

# OFFICE CONDOS FOR SALE

29811 Santa Margarita Pkwy. Rancho Santa Margarita, CA



**LEVELASSET**  
COMMERCIAL REALTY



**PRICE  
REDUCED TO  
\$325-335/SF!**

## PROPERTY HIGHLIGHTS

Located in Rancho Santa Margarita, this multi tenant office building sits within the Arbours Office Campus. Consisting of approximately 13,748 total square feet, this single story property features Spanish Style Architecture with well maintained common area landscaping and its own open courtyard. Building sits against busy Santa Margarita Parkway, with exposure to over 55,000 vehicles per day and provides easy access to the 241 Transportation Corridor (Toll Road). Major nearby tenants include Target, Walgreen's, Trader Joe's, 24 Hour Fitness, FedEx Print & Ship Center, multiple restaurants and more.

## ±3,222-6,520 RSF AVAILABLE

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## PROPERTY OVERVIEW

Address	29811 Santa Margarita Pkwy.
City, State	Rancho Santa Matgarita, CA
County	Orange
Stories	One (1)
Year Built	2000
Building Size	13,748 RSF
Construction Type	Wood Frame
Class	B
Sprinklered	Fully sprinklered
Land Area	.60 Acres
Zoning	Business Park
Traffic Counts	Santa Margarita Parkway: 55,000 ADT

## PROPERTY HIGHLIGHTS

- Ideal for Owner/User
- Well maintained building with fully built out office condos
- Located within Arbours Office Campus
- Building Courtyard
- Each condo has ground floor double door main entrance
- Building has City approved condo map
- Walking distance to nearby retail amenities
- Immediate Access to the 241 Transportation Corridor (Toll Road)



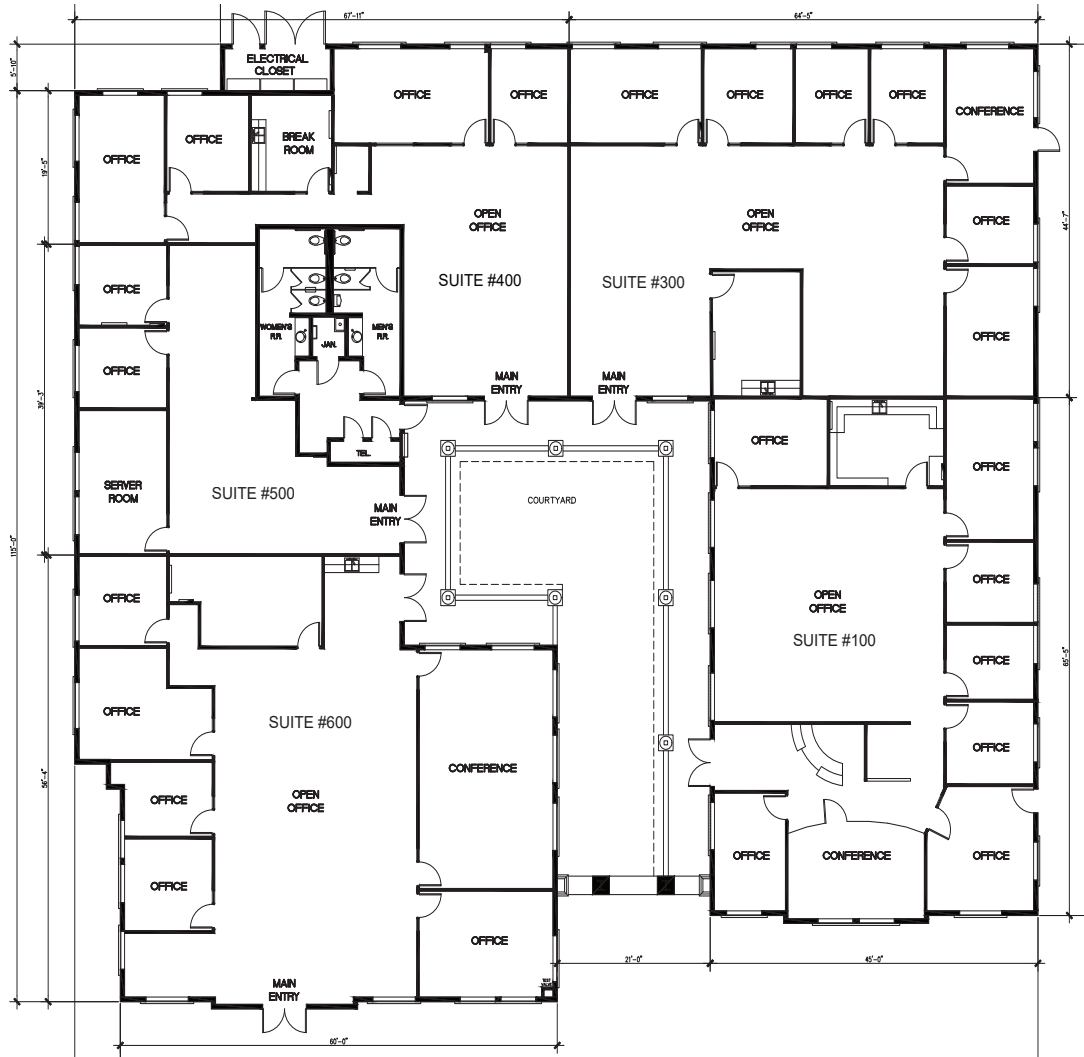
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# FLOOR PLAN



\* THIS FLOOR PLAN IS INTENDED ONLY TO SHOW THE GENERAL LAYOUT OF THE PROPERTY AND SHOULD NOT BE RELIED UPON AS REPRESENTING THE EXACT IDENTITY, KIND, SIZE, DESIGN, LOCATION OR USE OF THE PROPERTY. PROSPECTIVE BUYERS SHALL INSPECT THE PROPERTY AND RELY ON THEIR OWN INSPECTIONS TO SATISFY THEMSELVES WITH ALL ASPECTS OF THE PROPERTY.



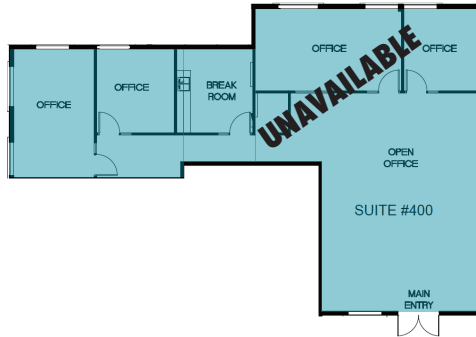
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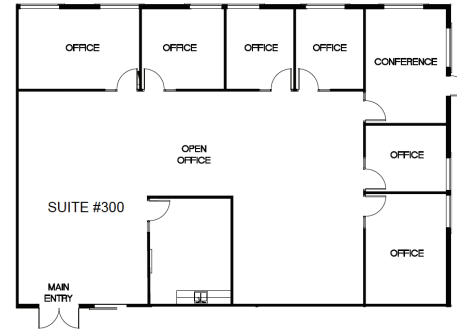
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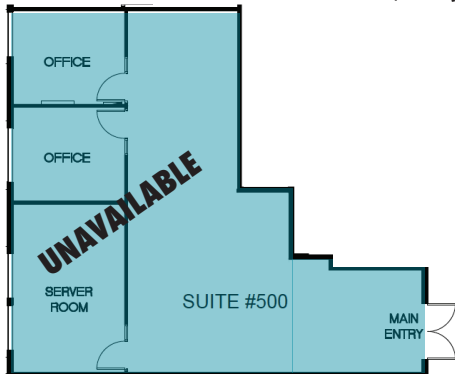
# INDIVIDUAL CONDOS FOR SALE



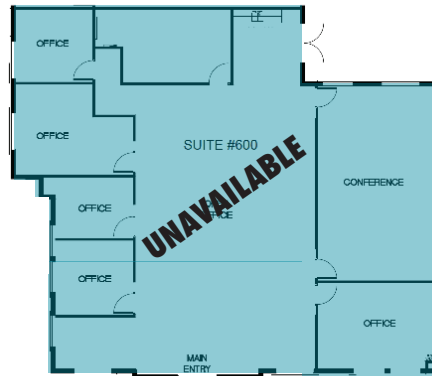
Suite 400  
2,117 RSF  
\$688,025 (\$325/RSF)



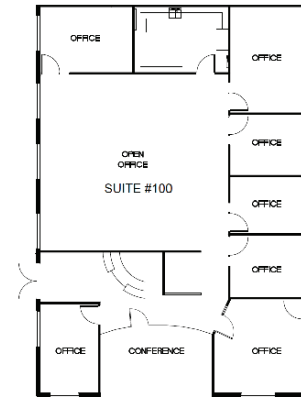
Suite 300  
3,222 RSF  
\$1,047,150 (\$325/RSF)



Suite 500  
1,406 RSF  
\$456,950 (\$325/RSF)



Suite 600  
3,705 RSF



Suite 100  
3,298 RSF  
\$1,104,830 (\$335/RSF)

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## RANCHO SANTA MARGARITA OVERVIEW

Rancho Santa Margarita is a small city with the soul of a village. The City is instilled with traditions that honor the heritage of our land. A mix of land uses and a balance of jobs and housing provide a planned community oasis in which people live, work, shop, and play. Community events and public gathering places promote a family-oriented community and encourage community spirit and participation. The City maintains a safe environment through a variety of community programs, law enforcement, and fire protection services. Quality educational programs and facilities are promoted through cooperation between the City and the school districts.

As the community looks toward the future, Rancho Santa Margarita will strive to ensure its small town village character is protected and enhanced by well-designed and well-maintained neighborhoods that complement the natural environment. The quality of environmental, open space, scenic resources and our watershed shall be preserved to enhance the community's distinct setting and natural beauty. Other amenities such as Lake Santa Margarita, parks, pools, community centers, and pedestrian/bicycle trails will also be protected and well-maintained to meet the needs of the community.

### Retail

Rancho Santa Margarita has over 173 acres of developed commercial land comprised of 11 shopping centers. With fantastic local businesses and national retailers alike, residents and employees can find what they need any time of day.

### Business

Rancho Santa Margarita's City leaders take pride in being business-friendly. Their processes are clear and streamlined to enable new businesses to establish and existing businesses to expand in the shortest amount of time possible.

Rancho Santa Margarita and its surroundings offer an excellent location for businesses of all types. This mid-sized City complements its natural setting with a variety of local shopping and dining opportunities and ample services, along with successful Business centers for office and light industrial users. The City of Rancho Santa Margarita is a bustling community of 50,000 residents with nearly 45,000 additional residents in the surrounding areas of Trabuco Canyon and Coto de Caza.

This strategic location within the heart of the Saddleback Valley in south Orange County is master planned with homes and businesses situated around parks and golf courses.



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