

BEACH AREA "Value Add"



REDEVELOPMENT/REHAB OPPORTUNITY – with CURRENT CASH FLOW

24672 San Juan Avenue, Dana Point, CA 92629



OFFERING SUMMARY

Sale Price:	\$3,979,000
Lot Size:	18,000 SF
Year Built:	1981
Building Size:	10,010 SF
Zoning:	CC-P - TOWN CENTER- Lantern District
Market:	Los Angeles, Long Beach, Orange Counties
Submarket:	Dana Point
Price / SF:	\$397.50

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PROPERTY OVERVIEW

An exceptional opportunity to own a 100% leased, income-producing asset in the heart of the Town Center Redevelopment Plan (Lantern District Dana Point, Ca.). Prime for value adding renovation or redevelopment. Dana Point may be one of the few cities in California encouraging redevelopment while visionary in its approach to that development.

Consider RENOVATION of the existing property to Luxury office or REDEVELOPMENT to a mix-use project of residential/office/retail or restaurant.....all while the 100% leased property produces cash flow during the planning/permit process !

PROPERTY HIGHLIGHTS

- PRIME, PRIME DANA POINT [South Orange County] BEACH Area location
- Heart of the Lantern District between Pacific Coast Hwy. and Del Prado.... 3 minutes to the Harbor/Ocean
- Multiple mix use projects currently underway in the Lantern District, plus, over 300 new hotel rooms planned
- Dana Point boasts over 1 million visitors annually
- Average income within a 3 miles radius is over \$143,000
- Medium Home price within 1 mile radius is over \$900,000
- \$330 million dollar Dana Point Harbor renovation recently approved with an anticipated start date of 4th quarter of 2019
- PLUS.PLUS....PLUS.
INCOME GENERATING - currently 100% leased Office Building provides INCOME DURING PLANS AND PERMIT !!

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