

16 OFFICE / MEDICAL CONDOS FOR SALE / LEASE

Development by:



Laguna Hills Medical Art Center

24953 Paseo De Valencia, Bldg B, Laguna Hills, CA 92653

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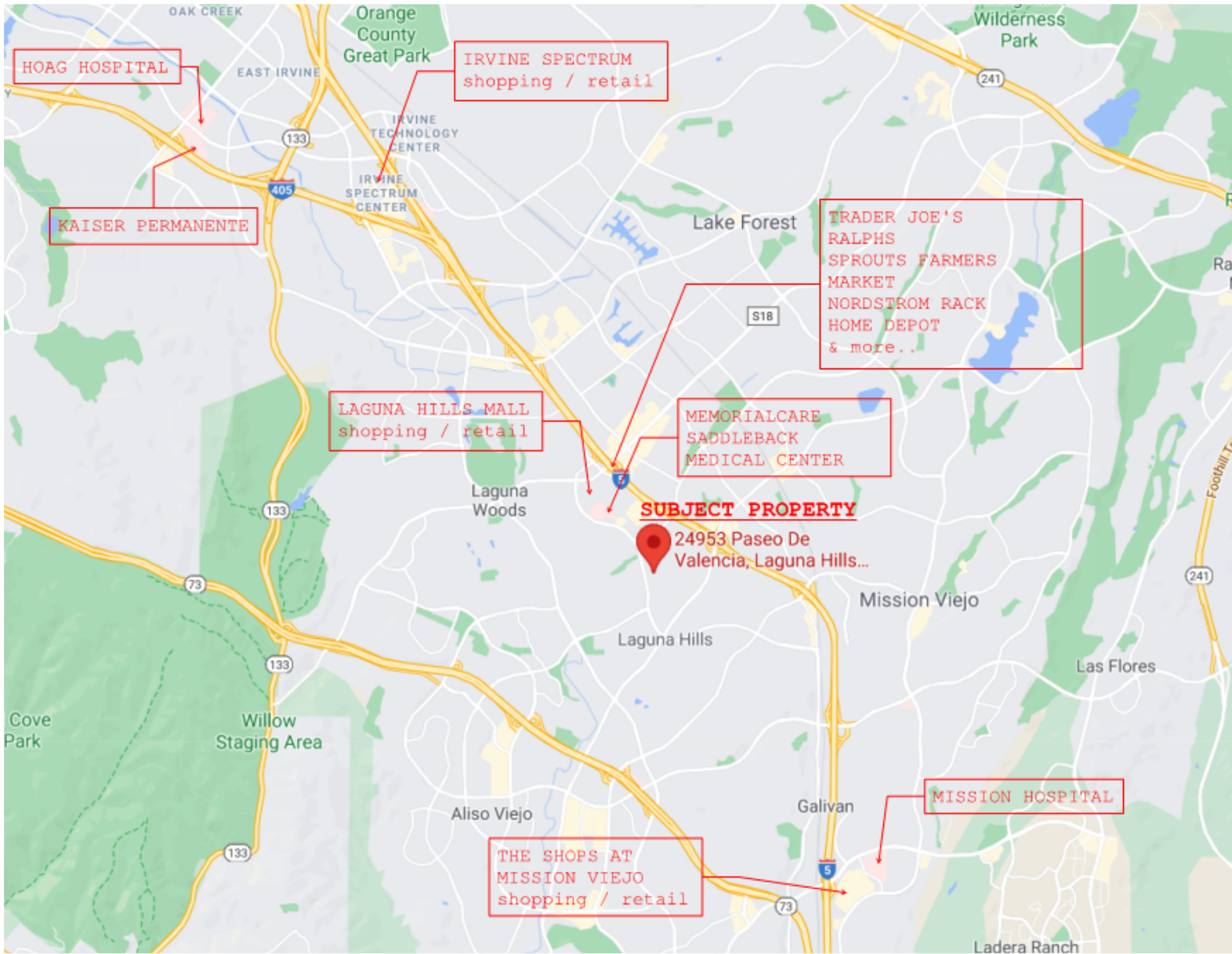
Proposed Renovations



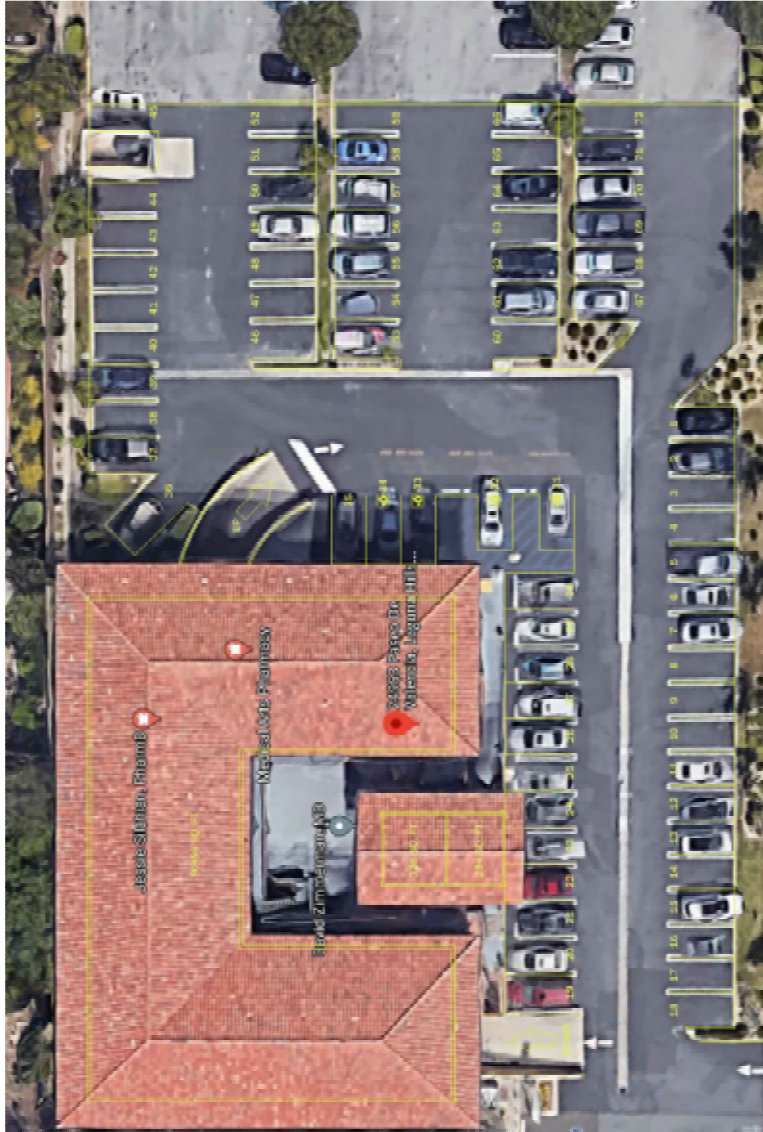
- ❑ Modern, Spanish design
- ❑ NEW exterior paint, window tile décor, wood trim, awning, outdoor flooring, asphalt for parking lot, upgraded LED parking lot lights, and landscaping upgrade
- ❑ Rendering sent to the city for final approval



Project: Vicinity Map



Site Plan



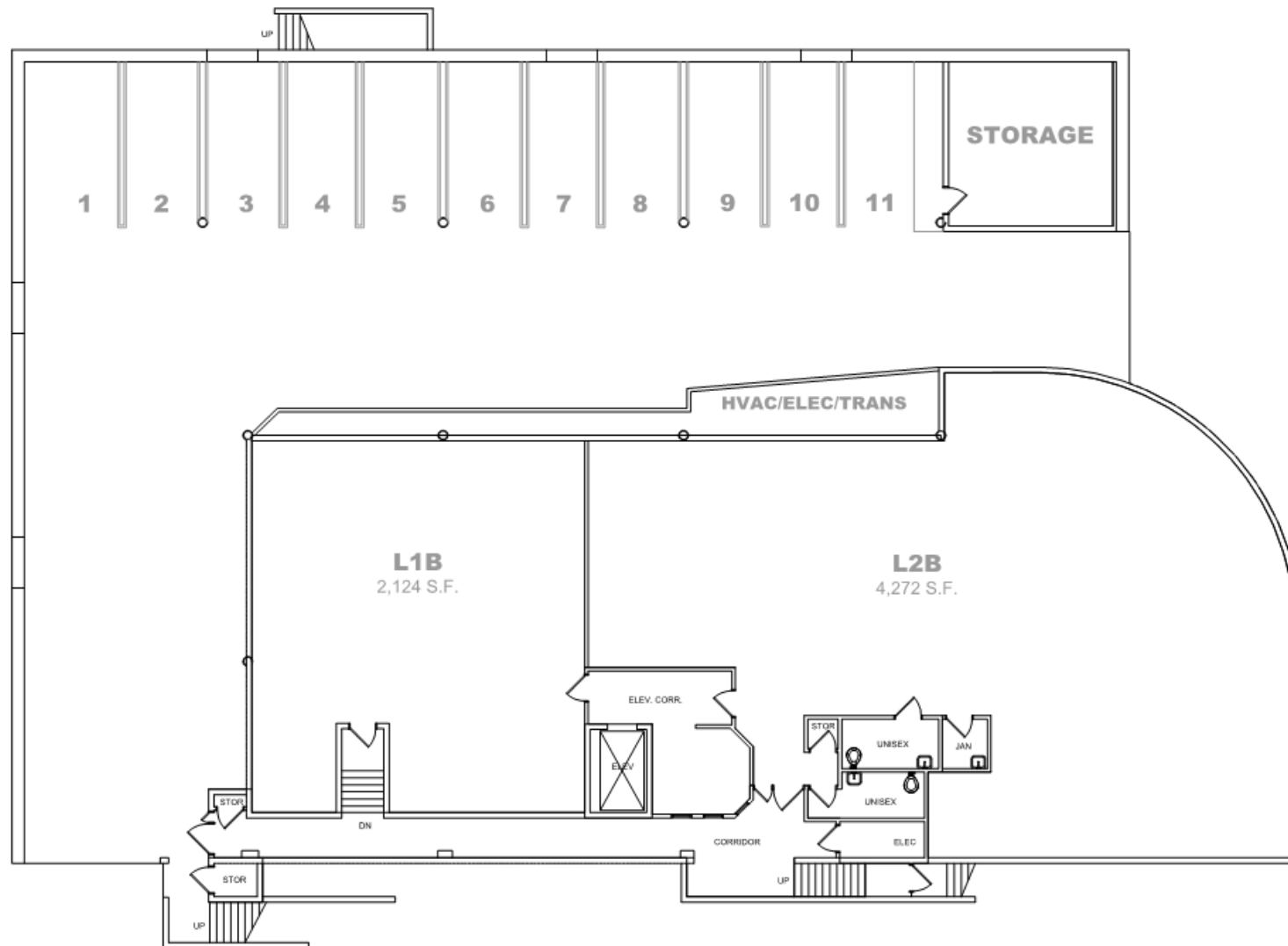
- ☐ Prime medical offices near Irvine and Laguna Beach
- ☐ Located off the 5-Freeway
- ☐ Affluent area with over \$100,000 average household income
- ☐ Major hospitals/clinics nearby
- ☐ Renovation in progress 16 medical/office condo units for sale/lease
- ☐ Building size is approximately 29,809 SF
- ☐ Condo unit size from 1,000 SF and up
- ☐ If needed, units can be easily combined for more space

Demographic Information

(based on 2019 US Census Bureau)

	Laguna Hills	Laguna Beach	Irvine	Orange County
Population	31,207	22,827	287,401	3,175,692
Household Income	\$100,985	\$129,983	\$105,126	\$90,234

Floor Plan



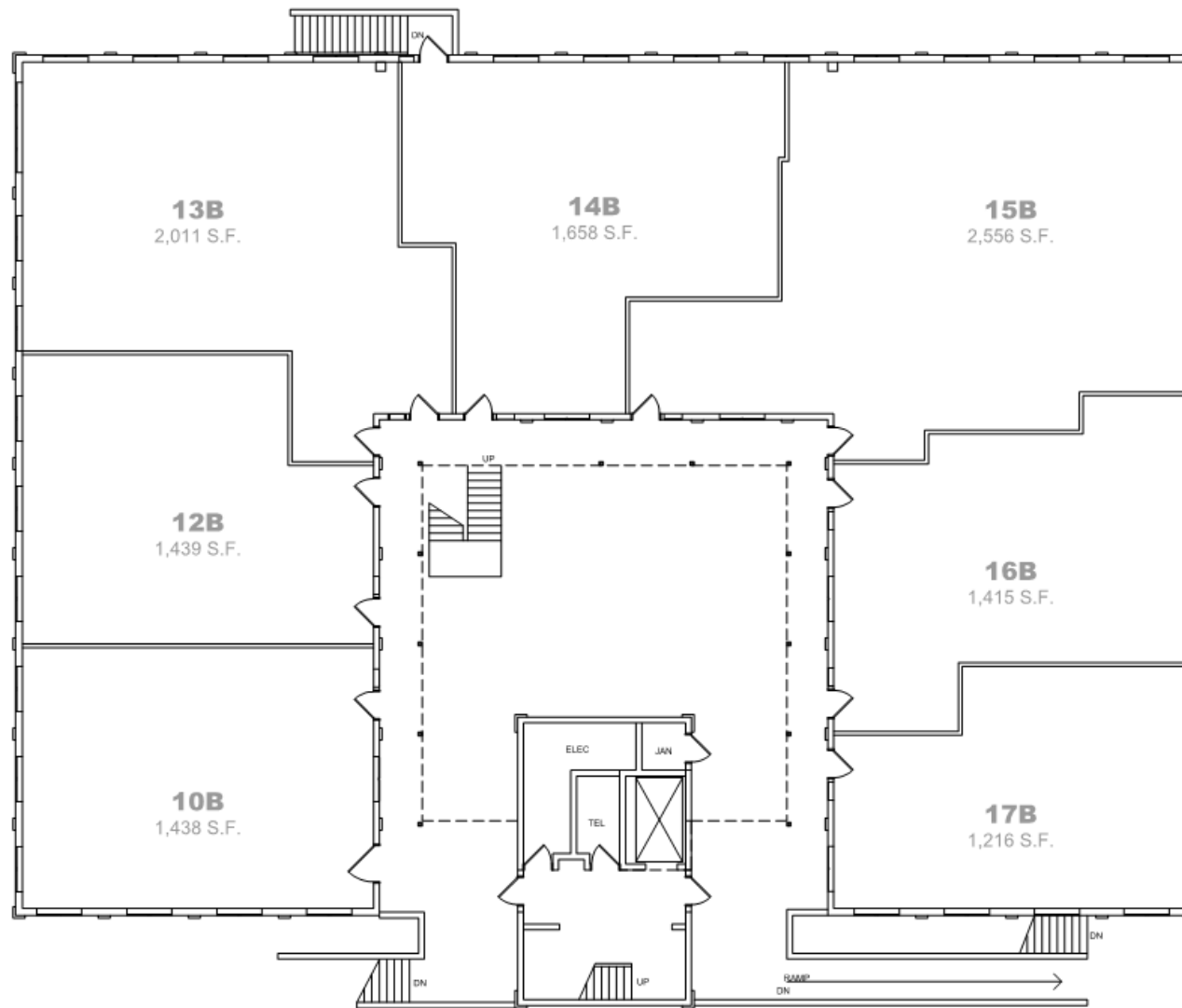
BASEMENT PLAN

24953 PASEO DE VALENCIA, LAGUNA HILLS, CA 92653

SCALE : 1/16" = 1'-0"



Floor Plan



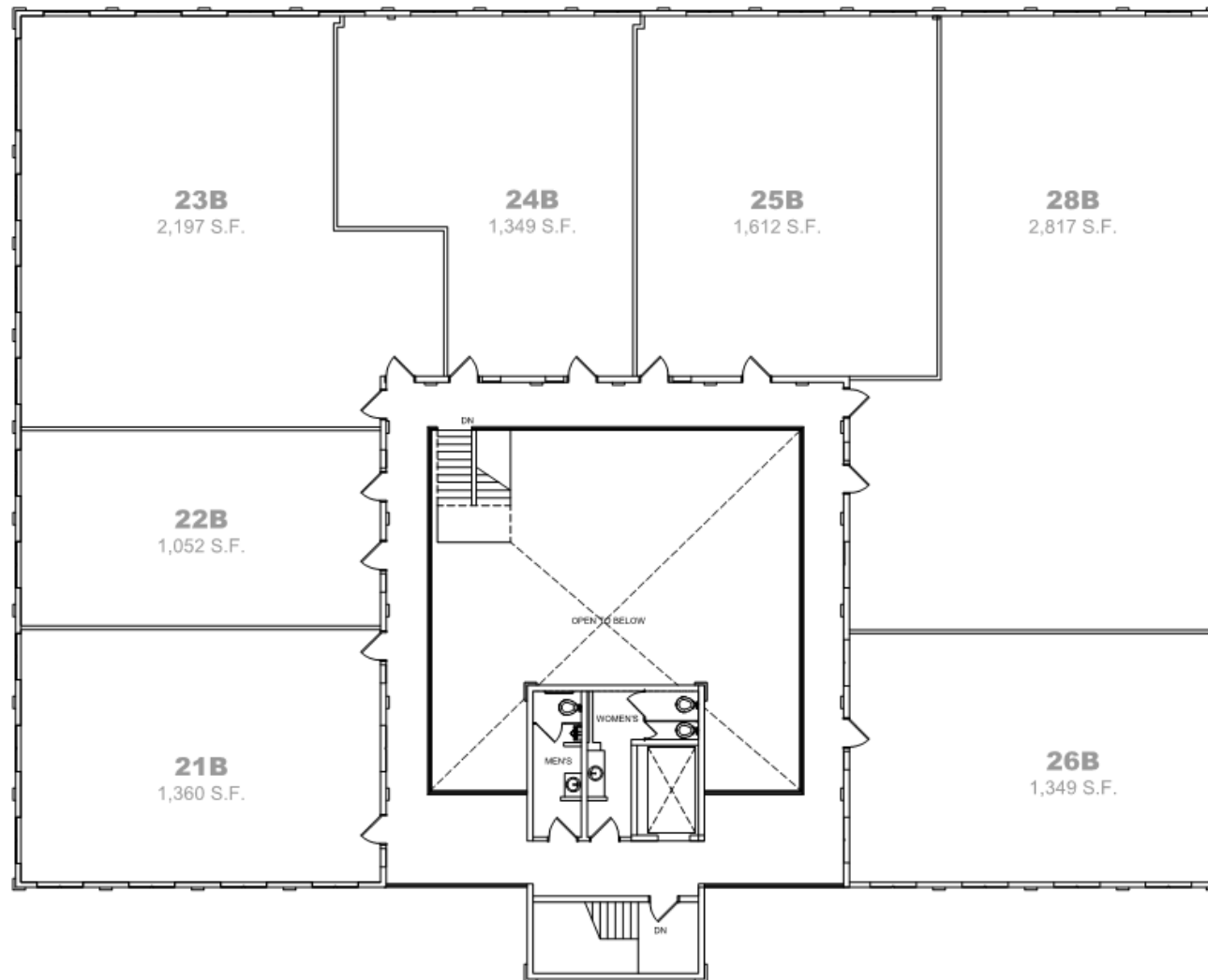
FIRST FLOOR PLAN

24953 PASEO DE VALENCIA, LAGUNA HILLS, CA 92653

SCALE : 1/16" = 1'-0"



Floor Plan



SECOND FLOOR PLAN

24953 PASEO DE VALENCIA, LAGUNA HILLS, CA 92653

SCALE : 1/16" = 1'-0"



Office Condo Price List

Suite #	Rentable Square Feet	Purchase Price
L1B	2,124	\$1,270,152
L2B	4,272	\$2,554,656
10B	1,438	\$859,924
12B	1,439	\$860,522
13B	2,011	\$1,202,578
14B	1,658	\$991,484
15B	2,556	\$1,528,488
16B	1,415	\$846,170
17B	1,216	\$727,168
21B	1,360	\$813,280
22B	1,052	\$629,096
23B	2,197	\$1,313,806
24B	1,349	\$806,702
25B	1,612	\$963,976
28B	2,817	\$1,684,566
26B	1,349	\$806,702

- ☐ Price as shown is for “AS-IS”.
- ☐ Property is zoned for commercial use with medical use allowed.
- ☐ Broker Cooperation: 3% commission to selling brokers who represent the buyer/lessee in the completed transaction.
- ☐ Monthly association fees include insurance (property, fire and liability), and CAM charge; fee is estimated to be approximately \$0.25 per rentable square foot per month; electricity is *excluded*.

Monthly Payment Breakdown*

Unit Size	1,052 SF	2,556 SF	4,272 SF
Purchase Price	\$629,096	\$1,528,488	\$2,554,656
Down Payment (15%)	\$94,364	\$229,273	\$383,198
Mortgage Interest (5% interest)	\$2,228/mo.	\$5,413/mo.	\$9,048/mo.
Property Tax (1.03%)	\$539/mo.	\$1,312/mo.	\$2,193/mo.
Association Fee (\$0.25/SF)	\$263/mo.	\$639/mo.	\$1,068/mo.
Total Monthly Payments	\$3,031	\$7,364	\$12,308

- ☐ Build up your own equity through mortgage payments.
- ☐ Take advantage of the historically low interest rates.
- ☐ Enjoy the property value appreciation.
- ☐ Pride of ownership, with great location & quality.
- ☐ Owner occupy or income property with good return on investment.
- ☐ No more tedious landlord relationship and surprise rent increases.
- ☐ Flexibility to sell or lease at any time.

*Above breakdown is based on current interest rates, property tax rate includes special assessment fees and is approximate.

CGM Development Past Projects

(for full list of past projects, please visit our website at www.cgmdev.com)

Grandview Medical Plaza

13768 Roswell Ave, Chino, CA 91710



Nogales Plaza

2707 East Valley Blvd, West Covina, CA 91792



Diamond Star Office Condo

2705 Diamond Bar Blvd, Diamond Bar, CA 91765



Metro Centre Office Condo

3333 S Diamond Bar Blvd, Diamond Bar, CA 91765



Brea Canyon Office Condo

680 Brea Canyon Road, Diamond Bar, CA 91789



DB Office Condo

660 N Diamond Bar Blvd, Diamond Bar, CA 91765



University Office Park

2501 E Chapman Ave, Fullerton, CA 92831



Lambert Office Plaza

1800 E Lambert Rd, Brea, CA 92821



Currently on market!
Contact us for more information.

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