

# FOR SALE

INDUSTRIAL/OFFICE CONDOMINIUMS

90% SBA Financing Available\*



## LAGUNA HILLS BUSINESS CENTER

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



VIDEO



WEBSITE

**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

ALCALDE DRIVE



## 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 funds 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

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[diana@dhfinancing.com](mailto: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	IN ESCROW	VIEW
23172	B	2,520	1,238	1,282	\$1,512,000	SOLD	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	\$1,288,320	SOLD	VIEW
23172	G	2,464	1,642	822	\$1,478,400	SOLD	VIEW
23172	H	1,680	234	1,446	\$1,008,000	SOLD	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 & C	2,650	800	1,378	\$1,616,500	Vacant	<a href="#">VIEW</a>
23182	B	1,282	750	532	\$769,200	<b>SOLD</b>	<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	<b>SOLD</b>	<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>SOLD</b>	<a href="#">VIEW</a>

*\*Leased Units Available for Purchase  
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## 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	SOLD	<a href="#">VIEW</a>
23192	B	1,344	1,180	163	\$806,400	SOLD	<a href="#">VIEW</a>
23192	C	1,344	1,200	144	\$806,400	SOLD	<a href="#">VIEW</a>
23192	D	1,120	815	305	\$672,000	SOLD	<a href="#">VIEW</a>
23192	E	2,112	1,472	640	\$1,288,320	SOLD	<a href="#">VIEW</a>
23192	F	1,848	1,440	408	\$1,127,280	SOLD	<a href="#">VIEW</a>
23192	G	1,680	1,290	390	\$1,024,800	SOLD	<a href="#">VIEW</a>
23192	H	1,680	1,290	390	\$1,024,800	Vacant	<a href="#">VIEW</a>
23192	I	1,848	1,445	403	\$1,108,800	SOLD	<a href="#">VIEW</a>
23192	J	1,760	910	850	\$1,073,600	SOLD	<a href="#">VIEW</a>
23192	K	1,600	857	743	\$976,000	SOLD	<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*









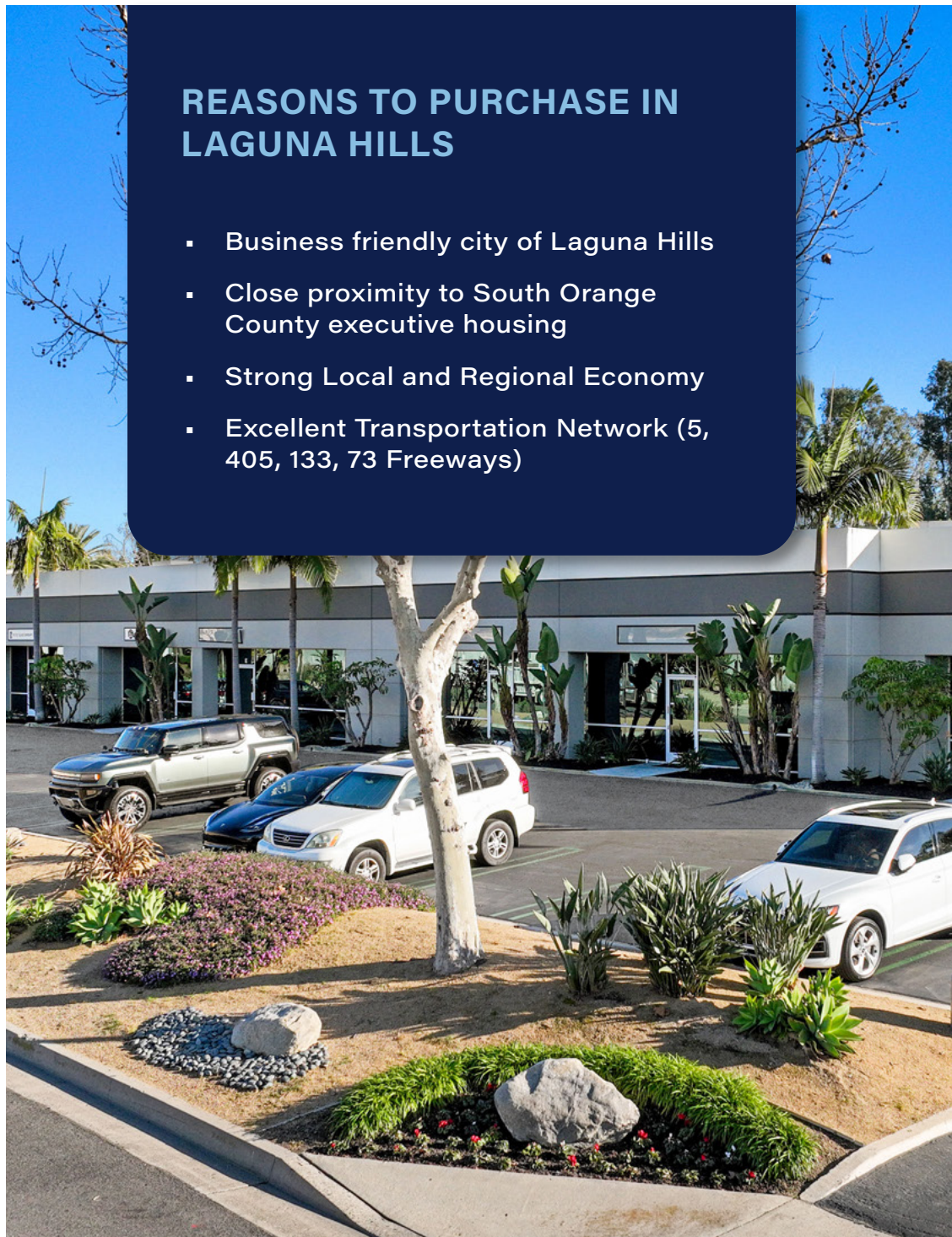
# LOCATOR MAP





## 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





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FOR MORE INFORMATION, PLEASE CONTACT:



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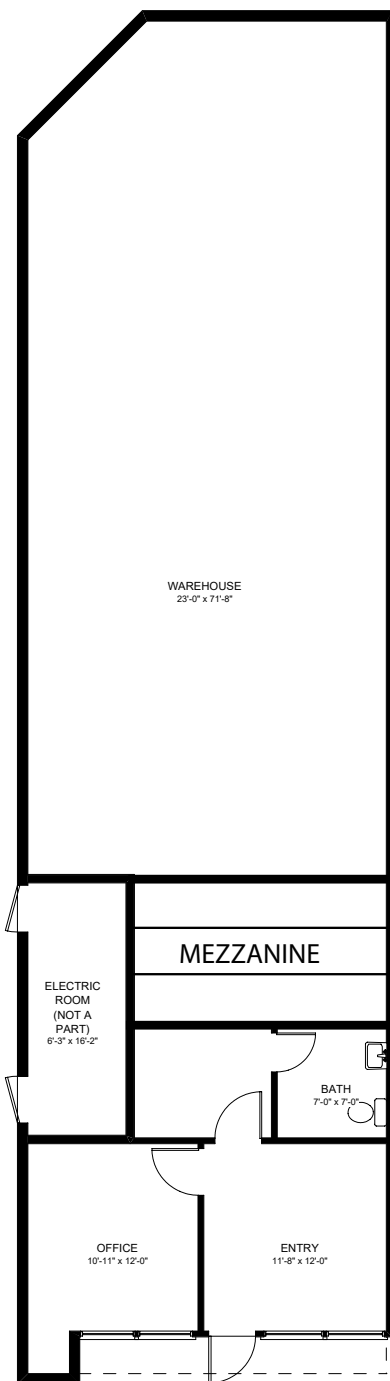
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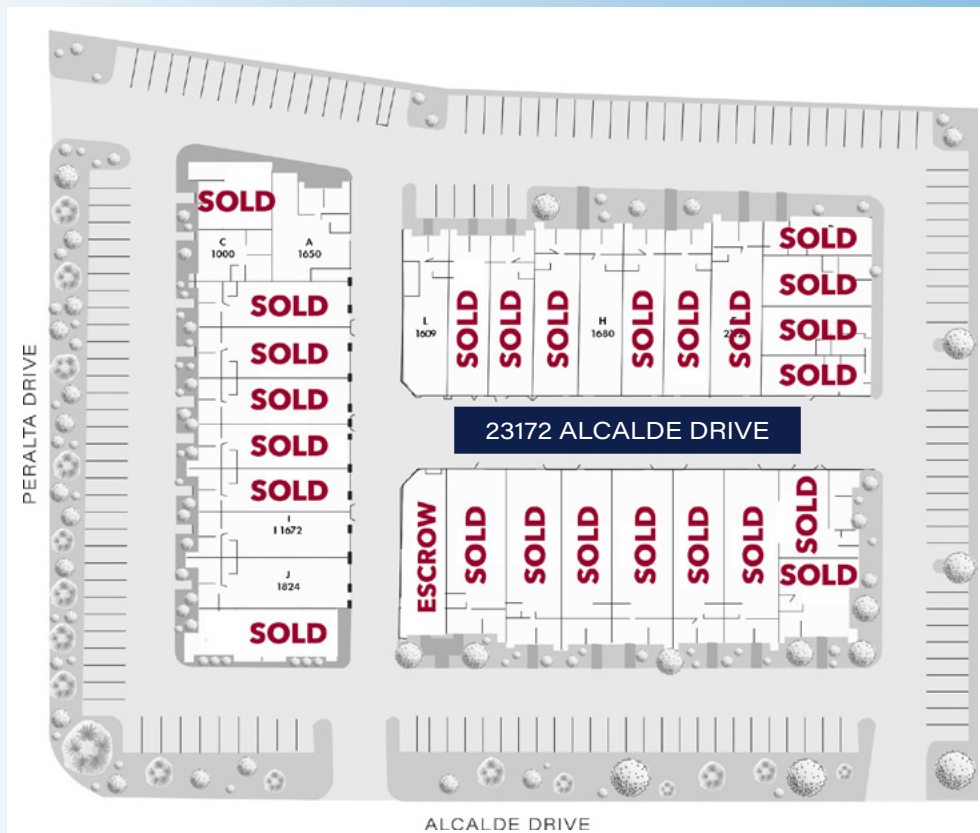
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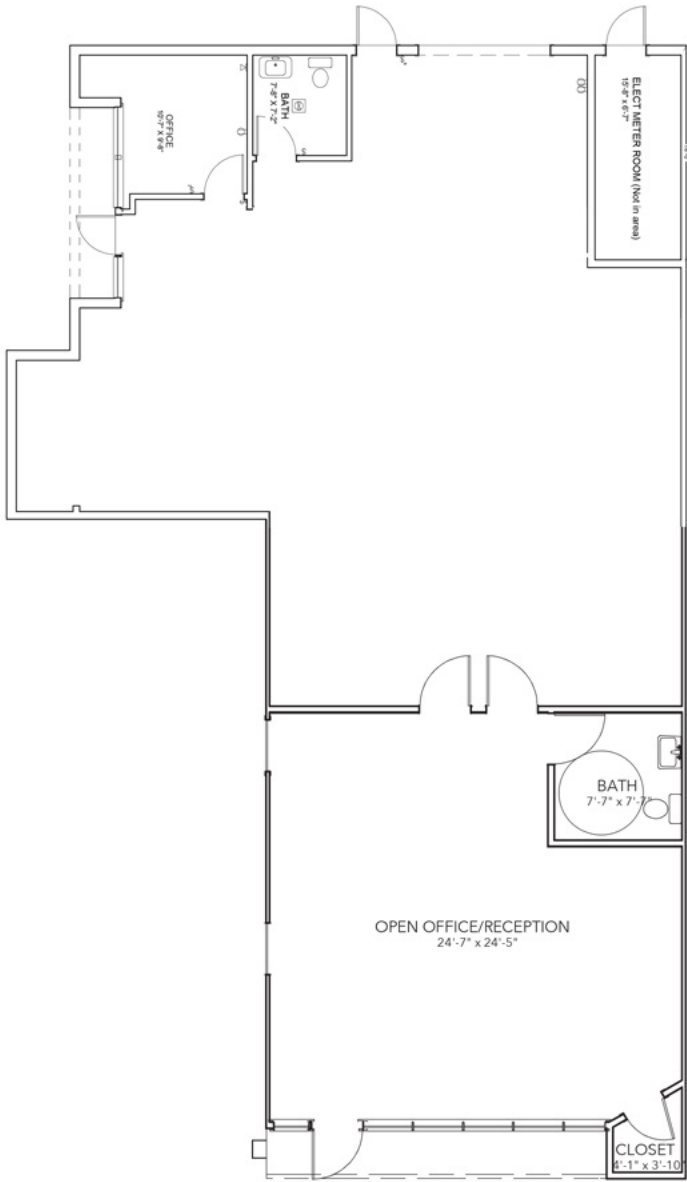




## IN ESCROW



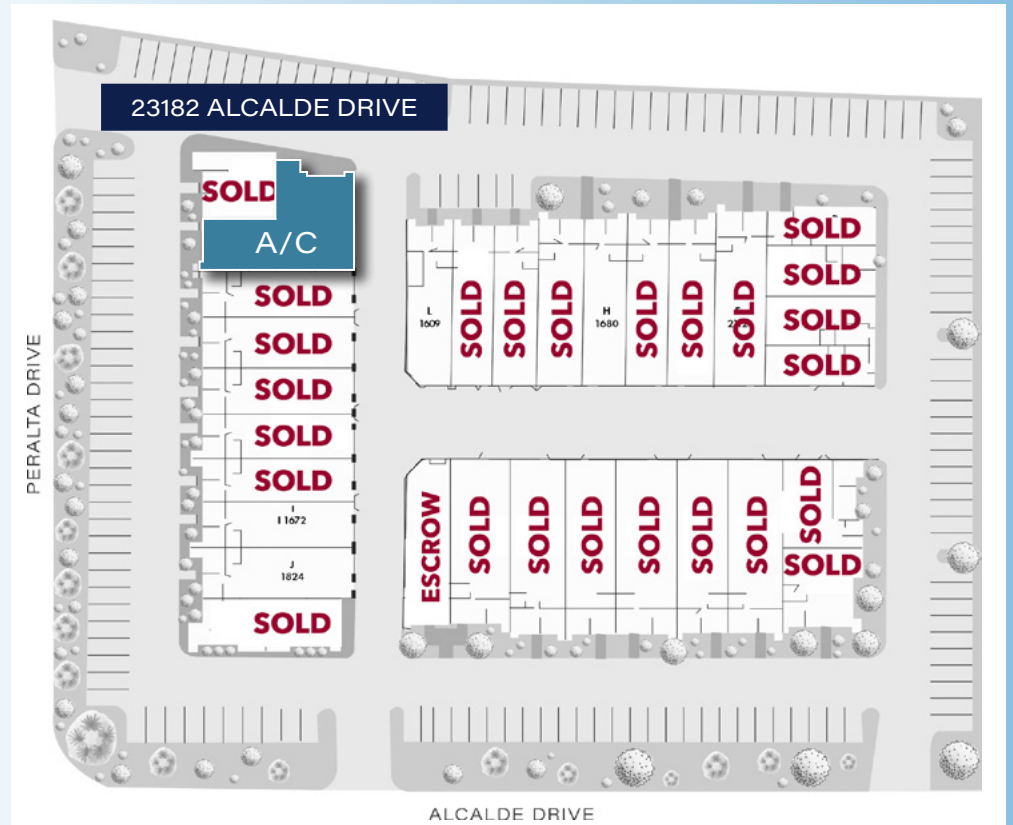




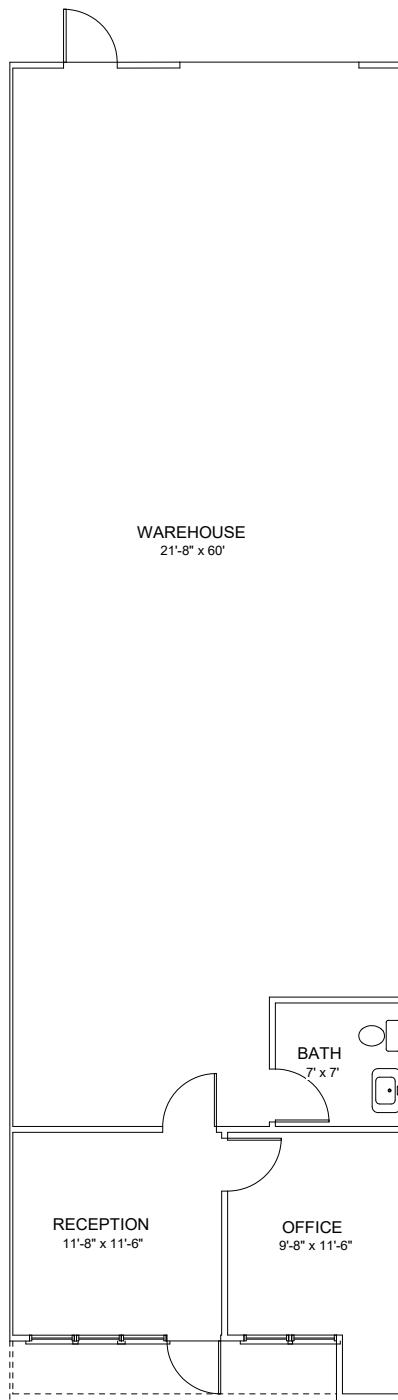
SUITE:  
A/C

SF:  
2,650 SF

PRICE:  
\$1,616,500



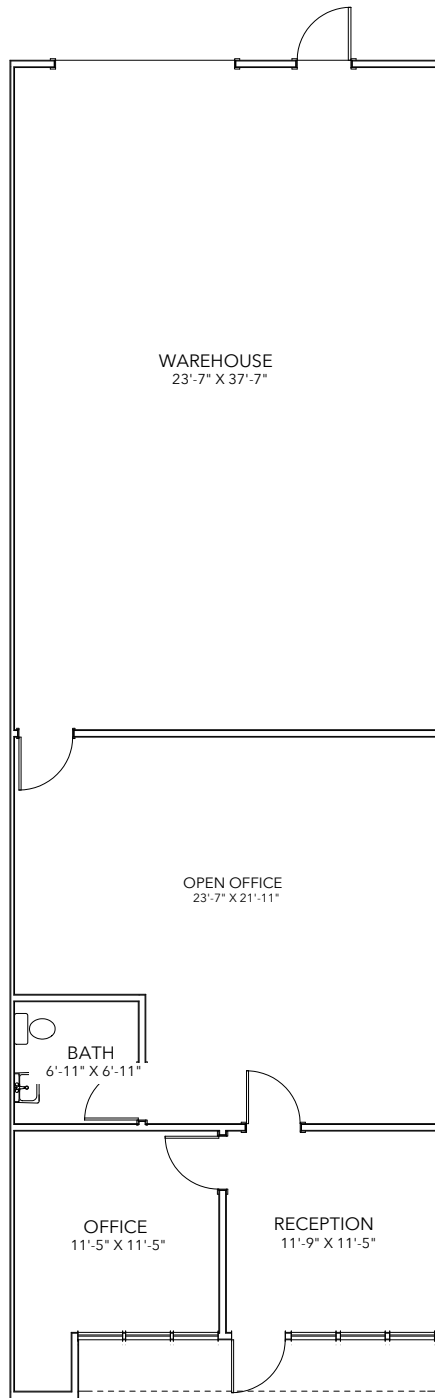




**PRICE:**  
\$1,019,920



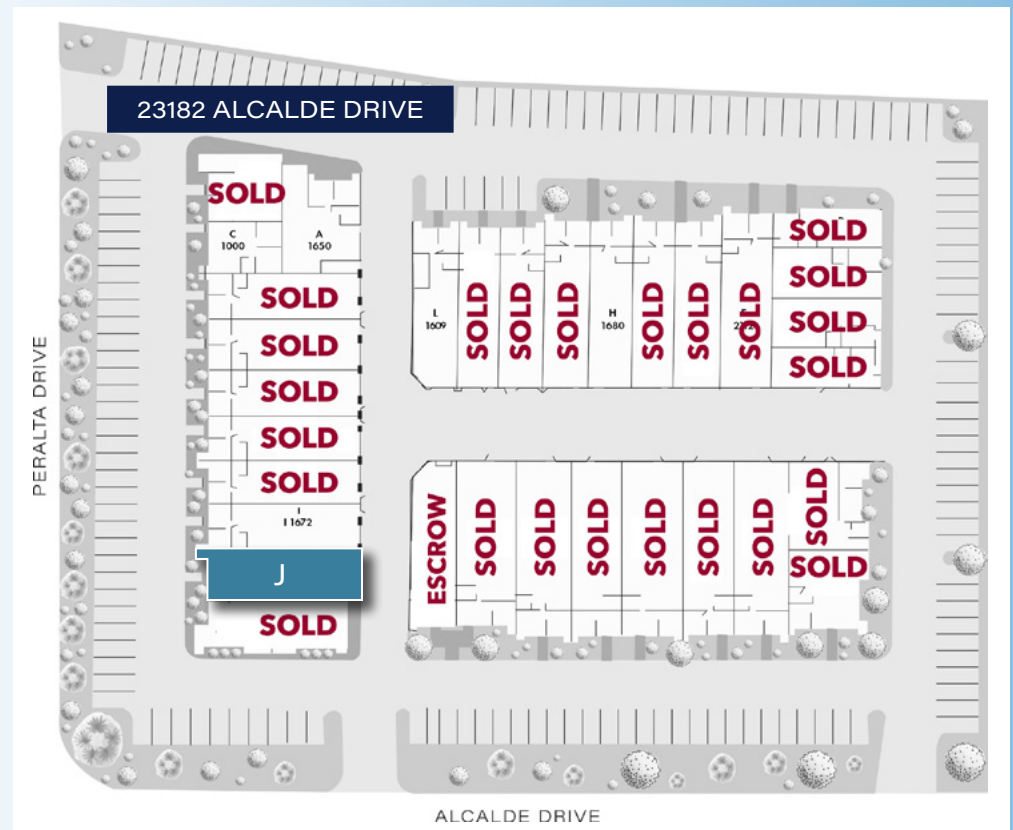




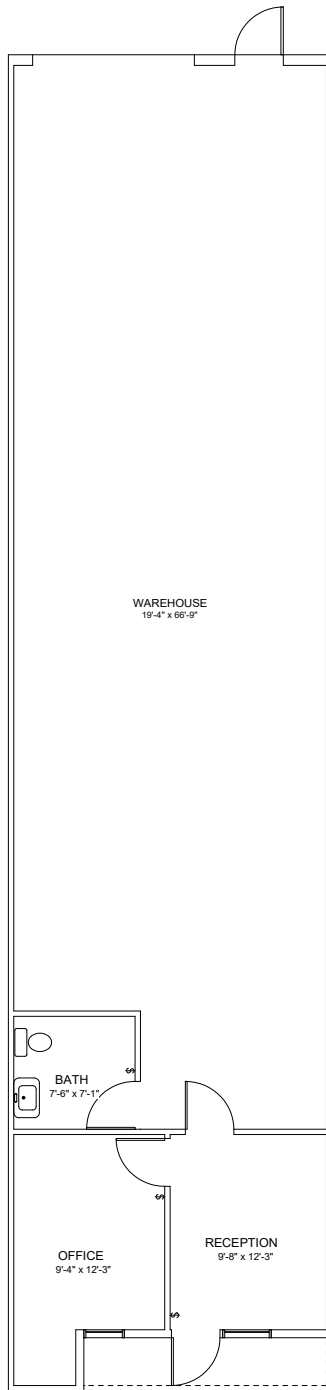
SUITE:  
J

SF:  
1,824 SF

PRICE:  
\$1,112,640







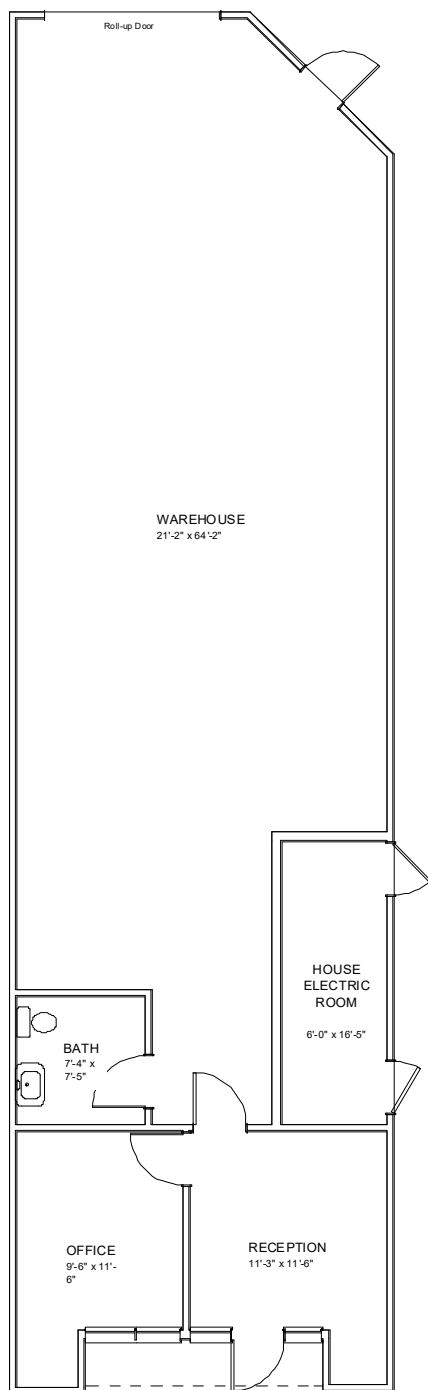
SUITE:  
H

SF:  
1,680 SF

PRICE:  
\$1,024,800







SUITE:  
L

SF:  
1,616 SF

PRICE:  
\$981,490

