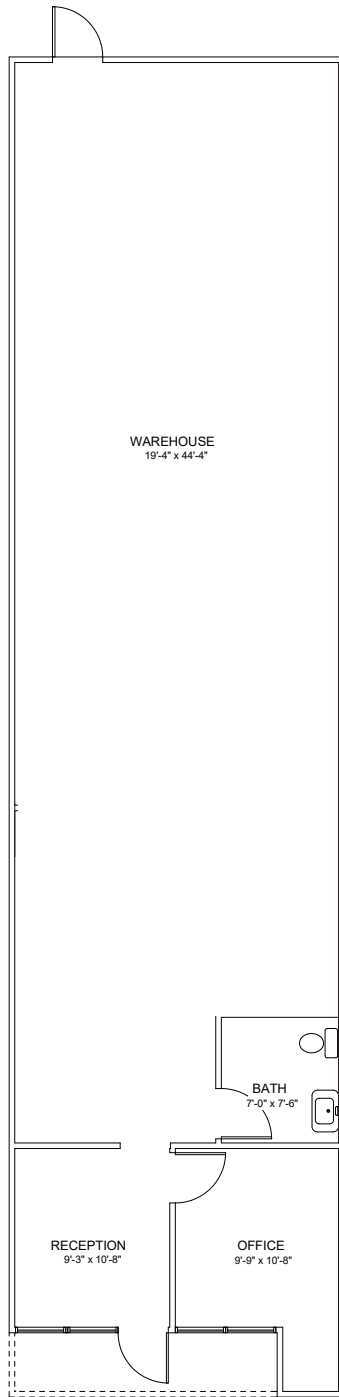
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SF:  
1,680 SF

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PRICE:  
\$1,024,800





SUITE:  
K

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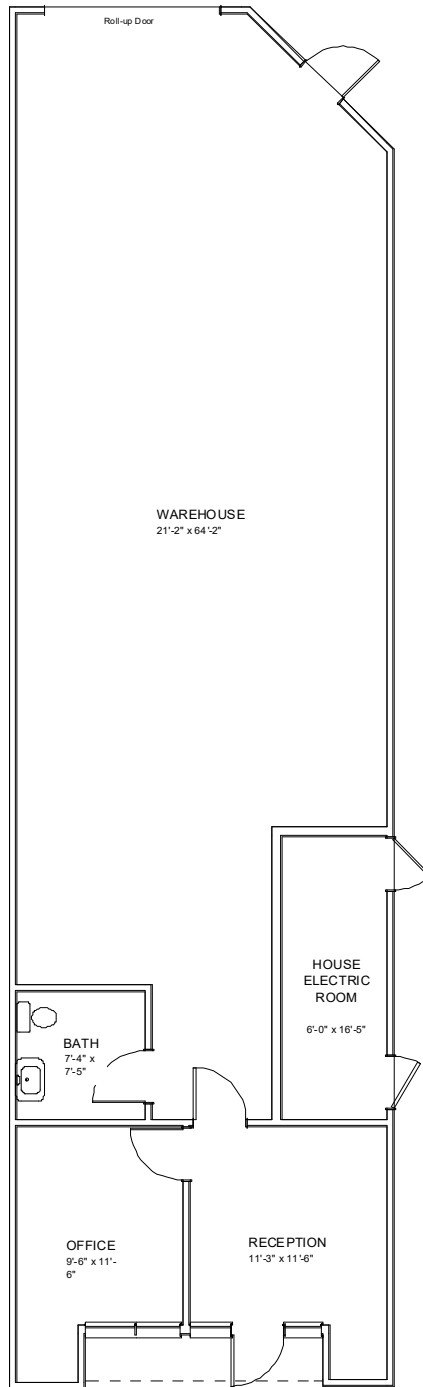
SF:  
1,600 SF

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PRICE:  
\$976,000







**SUITE:**  
 L  


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**SF:**  
 1,616 SF  


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**PRICE:**  
 \$981,490

